APPENDIX D: The Town of Creston’s Application for a Special Use Permit

1. Introduction

The Town of Creston is seeking a Special Use Permit to construct a new wastewater treatment plant that will serve the Town’s current and future needs. The plant will be located on a 10-acre parcel adjacent to the existing Town Hall and Fire Station. The project was approved by the Town Board of Supervisors in June 2018 and is in its planning stages.

2. Project Description

The proposed wastewater treatment plant will consist of a 2 million gallon per day (MGD) capacity system designed to meet the Town’s projected growth over the next 20 years. The project includes the following components:

- Wastewater Collection System: A network of sewers and manholes will be installed to collect and transport wastewater from the Town to the treatment plant.
- Wastewater Treatment Plant: The plant will include primary and secondary treatment facilities, including settling basins, activated sludge tanks, and disinfection processes.
- Outfall Discharge: The treated wastewater will be discharged into the nearby river, ensuring compliance with applicable environmental regulations.

3. Financial Implications

The Town’s financial implications for this project are significant. The estimated cost of construction is $50 million, with ongoing operational costs of $2 million per year. The Town expects to fund the project through a combination of bond issuance and rate increases.

4. Community Impact

The project will have both positive and negative impacts on the Town of Creston. On the positive side, the new wastewater treatment plant will provide reliable and sustainable wastewater treatment for generations to come. On the negative side, the construction phase will require temporary disruptions to the community, including road closures and noise.

5. Conclusion

The Town of Creston is committed to ensuring the success of this project. With careful planning and execution, the proposed wastewater treatment plant will serve the Town’s needs for decades to come.

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA
THURSDAY, JANUARY 24, 2019
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER 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 a.m.   FLAG SALUTE

ROLL CALL:  Jeffrey Moss, District 4 (Chairman); Larry Sevion, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Vacant, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West 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.

OATH OF OFFICE FOR 2019 NEWLY APPOINTED PLANNING COMMISSIONER:  Seat #1 (representing District 1 and serving the term that expires on 12/31/2020) – appointment by the Board of Supervisors at its January 8, 2019 meeting.

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.

Placer County Planning Commission Agenda
January 24, 2019
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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 a.m. UNITED AUBURN INDIAN COMMUNITY SCHOOL
MINOR USE PERMIT (PLN17-00018)
FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017102081)
SUPERVISORIAL DISTRICT 3 (HOLMES)
Consider a request from United Auburn Indian Community for approval of a Minor Use Permit to allow for a private pre-K through eighth-grade school facility (Two buildings totaling 25,010 sq. ft.) designed to serve up to 100 students with 35 staff members. The facility will also include a Tribal Education Center (9,640 sq. ft.) and a Tribal Cultural Center (14,000 sq. ft.) which will provide recreational and continuing education classes for adults and supplemental classes to home schooled and high school age students. Other onsite improvements will include parking, a ball field, play areas, a nature trail, improvements to the existing on-site irrigation stock pond, and pier. The Planning Commission will also consider certification of the United Auburn Indian Community School Final Environmental Impact Report (FEIR) (SCH# 2017102081), prepared pursuant to the California Environmental Quality Act, and adoption of the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Program.

Project Location: 3141 Taylor Road in unincorporated Placer County, to the east of the Town of Loomis
APN: 043-013-010-000
Total Acreage: 45 acres
Zoning: RA-B-100 (Residential Agriculture, combining Minimum Lot Area of 100,000 square feet)
Community Plan Area: Horseshoe Bar / Penryn Community Plan
Applicant: United Auburn Indian Community
County Staff:
Planning Services – Associate Planner, Emily Setzer (530) 745-3067

2) 10:25 a.m. SEVEN CEDARS MINOR LAND DIVISION
THIRD-PARTY APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF A PARCEL MAP MODIFICATION (PLN18-00330)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)
Consider a third-party appeal filed by John Masha, of the Zoning Administrator’s approval of a Parcel Map (P-75701) Modification where the location of the 100-year floodplain and riparian protection area was updated based on current field data provided by the property owner, Buck Salvage LLC, as allowed under Government Code section 66472.1. 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: 6085 Seven Cedars Place, in the Granite Bay area
APN: 050-150-073-000
Total Acreage: 2.7 acres
Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)
Community Plan Area: Granite Bay Community Plan  
Appellant: John Masha  
Owner/Applicant: Buck Salvage LLC  
County Staff: Planning: Bennett Smithhart (530) 745-3039

3) 10:50 a.m.  
PLACER RETIREMENT RESIDENCE (PLN16-00298)  
DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT  
SUPERVISORIAL DISTRICT 4 (UHLER)  

Conduct a public meeting to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Placer Retirement Residence project. The project would consist of a single, three-story building with a height of 34 feet, 4 inches, containing 145 congregate living suites with two manager dwelling units, an overall building footprint of approximately 51,000 square feet, and 101 parking spaces including 28 covered spaces, 68 open spaces, and five ADA-accessible parking spaces. The project includes a rezone from Residential Single-Family, combining Agriculture, combining Minimum Building Site of 100,000 Square Feet (RS-AG-B-100) to Residential Agriculture, combining Minimum Building Site of 100,000 Square Feet (RA-B-100).

A copy of the Draft EIR is available for review (public review period is open from December 20, 2018 through February 4, 2019) during normal business hours at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, the County Clerk’s Office at 2954 Richardson Drive in Auburn, and at the Granite Bay Public Library.

The Draft EIR is also available online at:  

Project Location: 3905 Old Auburn Road and is generally bounded by Sierra College Boulevard to the east, undeveloped parcels and Haskell Way to the north, residential uses to the west, and Old Auburn Road to the south.  
APN: 468-060-052-000  
Total Acreage: 8.7 acres  
Zoning: RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre minimum))  
Community Plan Area: Granite Bay Community Plan  
Applicant: Sam Thomas on behalf of Lenity Architecture  
County Staff: Planning Services – Associate Planner, Kally Keding-Cecil (530) 745-3034

4) 11:30 a.m.  
PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE  
PROPERTY 1A SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT (PLN18-00071), SMALL LOT VESTING TENTATIVE SUBDIVISION MAP (PLN17-00265), AND ADMINISTRATIVE MODIFICATION (PLN18-00257) ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH#1999062020)  
SUPERVISORIAL DISTRICT 1 (GORE)
Consider an application from Julie Hanson of AKT Investments, Inc. on behalf of Placer 400 Investors, LLC, and make a recommendation to the Board of Supervisors on the following requests: 1) Amend the Placer Vineyards Specific Plan (PVSP) to (a) change the land use designation for Lot 6 (9.8 acres) from “Religious Facility” to “High Density Residential”, (b) add 168 High Density Residential units to the Plan area, (c) remove the East Town Center Drive and 9th Street roundabout, and (d) realign the proposed Class I trail from the eastern edge of the Plan area to the future 9th Street; 2) Approve the PVSP Property 1A Development Agreement Amendment; 3) Approve an Administrative Modification to realign the future East Town Center Drive to be routed to the south of Lot 6; and 4) Approve a Small Lot Vesting Tentative Subdivision Map that will create 1,181 lots, consisting of 1,117 active adult low density residential lots (247 acres), one active adult high density residential lot with 168 dwelling units (9.8 acres), four private neighborhood parks (16.4 acres), one private recreational park (6.9 acres), six open space lots (99.2 acres), six private road lots, and 46 landscape lots (17.6 acres). As part of the Small Lot Vesting Tentative Subdivision Map, the applicant is requesting a 20 percent residential Density Bonus to add 186 senior citizens’ housing units, per Section 17.54.120 (Residential Density Bonuses and Incentives) of the Placer County Zoning Ordinance. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of an Addendum to the previously certified Final Environmental Impact Report that was prepared pursuant to the California Environmental Quality Act (CEQA).

Project Location: South of Baseline Road, east of Dyer Land and west of Walerga Road and Farrier Way
APNs: 023-200-005, 023-221-002, 023-221-057, 023-221-058
Total Acreage: 400 acres
Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)
Community Plan Area: Dry Creek / West Placer Community Plan
Applicant: Julie Hanson of AKT Investments, Inc. on behalf of Placer 400 Investors, LLC
County Staff:
Planning: Jennifer Byous (530) 745-3008

CONSENT AGENDA:

A) Approve Action Agenda of January 10, 2019 Planning Commission Meeting