



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

March 28, 2013

**OFFICE OF
Planning Services
Division**

3091 County Center Drive Suite 140
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: Miner Gray(Chairman), Larry Sevison (Vice Chairman)[*absent*], Ken Denio(Secretary), Richard Roccucci, Richard Johnson, and Jeffrey Moss [*absent*]

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission: On March 26th the Board of Supervisors considered appointment of the Planning Commissioner for the West slope representation on the Commission and at that meeting the Board appointed Wayne Nader, who is here in the audience. We will be swearing-in Wayne at the April 11th meeting. He wanted to sit in and observe the Commission today. At the March 26th meeting, the Board also heard the Appeal of the Gold Hill Gardens. This project was heard by the Planning Commission and after much deliberation your commission denied the proposed Community Center aspect of that project. The Appeal was heard by the Board and more than 30 persons spoke and on a split vote of 3:2 the Board took action to uphold the Appeal and approve the Minor Use Permit for the Community Center. In conjunction with the Goldhill Garden matter the Board directed staff to come back with an interim ordinance that would create a moratorium for the processing of community center applications. The Board had similar concerns that your Commission raised and wanted staff to analyze the issue of community centers and private event centers and provide more definition and clarity on how to best review and analyze those projects when they come forward. The interim ordinance will be considered by the Board at its April 9th meeting.

Question: Does the moratorium apply to all zones? Answer: Michael Johnson, it would apply to all zoning districts throughout the County.

The Board also heard an update on the status of West Placer projects. As these projects continue to move forward, the issues associated with the delivery of services and the construction of public facilities continues to be a very important issue to discuss. The Board directed staff to continue working with the project applicants to find ways to allow those projects to move forward while providing the necessary public facilities that are required in the West Placer area.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. *No public comment.*

1) 10:05 am
10:05am – 11:05am

**EXTENSION OF TIME - CONDITIONAL USE PERMIT/VARIANCE
(PCUP 2781/PVAA 3806)
TEICHERT AGGREGATE FACILITY
ADDENDUM TO A CERTIFIED FINAL ENVIRONMENTAL IMPACT
REPORT
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Teichert Inc. on behalf of Teichert Land Company and Triangle Properties, Inc. for an Extension of Time for exercising the Conditional Use Permit and Variance associated with the previously approved Teichert Aggregate Facility. The Planning Commission will consider an Addendum to a certified Final Environmental Impact Report.

Project Location: The project is located on west of Gladding Road, east of Highway 65, south of Riosa Road, north of Chamberlain Road, approximately four miles north of Lincoln.

APN: 020-130-008, 020-130-016, 020-130-017, 020-130-018, 020-130-022; 020-141-003, 020-141-004; 020-150-012, 020-150-045, 020-150-064, 020-150-065, 020-150-066, 020-150-067, 020-150-070, 020-150-071, 020-150-072, 020-150-073, 020-150-074, and 020-150-075

Total Acreage: 785 acres of the total 3,455 acre property

Zoning: F-B-X-20-SP-MR (Farm combining minimum Building Site of 20 acres, combining Mineral Reserve, combining Special Purpose)

General Plan Area: Placer County General Plan

MAC Area: Rural Lincoln MAC and Sheridan MAC

Applicant: Teichert Inc.

Owner: Teichert Land Company and Triangle Properties, Inc

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 4:0 Commissioner Denio moved, Commissioner Johnson second;(Commissioner Sevison and Moss were absent)

To adopt the Addendum to the Certified Final Environmental Impact and approve a one-year Extension of time for the Teichert Aggregate Facility Conditional Use Permit and Variance subject to the CEQA, Conditional Use Permit and Variance findings attached to the staff report.

Chairman Gray read the Appeal rights.

Take a five minute break. [Then jumped to the 11:00 item.]

2) 10:20 am
11:16am – 11:28am

**CONDITIONAL USE PERMIT (PCPA 20120215)
SQUAW VALLEY RED DOG LIFT REPLACEMENT
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Adrienne Graham on behalf of Squaw Valley Resort, LLC, for approval of a Conditional Use Permit to replace the existing Red Dog triple chairlift with a high-speed, detachable 6-place chairlift within the same alignment to

improve utilization of the Snow King terrain and shorten the ride time. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the Project.

Project Location: The project is located on 1733 Squaw Valley Road in the Squaw Valley area.

APN: 096-010-012, 096-221-011, 096-221-019, 096-221-026, and 096-490-017

Total Acreage: approximately 205 acres

Zoning: FR/VC/HC (Forest Recreational/Village Commercial/Heavy Commercial)

General Plan Area: Squaw Valley General Plan

MAC Area: Squaw Valley MAC

Applicant: Adrienne Graham

Owner: Squaw Valley Resort, LLC

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 4:0 Commissioner Denio moved, Commissioner Johnson second;(Commissioner Sevison and Moss were absent)

To adopt the Mitigated Negative Declaration and Errata as set forth in Attachment D, adopt the Mitigation Monitoring Plan included as Attachment E, and approve the Conditional Use Permit to allow the removal of the existing Red Dog fixed-grip triple chairlift and to allow the installation of a high-speed, detachable six-place chairlift at the same location, subject to the findings (including CEQA findings) and recommended Conditional of Approval in the staff report.

3) 10:30 am
11:28am-11:36am

SUBDIVISION MAP MODIFICATION/VARIANCE (PSM 20120227)

ALPINE MEADOWS ESTATES UNIT 11

PECK RESIDENCE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Don Fulda, Ward-Young Architecture and Planning, on behalf of Arthur and Kirsten Peck and Ward and Sue Nobel, for approval of a Subdivision Map Modification of the *Alpine Meadows Estates Unit 11* subdivision and Variance to the front setback requirement of 20 feet from property line to allow 5 feet from property line (2.5 feet from eaves) in order to construct a new 3,828 square foot residence on the Peck property. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance, Class 5 A.1. - Minor Alterations in Land Use Limitations.

Project Location: The project is located on 1411 Juniper Mountain Road and 1415 Juniper Mountain Road, respectfully, in the Alpine Meadows area.

APN: 095-460-020 and 095-460-019

Total Acreage: approximately 11,600 sq. ft. each

Zoning: RS (Residential Single Family)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Don Fulda, representing Ward-Young Architecture and Planning

Owner: Arthur and Kirsten Peck

County Staff:

Planning: Allen Breuch (530) 581-6284
Engineering and Surveying: Sharon Boswell (530) 745-3110
Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 4:0 Commissioner Denio moved, Commissioner Johnson second;(Commissioner Sevison and Moss were absent)

To approve the Subdivision Modification and Variance to allow a 5-foot front setback (two and half to eave) measured from the property line in order to permit construction of a covered entryway subject to the findings (including CEQA findings) and attached recommended conditions of approval.

4) 10:40 am
11:36am

**APPEAL OF A ZONING ADMINISTRATOR DECISION
VARIANCE (PVAA 20120334)**

TUMA RESIDENCE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider an Appeal from Laurie Stevenson of the Zoning Administrator's approval of a request from David Hopp on behalf of Rafid Tuma for the approval of a Variance to the 5-foot side yard setback requirement to allow two feet from the easterly side property line (one-foot to eave), to allow for the construction of a garage addition with living space above. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance, Class 5 – Minor Alterations to land use limitations.

Project Location: The property is located at 7612 Forest Glenn Drive in the Tahoe Vista area.

APN: 111-110-040

Total Acreage: approximately 11,780 square feet

Plan Area Statement: Plan Area Statement-025 (Kingswood East Residential)

General Plan Area: North Tahoe Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Appellant: Laurie Stevenson

Applicant /Owner: David Hopp on behalf of Rafid Tuma

County Staff:

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 4:0 Commissioner Roccucci moved, Commissioner Denio second;(Commissioner Sevison and Moss were absent)

Accept the withdrawal of Variance from the applicant and withdrawn Appeal from the appellant.

5) 11:00 am
11:13 am-11:16 am

**APPEAL OF A ZONING ADMINISTRATOR DECISION
MINOR USE PERMIT (PMPB 20120347)**

ELIM GLEN RESIDENTIAL CARE HOME

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a third party Appeal from the Granite Bay Community Association of the Zoning Administrator's approval of a request from John Higgins on behalf of James and Susan Lee, for a Minor Use Permit for the expansion of Elim Glen Residential Care Home to allow an increase in the resident patient population from 6 to 20, and to allow the construction of a 3,800 square foot addition to an existing 2,800 square

foot residential care home. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance, Class 1 E.2. - Existing facilities and Class 3 - New construction or conversion of small structures.

Project Location: The project is located at 6257 Eureka Road in the Granite Bay area.

APN: 048-290-022

Total Acreage: approximately 1.8 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 2.3 acres)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant: Granite Bay Community Association

Applicant /Owner: John Higgins on behalf of James and Susan Lee

County Staff:

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Denio second;(Commissioner Sevison and Moss were absent)

To continue item to the April 11th Planning Commission meeting. The item will be renoticed.

6) 12:30 pm
11:37 am

CONDITIONAL USE PERMIT/MINOR BOUNDARY LINE ADJUSTMENT (PCPM 20130003)

ROCK CREEK PLAZA SHOPPING CENTER MODIFICATION

ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from De Kleer and Associates on behalf of LF2 Rock Creek LP, a California Limited Partnership, for approval of a Conditional Use Permit Modification and a Minor Boundary Line Adjustment to allow for a revision of Phase IV of the Rock Creek Plaza Expansions and Remodel project. The proposed revision includes the construction of an 8,214 square-foot building in place of a 17,252 square-foot drug store that was previously approved for construction on the project site. The project also includes the demolition of an existing 8,121 square-foot former Citibank building on the same parcel. The subject property is commonly known as the Rock Creek Plaza Shopping Center and is located at the southeast corner of Bell Road and State Route 49 in the Auburn area. The new/replacement building would be constructed adjacent to east side of State Route 49, north of the AT&T/Starbucks building and south of the vacant Citibank building. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and a new Mitigation Monitoring and Reporting Program for the project.

Project Location: The project is located at the southeast corner of Bell Road and State Route 49 in the Auburn area.

APN's: 052-040-035, -036, -039, -045, -046, -047, -069, -071, 072, -076, -081 and -082

Total Acreage: approximately 22 acres

Zoning: CPD-Dc (Commercial Planned Development combining Design Scenic Corridor)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: RFE Engineering, Inc., William McKinney

Owner: LF2 Rock Creek LP, a California Limited Partnership

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Denio second;(Commissioner Sevison and Moss were absent)

To continue item to the April 11th Planning Commission meeting. The item will be noticed.

7) 12:45 pm
11:37 am

GENERAL PLAN AMENDMENT (PGPA 20120356)

PLACER COUNTY TARGETED GENERAL PLAN AMENDMENT

NEGATIVE DECLARATION

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Placer County Planning Services Division, for a recommendation to the Board of Supervisors for approval of amendments to the 1994 Placer County General Plan. A number of targeted amendments that consist of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new state and federal laws are proposed. The proposed amendments do not modify General Plan land use designations, the land use map or capital improvement program. The Planning Commission will also consider recommending to the Board of Supervisors adoption of the Negative Declaration for the amendments to the General Plan.

Community Plan Area: Placer County General Plan

MAC Area: All

Applicant: Placer County Planning Services Division

County Staff:

Planning: Christopher Schmidt (530) 745-3076

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Denio second;(Commissioner Sevison and Moss were absent)

To continue item to the April 11th Planning Commission meeting. The item will be noticed.

MEETING ADJOURNED 11:40 AM