



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
August 13, 2015**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

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.

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. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 am EPPS RESIDENCE – ALPINE MEADOW ESTATES
SUBDIVISION MAP MODIFICATION (PLN15-00222)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Jeffrey and Juanita Epps, for approval of a Subdivision Map modification of the Alpine Meadows Estates, Unit No. 9 Subdivision (Lot 301) to allow construction of an attached garage with enclosed entryway 10-foot from the front property line (9 foot to eave) where 20 feet required. 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: 1440 Pine Trail in the Alpine Meadows area

APN: 095-440-004-000

Total Acreage: 10,502 square feet

Zoning: RS-PD=3 (Residential Single Family, combining Planned Residential Development of 0.3 dwelling units per acre)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: MD Construction, Mike Nethersole

Owner: Jeffrey and Juanita Epps

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Andy Deinken (530) 581.6226

Environmental Health: Justin Hanson (530) 745-2300

**2) 10:15 am GRANITE ESTATES PROFESSIONAL CENTER
MINOR LAND DIVISION/MINOR BOUNDARY LINE
ADJUSTMENT/CONDITIONAL USE PERMIT (PLN14-00169)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from RFE Engineering, Inc. on behalf of Granite Estates Professional Center, LLC, for approval to construct a four building medical/office complex. Requested entitlements include 1) a Minor Boundary Line Adjustment to reconfigure Assessor Parcel Numbers 048-142-023-000 and 048-083-017-000 with Assessor's Parcel Number 048-083-017-000 increasing in area from 1.0 acre to approximately 1.61 acres, this parcel will be left undeveloped at this time; 2) a Minor Land Division for a four-lot Parcel Map on the remaining portion of Assessor's Parcel Number 048-142-023, with resulting lot sizes of 1.04 acres, 0.81 acres, 0.53 acres, 0.45, acres; and 3) a Conditional Use Permit to allow three medical office buildings (including two 4,425 square foot buildings and one 8,000 square foot building) and one general office building (3,800 square feet) with associated parking and circulation areas on APN 048-142-023.

Project Location: 5408 Douglas Blvd. in the Granite Bay area

APN: 048-142-023-000 and 048-083-017-000

Total Acreage: 4.45 acres

Zoning: C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: RFE Engineering, Inc, Ron Wood

Owner: Granite Estates Professional Center, LLC

County Staff:

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: Laura Rath (530) 745-2300

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

**A) CABIN CREEK BIOMASS FACILITY PROJECT
EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPJ 20110376)
PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from, Tahoe Regional Power Company, LLC, for a three year Extension of Time for a previously approved Conditional Use Permit that allows for the construction and operation of a two-megawatt (2MW) biomass electric power generation facility at the Eastern Regional Materials Recovery Facility (MRF) and Transfer Station. The facility would utilize gasification technology to convert excess woody biomass material into a synthetic gas, which would then fuel an internal combustion engine/turbine that would generate electricity. The subject property, Assessor's Parcel Number 080-070-016, comprises 148.41 acres, is currently zoned FOR-SP (Forest, combining Special Purpose) and is located approximately two miles south of Interstate 80 (I-80) and the Town of Truckee at 900 Cabin Creek Road, 0.30 miles west of State Route (SR) 89 in the Squaw Valley area. The Conditional Use Permit was originally approved by the Board of Supervisors on May 7, 2013. An Environmental Impact Report was prepared and certified on the same date. The Planning Services Division contact for the above project is Gerry Haas and can be reached at (530) 745-3084.