



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

September 22, 2011

**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

*10:00 am hearing
begins*

FLAG SALUTE

ROLL CALL: Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall [*absent*] and Richard Roccucci

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission. At the September 13, 2011 hearing, the Board of Supervisors conducted the first public hearing for a proposed redistricting of the Supervisorial Districts and will be coming back to the Board for final action on the Board's October 11th agenda. The Board also directed staff to work with City of Roseville regarding their interest in participation and partnering with Placer County on the PCCP (Placer County Conservation Plan). Staff will be having meetings with Roseville over the next couple of week to discuss their interest. Lastly, on September 13th the Board approved the Annexation of Sierra Vista Specific Plan located in the lower southwest corner part of the future study area in the County's General Plan. The Timberline at Auburn third party Appeal was denied by the Board and a lawsuit was received from the Adhoc Committee challenging the County's approval. Staff will keep you updated on the progress of that court hearing.

At the October 13th Planning Commission will hear Amazing Facts - Draft EIR and take public comment. We are looking to hold a Special Hearing in Tahoe on October 20th for the Homewood Mountain Resort project or some time in that week. The October 27th Planning Commission hearing will be cancelled.

Mike Wells, Supervisor Planner in Auburn area and acting as Environmental Coordinator, and Charlene Daniels, Senior Planner, working in advanced planning, will be retiring. We wish them well in their retirement.

Commissioners wish them well in their future.

PUBLIC COMMENT - *No Public Comment was received.*

1) 10:05 am
10:07am to 10:18am

**SUBDIVISION MODIFICATION (PSM 20110252)
ALPINE MEADOWS ESTATES UNIT 11/LEININGER RESIDENCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Don Fulda of Ward-Young Architecture & Planning on behalf of Jerome and Cherrie Leininger, for the approval of an amendment to the Alpine Meadows Estates Subdivision Unit No. 11 Final Map to modify the 20' front setback line shown on Lot #4, and a Variance to the front setback requirement of 20' from the front property line, to allow for a front setback of 10' to property line in order to permit the construction of a garage and entry feature for a proposed residence. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.070, (Class 5 – Minor alterations in land use limitations) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304.

Project Location: The project is located on 1559 Klosters Court in the Alpine Meadows area.

APN: 095-460-021

Total Acreage: 10,080 square foot

Zoning: RS (Residential Single Family)

Community Plan Area: Alpine Meadows

MAC Area: North Tahoe Regional Advisory Council

Applicant: Don Fulda/Ward Young Architecture & Planning

Owner: Jerome and Cherrie Leininger

County Staff:

Planning: Michael Wells (530) 745-3024

Engineering and Surveying: Sara Gillmore (530) 745-3110

Environmental Health: Paul Holloway (530) 745-2300

MOTION VOTE 6:0 (Commissioner Sevison absent)

Planning Commission approved the Final Map Modification and Variance to allow for a front property line setback of 10 feet for the garage and the entry feature, based upon the findings and recommended conditions of approval in the staff report including the Findings and CEQA findings of Categorical Exemption.

2) 10:20 am
10:20am - 10:24am

**CONDITIONAL USE PERMIT - EXTENSION OF TIME (PCPA 20100191)
NYACK TEMPORARY CONCRETE BATCH PLANT
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request for approval of an Extension of Time for a Conditional Use Permit (CUP) from Teichert Construction, on behalf of E. Stewart Wells Trust, to allow for the operation of temporary concrete batch plant from April 15 to October 15, 2012. The original CUP allowed for the use of the site for the construction season of 2011. The requested Extension of Time would allow for the use of the site for the construction season of 2012.

The concrete batch plant was installed to produce materials necessary for the completion of the Interstate 80 surface improvements between Carpenter Flat Undercrossing and Hampshire Rocks Undercrossing for the California Department of Transportation. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.060, (Class 4 – Minor Alterations to Land) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304.

Project Location: The project is located on Old Nyack Road in the Emigrant Gap

area.

APN: 066-260-016 and 066-260-015

Total Acreage: 41.55 acres

Zoning: HS-Dc (Highway Service, combining Design Scenic Corridor); FOR 80 ac. min. (Forestry, combining 80 acre minimum)

Community Plan Area: Placer County General Plan

MAC Area: none

Owner/Applicant: Teichert Construction

County Staff:

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: Paul Holloway (530) 745-2300

MOTION VOTE 6:0 (Commissioner Sevison absent)

Planning Commission approved the request for an Extension of Time for the Nyack Temporary Concrete Batch Plant Conditional Use Permit, based upon the findings and recommended conditions of approval in the staff report including the Findings and CEQA findings of Categorical Exemption.

BREAK 10:25 am – 10:30 am

3) 10:30 am
10:30am to 10:53am

**AMENDMENT OF PLACER VINEYARD SPECIFIC PLAN
AMENDED AND RESTATED DEVELOPMENT AGREEMENT (PDAG
20100191)**

SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Kent MacDiarmid on behalf of the Placer Vineyards Development Group, LLC to provide a recommendation for approval to the Board of Supervisors for amendments to the Placer Vineyards Specific Plan Development Agreements. The Placer Vineyards Specific Plan provides direction for development of 5,230 acres in south western Placer County with a mix of residential, commercial retail, office, mixed-use and public facilities. The Specific Plan and Development Agreements are proposed to be amended to allow for phasing of construction of infrastructure, rather than requiring that Core Backbone Infrastructure be fully in place with the initial development. Under the proposed revisions, the developers of individual projects within the Plan area (Participating Developers) could submit applications for approval of specific “Development Phases” within the Specific Plan, subject to County approval. The amendments do not involve any changes to the approved land uses for the properties covered by the Development Agreements. The Planning Commission will also consider providing a recommendation to the Board of Supervisors for the adoption of an Addendum to a previously certified Environmental Impact Report.

Project Location: The project is located in southwestern Placer County.

APN: 023-200-037, 023-200-041, 023-200-045, 023-021-022, 023-010-004, 023-010-006, 023-010-013, 023-010-014, 023-010-021, 023-010-022, 023-010-023, 023-010-026, 023-010-029, 023-150-026, 023-150-027, 023-160-004, 023-160-011, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-200-006, 023-200-008, 023-200-009, 023-200-010, 023-200-011, 023-200-012, 023-200-013, 023-200-017, 023-200-018, 023-200-068, 023-200-067, 023-200-005 and 023-200-006

Total Acreage: The Placer Vineyards Specific Plan area comprises 5,230 acres.

Community Plan Area: Dry Creek West Placer

MAC Area: West Placer MAC

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 (Commissioner Denio recused himself and Commissioner Sevison absent) Planning Commission approved recommendation to the Board of Supervisors: the adoption of the Addendum to the previously certified Placer Vineyards EIR; the proposed amended Placer Vineyards Specific Plan and; approve the Amendment and Restated Development Agreement for the Placer Vineyards Specific Plan in Attachment 4 of the staff report, based upon the CEQA findings and other findings stated in staff report.

MEETING ADJOURNED 10:53 am