



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

February 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)[*absent*], Larry Sevison (Vice Chairman) [*absent*], Ken Denio (Secretary), Gerry Brentnall)[*absent*], Richard Roccucci, Richard Johnson, Jeffrey Moss

REPORT FROM THE PLANNING DIRECTOR

George Rosasco, Supervising Planner reported on the following updates to the Commission: The March 14th Planning Commission will be cancelled. On March 28th the Planning Commission tentatively will hear the Red Dog Chairlift CUP, a Zoning Administrator Appeal of a Variance to the side setback for the Tuma residence, a Zoning Administrator Appeal of the Elim Care Home MUP, a Subdivision Modification and Variance for the Peck residence, a Conditional Use Permit modification for the Rock Creek Plaza and the Teichert Extension of Time continued from this hearing to March 28th.

On January 22nd the Board of Supervisors heard updates on the Tahoe Basin Community Plan, TRPA Regional Plan and the Squaw Valley Specific Plan. On March 12th the Board will hear the Wise Villa Appeal. On March 26th the Board will hear the Gold Hill Community Center Appeal. On April 22nd or April 23rd the Board will hear the Biomass Appeal.

On February 27th the CDRC was evacuated due to small amounts of carbon dioxide found in the air system. Facility Services and Cal Fire are looking into a permanent fix to the system.

The Board has received 17 applications for the At-Large West of the Sierra Crest Planning Commission seat. No Board hearing date has been set yet.

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
10:05 am-10:26 am

**CONDITIONAL USE PERMIT (PCPA 20130006)
TKO RECYCLING - NEWCASTLE
CATEGORICALLY EXEMPT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Jeff Trimble on behalf of TKO Recycling to operate a buy-back recycling facility accepting all types of California CRV (i.e. aluminum cans, plastic bottles, and glass beverage containers), electronic waste (i.e. computers, televisions and cell phones), household appliances such as ovens, microwaves and refrigerators, and most types of ferrous and non-ferrous metals, such as steel, tin, iron, aluminum, brass and copper. The Planning Commission will also consider a finding for Categorical Exemption, Section 18.36.030, Class 1, Existing Facilities of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301).

Project Location: The property is located on 9390 Old State Highway in the Newcastle area.

APN: 040-150-006

Total Acreage: .81 acres

Zoning: IN-Dc (Industrial, combining Design Corridor)

Community Plan Area: Placer County General Plan

MAC Area: Newcastle/Ophir MAC

Applicant: Jeff Trimble

Owner: TKO Recycling

County Staff:

Planning: Lisa Carnahan (530) 745-3067

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

Environmental Health: (530) 745-2300

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

To approve the Conditional Use Permit PCPA 20130006 subject to the CEQA Categorical Exemption and Conditional Use Permit findings and conditions of approval with modification to condition #17 to remove the word "If", as best management practices will be required for the project.

Acting Chairman Denio read the Appeal rights.

2) 10:20 am
10:27 am

**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)**

(STAFF IS REQUESTING A CONTINUANCE OF THIS ITEM.)

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)

Community Plan Area: Placer County General Plan

MAC Area: 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 Johnson moved, Commissioner Moss second;(Commissioner Sevison, Brentnall and Gray were absent)

To continue this item to an open date.

[This item will be re-noticed.]

3) 10:45 am
10:45 am-11:17 am

PLACER COUNTY HOUSING ELEMENT UPDATE (PGPA 20120231)

ALL SUPERVISORIAL DISTRICTS

Consider a request from Placer County Planning Services Division, to consider and make recommendations to the Board of Supervisors on the Placer County Housing Element Update. The Placer County Housing Element is an update of the goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County. Staff is recommending the Planning Commission recommend that the Placer County Board of Supervisors authorize submission of the draft Housing Element to the California Department of Housing and Community Development for review and certification. Once the State certifies the document, the Housing Element will be considered for adoption by the Placer County Board of Supervisors. Adoption of the Housing Element will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on May 12, 2009. The amendment consists of modifications to the text and implementation programs as well as goal and policies. The Planning Services Division contact is Christopher Schmidt, who can be reached at (530) 745-3076.

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 Moss moved, Commissioner Johnson second;(Commissioner Sevison, Brentnall and Gray were absent)

To recommend to the Board of Supervisors for approval and submit the Draft Report and Policy Document to the California Department of Housing and Community Development for review and certification.

4) 11:00 am
11:17am – 11:42am

**LANDSCAPE DESIGN GUIDELINES (PCPJ 20120313)
NEGATIVE DECLARATION
ALL SUPERVISORIAL DISTRICTS**

Consider a request from Placer County Planning Services Division to forward a recommendation to the Board of Supervisors to adopt a proposed update to the County's Landscape Design Guidelines. The Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines establish design expectations for new development based on County goals, policies and objectives. The Planning Commission will also recommend the Board of Supervisors consider adoption of the Negative Declaration.

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 Moss moved, Commissioner Johnson second;(Commissioner Sevison, Brentnall and Gray were absent)

To recommend the Board of Supervisors adopt the Negative Declaration and Errata and approve the Design Guidelines subject to the findings in the staff report and with the following modifications; 1)Required landscaping allow the businesses to maintain visibility, 2) If dumpsters are not visible then less stringent landscaping requirements should apply, 3) Reference in the Guidelines the standard Appeal process according to the Zoning Ordinance, 4) Low Impact development such as bio swales etc. will be moved to the front of the document.

5) 11:15 am
11:42am-12:02pm

**SHERIDAN COMMUNITY PLAN UPDATE (PGPA 20130025)
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

The Planning Services Division is providing a report of the County's Sheridan Community Plan Update. The purpose of the report is to provide the Planning Commission with an overview and status of the work program, and to provide an opportunity for the public to comment.

MAC Area: Sheridan MAC

Applicant: Placer County Planning Services Division

County Staff:

Planning: Jennifer Byous (530) 745-3008

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

No Action was taken as this was an informational item to update the Planning Commission of the process and progress of the Sheridan Community Plan.

MEETING ADJOURNED 12:02 PM