



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, Agency Director

**PLANNING  
SERVICES DIVISION**

Paul Thompson  
Deputy Planning Director

**HEARING DATE:** December 20, 2012  
**CONSENT AGENDA**  
**TIME:** 9:00 A.M.

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** December 20, 2012  
**SUBJECT:** \*\*\*\*\*CONSENT ITEM\*\*\*\*\*

**MINOR USE PERMIT, VARIANCE, MODIFICATION TO PARCEL MAP  
(PMPB 20110228)  
GOLD HILL GARDENS  
MODIFIED CONDITIONS OF APPROVAL**

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**ACTION REQUESTED:** The Development Review Committee requests approval of the modified conditions of approval for the Gold Hill Gardens project. The conditions of approval have been modified consistent with the action of the Planning Commission at the November 8, 2012 Planning Commission hearing.

**BACKGROUND:**

The project was presented before the Planning Commission on November 8, 2012 (staff incorporates by reference the November 8, 2012 staff report). At that hearing, the Planning Commission heard staff's presentation and testimony from the applicant and the public. At the conclusion of public testimony, the Planning Commission closed the public hearing, adopted the Mitigated Negative Declaration, took action to deny the Community Center portion of the project including the related Variance and the Variance to allow one of the cottages 90 feet from the centerline of the NID overflow channel, and approved the remaining portions of the project. The Planning Commission requested that staff return with modified conditions of approval reflecting their decision.

As a result, the Development Review Committee has modified the conditions of approval for the project to reflect the removal of the Community Center portion of the project description. The modified conditions of approval are provided as Attachment A and the resulting project description is as follows:

- ~~A Minor Use Permit to allow for proposed Community Center to include the construction of an approximately 5,250 square foot event center structure, a 60 13-stall parking area, and allowance of up to 150 guests for events. Operations would occur between the hours of 10:00 am and 10:00 pm Wednesday through Saturday, and between the hours of 10:00 am and 6:00 pm on Sunday. The Community Center would be operated year-round, limited to 50 events per year.~~
- A Minor Use Permit to allow for plant nursery to include approximately 5,000 square feet of growing area and approximately 1,000 square feet of retail nursery area, and would involve the growing and retail sale of plants. Operation of the plant nursery would require one additional employee. The plant nursery would be open Wednesday through Sunday, between the hours of 8:00 am and 6:00 pm and it would be closed during scheduled events. The garden viewing and tours would be limited to the nursery hours and would involve tours of the on-site grounds and gardens.
- A Minor Use Permit to allow for the operation of a guest ranch (with up to nine units, including a four room bed-and-breakfast within the existing residence)
- ~~A Variance to allow for the construction of the 5,250 square foot event structure 50 feet from the centerline of the Nevada Irrigation District Canal where 100 feet from the centerline of the canal is required.~~
- ~~A Variance to allow the construction of one of the Guest Ranch cottages 90 feet from the centerline of the Nevada Irrigation District overflow channel and a Variance to allow for the construction of all five cottages 22.5 feet from the centerline of the Nevada Irrigation District Canal where 100 feet from centerline is required.~~
- Approval for the elimination of the building envelope as delineated on Parcel Map Book 30, page 89 and as described in Note Three of that map.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve the modified conditions of approval for the Gold Hill Gardens project.

**ATTACHMENTS:**

- Attachment A – Modified Conditions of Approval
- Attachment B - Correspondence

cc: Mike and Cindy Carson - applicants  
 Michael Johnson – CDRA Director  
 Paul Thompson – Deputy Planning Director  
 Karin Schwab – County Counsel’s Office  
 Phil Frantz – Engineering and Surveying Division  
 Laura Rath – Environmental Health Services  
 Gerry Haas – Air Pollution Control District  
 Andy Fisher – Placer County Parks Division

Subject/chrono files