



COUNTY OF PLACER PLANNING COMMISSION

ACTION AGENDA DATE June 28, 2012

OFFICE OF Planning Services Division

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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

10am meeting began

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission: At the June 12, 2012 Board of Supervisor's meeting they appointed David Boesch as new County Executive Officer. Mr. Boesch was CEO for San Mateo County, and City Manager for Menlo Park and Community Director for City of Sunnyvale. In the near future Michael hopes to have him attend one of the Planning Commission meetings so Commissioners can meet him.

Tahoe staff has moved to new offices in the "Customs House" located at 775 North Lake Boulevard in Tahoe City. The offices are centrally located and will enhance the ability to provide service to the residence in the eastern part of the County. The offices are designed to function like the CDRC Building in Auburn, with the intent to have a one-stop shop for all development applications. At the June 7th Planning Commission meeting, the Planning Commission took tentative action to approve the Amazing Facts Ministries project. Since that action, the applicant has been meeting with County staff to go over a variety of issues to respond to comment raised by the Planning Commission. The project is anticipated to be heard by the Planning Commission in late July or early August.

At the June 19th Board of Supervisors hearing the BOS heard a presentation on the Tahoe Regional Planning Agency Draft Regional plan being prepared by Tahoe Regional Plan Agency. A draft plan and the environmental document are currently out for public review. The reason Mr. Sevison is not here today is that he is up at the TRPA hearing receiving comments on that Regional Plan update. County staff continues to be actively involved in the review and editing of that document and while positive improvements continue to be made County staff is still concerned that some of the issues in the document do not respond to issues that are unique and specific to Placer County. County staff will continue to work with TRPA staff to have those issues addressed prior to final consideration of the document which is anticipated to occur in December of this year.

Staff continues to move forward with the Tahoe Community Plan updates. These updates are being done in concert with Regional Plan update that TRPA is preparing. The second

stakeholders meeting was held on June 14th , and positive changes continue to be identified by the stake-holders. Right now the stakeholders are looking at the existing conditions of the area including what elements of the plan are working and what elements may need to be modified to address the current and anticipated needs of the future. County staff will be providing an update in the very near future to keep the Planning Commission up to speed on what changes and improvements are being made.

At the July 10th BOS meeting, the Board will be hearing an appeal of the gates for the Olive Ranch subdivision which was denied by the Planning Commission, and the Board will also hear the appeal on the proposed gated community for the Terracina subdivision also denied by the Commission. Both are located in Granite Bay.

The Board will be asked to provide direction on the commencement of a formal preparation of the Placer County Conservation Plan and the environmental document associated with that project. The PCCP has been in the works for almost ten years now. County Staff is at a point where it is ready to move forward and, pending the action by the Board, staff will come back to the Commission Board with a presentation on the status and update on the PCCP.

The July 12th Planning Commission hearing will include a conditional use permit for the Homewood Villas project and staff will also be presenting an informational update on the Village at Squaw Valley Specific Plan that has recently been submitted for consideration by the County.

Mr. Johnson updated the Planning Commission on a recently issued Planning Director's Determination. At recent meetings at the Board of Supervisors, residents have raised concern with the issue regarding Community Centers. Residents are concerned that these community centers are going into rural residential areas and that these centers may not be appropriate for these more rural areas. Typically, minor use permits are heard by the Zoning Administrator. To assure the highest level of the public involvement and scrutiny of these proposals, the Planning Director issued a Planning Directors Determination to require all Community Center applications be heard by the Planning Commission. This will require notification to surrounding property owners, notification in the newspaper, as well as all interested parties in hopes that it is the level of involvement the community wants to see. The first of these application is to be heard by the Planning Commission will be on July 26th . That would be the Gold Hill Event Center located in the Newcastle.

Commissioner Gray asked what are the concerns Placer County has with the TRPA plan? Michael responded that there are a lot of improvements being required that the County perceived as unfunded mandates as it relates to reducing and illuminating sediment flow into the Lake. There are demand being made that are required, with or without development, and at this point and time the County does not have money available to dedicate to the sedimentation reduction as currently proposed. Another that may be of concern to the Commission is the allocation of commercial floor area over the next 20-years. It is anticipated that 10,000 square feet be commercial area Basin-wide would be available, and County staff is concerned that that may not be enough to accommodate the anticipated growth in the Lake Tahoe Basin.

*Commissioner Rocucci asked what hearing dates are in July?
Michael response July 12th and July 26th.*

PUBLIC COMMENT – No public comment received.

1) 10:05 am
10:08a – 10:21a

**FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENTS (PDAG 20100381)
PLACER VINEYARDS SPECIFIC PLAN
CATEGORICAL EXEMPTION, CEQA GUIDELINES SECTION 15061(b)(3)
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid on behalf of the Placer Vineyards Development Group, LLC to provide a recommendation to the Board of Supervisors for a First Amendment to the Amended and Restated Development Agreements by and between the County of Placer and the twenty-two real property ownerships within the Placer Vineyards Specific Plan with approved Amended and Restated Development Agreements. The first amendment to the Amended and Restated Development Agreements proposes changes to the percentage of property owners required in support of a proposed amendment to allow for modifications to the Development Agreement (Section 1.4), and changes to the public land dedication equalization program (Section 2.5.5.5).

The Placer Vineyards Specific Plan provides direction for development of 5,230 acres in south western Placer County with a mix of residential, commercial retail, office, mixed-use and public facilities. The proposed amendments to the Amended and Restated Development Agreements do not involve any changes to the approved land uses for the subject properties. The Planning Commission will also consider a determination of a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3) and Section 18.08.020 D. General Rule - Placer County Environmental Review Ordinance.

Project Location: The project is located in south western Placer County.

APN: 023-200-037, 023-200-041, 023-200-045, 023-010-004, 023-010-006, 023-010-013, 023-010-014, 023-010-021, 023-010-022, 023-010-023, 023-010-026, 023-010-029, 023-150-026, 023-150-027, 023-160-004, 023-160-011, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-200-006, 023-200-008, 023-200-009, 023-200-010, 023-200-011, 023-200-012, 023-200-013, 023-200-017, 023-200-018, 023-200-068, 023-200-067, 023-200-005, 023-200-071, 023-200-069, 023-200-066, 023-221-002, 023-221-057 and 023-221-058.

Total Acreage: 5,230 acres

Zoning: SPL-PVSP

Community Plan Area: Dry Creek West Placer Community Plan

MAC Area: West Placer MAC

Applicant: Kent MacDiarmid

Owner: Placer Vineyards Development Group, LLC

County Staff:

Planning: Michael Johnson (530) 745-3099

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 4:0 Commissioner Roccucci moved, Commissioner Johnson second (Commissioners Brentnall and Sevison, Commissioner Denio recused); To find project Categorically Exempt and recommend the Board of Supervisors approve the errata First Amendment and findings handed out at meeting. Based on discussion that 100 percent of owners agree to this amendment.

Commissioner Denio re-joined the hearing.

2) 10:15 am
10:21a-10:22a

**GENERAL PLAN AMENDMENT AND REZONE/CONDITIONAL USE PERMIT
HEADQUARTER RV PARK (PCPA 20110352)
MITIGATED NEGATIVE DECLARATION
DISTRICT 5 (MONTGOMARY)**

****STAFF IS RECOMMENDING THAT THIS ITEM BE CONTINUED****

Consider a request from Mike Reece, Old Woodside Construction and Development, to consider approval of a Conditional Use Permit to allow for the establishment of a 51-unit recreational vehicle (RV) park with a general store and manager's unit on a five-acre portion of an approximately 30-acre property. The applicant also request that the Planning Commission consider providing a recommendation to the Board of Supervisors for approval of a General Plan Amendment and Rezone of the property from C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, and combining Design Scenic Corridor) and O (Open Space) to C2-UP-Dc (General Commercial, combining Use Permit required and combining Design Scenic Corridor). The Planning Commission will also consider adoption of the Mitigated Negative Declaration.

Project Location: The project is located to the north of the intersection of Musso and Bell Roads in the Auburn area.

APN: 053-031-039-000, 053-031-043, 053-031-047, and 053-140-030

Total Acreage: 30 acres

Zoning: C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, and combining Design Scenic Corridor) and O (Open Space)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Owner/Applicant: Mike Reece, Old Woodside Construction and Development

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Rocucci second (Commissioners Brentnall, Sevison and Denio absent); To continue Headquarter RV Park to open date.

3) 10:30 am
10:30a-10:45a

REZONE / CONDITIONAL USE PERMIT / MINOR LAND DIVISION (PREA 20110321)

**SUGAR BOWL ACADEMY RELOCATION
MITIGATED NEGATIVE DECLARATION
DISTRICT 5 (MONTGOMERY)**

Consider a request from TLA Engineering and Planning on behalf of Sugar Bowl Ski Team Foundation, for approval of a Conditional Use Permit and Minor Land Division to allow the relocation of a 6th through 12th grade private school with approximately 75 students. The applicant also requests that the Planning Commission consider providing a recommendation to the Board of Supervisors for approval of a Rezone from O (Open Space) to RF-B-X-DS 2 ac. min. (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) on a portion (2.32 acres) of Assessor's Parcel Number 069-070-045 for the proposed school and a Rezone from RF-DR (Residential Forest combining Development Reserve) to O (Open Space) on a portion (2.32 acres) of Assessor's Parcel Number 069-070-043 to offset the Open Space conversion. The subject properties, Assessor's Parcel Numbers 069-070-045 and 069-320-068, comprise 13.7 acres and 23.3 acres and are located west of the Sugar Bowl "West Bay" parking lot near the Mt. Judah Lodge and northwest of Aster Court respectively at the Sugar Bowl Ski Resort in the Norden area, The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The project is located west of the Sugar Bowl "West Bay" parking lot near the Mt. Judah Lodge and northwest of Aster Court respectively at the Sugar Bowl Ski Resort in the Norden area

APN: 069-070-043 , 069-070-045 and 069-320-068

Total Acreage: 13.7 acres and 23.3 acres

Zoning:

Community Plan Area: Placer County General Plan

MAC Area: Donner Summit MAC
Applicant: TLA Engineering and Planning
Owner: Sugar Bowl Ski Team Foundation
County Staff:

Planning: Allen Breuch (530) 581-6284
Engineering and Surveying: Sarah Gillmore (530) 745-3110
Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 5:0 Commissioner moved, Commissioner Denio second (Commissioners Brentnall, and Sevison); To approve the Mitigated Negative Declaration (Attachment E) and Minor Use Permit along with the errata of conditions and recommendation to the Board of Supervisors approval of the Rezone as set forth in Attachment D of the staff report.

4) 10:45 am
10:54a-10:55a

**TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PMPM 20110379)
HOMWOOD VILLAS
ADDENDUM TO MITIGATED NEGATIVE DECLARATION
DISTRICT 5 (MONTGOMERY)**

****THE APPLICANT HAS REQUESTED THAT THIS ITEM BE CONTINUED****

Consider a request from Auerback Engineering on behalf of Homewood Villas LLC, for approval of a Tentative Subdivision Map and Conditional Use Permit (Planned Residential Development) to convert an existing six (6) unit fractional ownership timeshare project a six (6) unit single-family Planned Residential Development with one common area lot. The Planning Commission will also consider an Addendum to a previously adopted Mitigated Negative Declaration for the project.

Project Location: The project is located on 5110, 5130, 5180 and 5140 West Lake Boulevard, in the Homewood area.

APN: 097-130-027, 097-130-028, and 097-130-029

Total Acreage: 1.57 acres

Zoning: PAS 159 (Plan Area Statement 159, Homewood Commercial)

Community Plan Area: West Shore Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Auerback Engineering

Owner: Homewood Villas LLC

County Staff:

Planning: Allen Breuch (530) 581-6284
Engineering and Surveying: Rebecca Taber (530) 745-3110
Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Denio second (Commissioners Brentnall, and Sevison absent); To continue Homewood Villas to July 12, at 10:05 am.

5) 12:30 pm
12:28p – 3:30p

**VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT
(PSUB 20070521)**

ORCHARD AT PENRYN

FINAL ENVIRONMENTAL IMPACT REPORT

DISTRICT 3 (Holmes)

Consider a request from Mike Mahoney on behalf of Penryn Development LLC, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to allow for the construction of 150 multi-family residential units and on-site recreational facilities including a 3,900 square foot recreation center with a leasing office, indoor fitness center, internet café, outdoor pool, spa, and tot lot. The multi-family residential units would consist of three or six units per building with parking for a total of 375 vehicles. Primary access to the site is proposed through a gated entrance off Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. Implementation of the project would require remediation of contaminated soil onsite and construction of frontage

improvements along Penryn Road. The site is located within the Horseshoe Bar/Penryn Community Plan area and part of the Penryn Parkway. The Planning Commission will also consider certifying a Final Environmental Impact Report for the Project.

Project Location: The project is located on the west side of Penryn Road, approximately 0.30 miles north of Interstate 80, in the Penryn area. The northwest corner of the property is adjacent to Taylor Road.

APN: 043-060-052 and 043-060-053

Total Acreage: ±15.1 acres

Zoning: RM-DL 10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor).

Community Plan Area: Horseshoe Bar/Penryn Community Plan

MAC Area: Penryn MAC

Applicant: Mike Mahoney

Owner: Penryn Development LLC

County Staff:

Planning: EJ Ivaldi, Supervising Planner (530) 745-3147

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 2:3 Commissioner Gray moved, Commissioner Roccucci second (Commissioners Brentnall, and Sevison absent); To deny The Orchard at Penryn on the grounds that it does not meet the Community Plan. (motion failed)

MOTION VOTE 3:2 Commissioner Denio moved, Commissioner Johnson second (Commissioner Denio, Johnson and Moss, yes; Commissioner Gray and Roccucci – no; Commissioners Brentnall, and Sevison absent); To Certify the Environmental Impact Report for the project, Approve the Vesting Tentative Subdivision Map and Approve the Conditional Use Permit to allow the construction of 150 Multi-family residential units with on-site recreational facilities along with all the CEQA findings and conditions as attached.