



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

October 11, 2012

**OFFICE OF
Planning Services
Division**

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AUBURN, CALIFORNIA 95603
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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

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Crystal Jacobson, Supervising Planner reporting.

The October 25th Planning Commission meeting will be cancelled.

The next Planning Commission meeting is November 8th. The tentative agenda items scheduled for November 8th Planning Commission include: the Greyhawk II Subdivision, Conditional Use Permit and Variance, in Granite Bay; Enclave Subdivision modification in Granite Bay; Goldhill Gardens Event Center, a Minor Use Permit; the Zoning Text Amendment - Single Room Occupancy that was considered by the Commission on September 27th; and a modification to the North Highlands Phase II.

Today, October 11th, the Board of Supervisors is considering the Orchard at Penryn.

The October 23rd Board meeting will be held in Tahoe at the Sugar Bowl location. CRDA items to be heard are the Dollar Creek Shared Use Trail and amendment to the North Tahoe General Plan recommended by the Planning Commission; a County code amendment regarding liquid petroleum gas, this is a Building Division proposal; an update on the Tahoe Community Plan work program, and a report on the TRPA Regional Plan. The Final TRPA Plan and EIS will be released on October 24th and TRPA anticipates taking action by the end of the year.

The November 6th Board meeting staff is asking for direction for the Sheridan Community Plan and proposing a work program; adoption of the Planning Commission's recommendation of the Farm Worker Housing – Zoning Text Amendment; and may receive an update on the Green House Gas Communities program, which includes Green House Gas Emissions inventories staff has prepared. (County operations and Community wide greenhouse gases).

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. *No comments received.*

1) 10:05 am
10:05a-1053a
Break 1053a-10:59a
10:59-11:48a

**AMENDMENT TO THE AUBURN/BOWMAN COMMUNITY PLAN / REZONE /
CONDITIONAL USE PERMIT (PCPA 20110352)
HEADQUARTER RV PARK
MITIGATED NEGATIVE DECLARATION
DISTRICT 5 (MONTGOMERY)**

(Continued from the August 9, 2012 Planning Commission hearing)

Consider a request from Mike Reese, Old Woodside Construction and Development, for 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 requests that the Planning Commission consider providing a recommendation to the Board of Supervisors for approval of an Amendment to the Auburn/Bowman Community Plan to reconfigure the existing Commercial and Open Space land use designations, a Rezone to reconfigure the C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and O (Open Space) zoning and to change the C1-UP-Dc zoning to C2-UP-Dc (General Commercial, combining Use Permit required, combining Design Scenic Corridor). The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

Project Location: The subject properties are located to the north of the intersection of Musso and Bell Roads in the Auburn area.

APN: 053-031-039, 053-031-043, 053-031-047, 053-140-030, 053-020-049, and 053-140-033

Total Acreage: 30 acres

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

Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn MAC

Owner/Applicant: Mike Reese, 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 3:2 Commissioner Brentnall moved, Commissioner Johnson second (Commissioner Gray and Roccucci – no) ;(Commissioners Sevison and Commissioner Denio absent); To adopt the Mitigated Negative Declaration, approve the Conditional Use Permit for the Headquarter Recreational Vehicle Park subject to the findings both CEQA and otherwise contained in the staff report, and the conditions of approval in the staff report, with the modification to Condition 54, from 60days to 180 days.

Appeal rights read

MOTION VOTE 3:2 Commissioner Brentnall moved, Commissioner Johnson second (Commissioner Gray and Roccucci – no)(Commissioners Sevison and Commissioner Denio absent);To forward a recommendation to the Board of Supervisors for approval of an Amendment to the Auburn Bowman Community Plan as depicted in attachment F and Rezone in attachment D of staff report based on findings in the staff report.

2) 10:20 am
11:48a-11:57a

**CONDITIONAL USE PERMIT - EXTENSION OF TIME (PCPC 20050661)
RAINBOW HOLDING COMPANY, LTD. SPRING WATER BULK SALE
CATEGORICALLY EXEMPT
DISTRICT 5 (MONTGOMERY)**

Consider a request from Rainbow Holding Company, Ltd., for approval of an Extension of Time of a Conditional Use Permit for a bulk water sales operation. The Planning Commission originally approved this project on July 10, 2008. The water source for this operation is a naturally-occurring spring up gradient of the collection and distribution points. The peak daily amount of water that is sold and transported from the property by truck is approximately 67,000 gallons (the capacity of 10 average-sized tank trucks). The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.060, Class 4.A (Miner Alterations to land) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304)

Project Location: The project is located adjacent to the existing Rainbow Lodge at 50080 Hampshire Rocks Road in the Soda Springs area.

APN: 066-120-035

Total Acreage: 72 acres

Zoning: RF-B-X-40 ac. min. (Residential Forest, combining minimum Building Site of 40 acres), RS-AG-B-40 (Residential Single Family, combining Agricultural, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential Development of 1 dwelling unit per acre) and RES-Ds, (Resort, combining Design Sierra District)

Community Plan Area: Placer County General Plan

MAC Area: Donner Summit MAC

Owner/Applicant: Rainbow Holding Company, Ltd.,

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 5:0 Commissioner Brentnall moved, Commissioner Roccucci second (Commissioners Sevison and Commissioner Denio absent); To find the project is Categorically Exempt from CEQA and approve the one year Extension of Time for the Rainbow Holding Company Ltd. subject to findings and Conditions of Approval in the staff report.

3) 10:40 am
11:57a-12:22p

**TEMPORARY CONDITIONAL USE PERMIT (PCPA 20120240)
CREEKSIDE COOPERATIVE CHARTER SCHOOL
CATEGORICALLY EXEMPT
SUPERVISORIAL DISTRICT 5 (MONGOMERY)**

Consider a request from Creekside Cooperative Charter School on behalf of WEJS Investments LLC, for approval of a temporary Conditional Use Permit to allow for a K-12 charter school. The Planning Commission will also consider a finding for a Categorical Exemption Section 18.36.030, Class 1 – (Existing facilities) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304).

Project Location: The project is located at 565 West Lake Boulevard (Highway 89) in the Tahoe City area.

APN: 094-240-004 and 094-240-003

Total Acreage: 2.13 acres

Zoning: PAS 001A, SA #5 (Plan Area Statement-001A, Special Area #5, Tahoe City Community Plan)

Community Plan Area: Tahoe City Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Creekside Cooperative Charter School

Owner: WEJS Investments LLC

County Staff:

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Brentnall moved, Commissioner Roccucci second (Commissioners Sevison and Commissioner Denio absent); To approve the temporary Conditional Use Permit to allow the Creekside Cooperative Charter School to occupy the site subject to the findings and conditions in the staff report with following conditions to changed Condition #4 ninth word in to read “may include” instead of the stated “will include” and change expiration date for Condition #15 to be October 11, 2013 and strike the parenthetical expiration at the end of the sentence.

MEETING ADJOURNED 12:22 PM