



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

February 26, 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.

1) 10:05 AM

**NORTH SHORE STATION (aka KINGS BEACH GAS STATION)
EXTENSION OF TIME – CONDITIONAL USE PERMIT (PCPA 20080597)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Kaufman Planning on behalf of the property owner, Grant Wolf Inc., for a three-year Extension of Time to a previously approved Conditional Use Permit. The Conditional Use Permit allows for the construction of a two-story commercial service station approximately 2,640 square feet in floor area with four fuel pumps (8 fueling stations) and two 20,000 gallon double walled underground fuel storage tanks and other on-site improvements. The Conditional Use Permit was originally approved by the Planning Commission on October 22, 2009. A mitigated negative declaration (“MND”) was prepared pursuant to CEQA and adopted on the same date as the project. The Planning Commission will consider the information in the previously adopted MND and determine whether it is adequate for the present request.

Project Location: The project is located at 8755 North Lake Blvd. (State Highway 28), in the Kings Beach area.

APN: 090-192-061-000

Total Acreage: .426 acres

Zoning: Plan Area Statement 029 Kings Beach Community Plan, SA #2: “East Entry Way Commercial.”

Community Plan Area: Kings Beach Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Kaufman Planning

Owner: Grant Wolf Inc.

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:10 AM

**WEST PLACER STORMWATER QUALITY DESIGN MANUAL - WORKSHOP
ALL SUPERVISORIAL DISTRICTS**

Conduct a public workshop with the Planning Commission and provide an informational overview and status of the West Placer Stormwater Quality Design Manual. The Draft Design Manual is scheduled to be completed in late spring of 2015. No formal action by the Planning Commission is being requested at this time.

County Staff:

Planning: Crystal Jacobson (530) 745-3085

Engineering and Surveying: Rebecca Taber (530) 745-3110

Department of Public Works: Mary Keller (530) 745-7500

3) 10:30 AM

**PROPOSED UPDATE TO THE COUNTY WINERY ORDINANCE (PCPJ
20130151) AND DISCUSSION OF UPDATES TO TEMPORARY USES AND
EVENTS SECTION OF ZONING ORDINANCE - WORKSHOP**

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the updating of the Winery Ordinance. This is the fifth workshop in the series. The previous workshop was conducted on November 13, 2014.

County Staff:

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300