

COUNTY OF PLACER PLANNING COMMISSION FINAL ACTION AGENDA DATE August 9, 2012

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 was 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

10:00 am FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director reporting. Brief update on your upcoming agenda. As the commission is aware, your August 23 meeting has been canceled. We have scheduled a special meeting on August 30 that will be held up in Tahoe at Granlibakken.

The items that will be on that agenda at this time are:

A chairlift replacement at Alpine Meadows;

The Homewood Villas is a subdivision in the Homewood area;

The Dollar Creek Shared-Use Trail Project. This is an amendment to the North Tahoe Area General Plan and CUP to allow for a new trail in the Dollar Hill area;

The public hearing on the Draft EIR for the Cabin Creek Biomass facility; Staff will provide an update on the Tahoe Basin Community Plans; Staff will also provide an update and an overview on the Village at Squaw Valley Specific Plan that has been submitted for review by the County.

Once again there will be a special meeting at Granlibakken on August 30.

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 <u>not included</u> 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 10:05am-10:49am AMENDMENT TO THE AUBURN/BOWMAN COMMUNITY PLAN / REZONE /

CONDITIONAL USE PERMIT (PCPA 20110352)

HEADQUARTER RV PARK

MITIGATED NEGATIVE DECLARATION

DISTRICT 5 (MONTGOMERY)

Consider a request from Mike Reese, Old Woodside Construction and Development, for approval of a Conditional Use Permit to allow for the establishment of a 51-unit recreational vehicle (RV) park with a general store and manager's unit on a five-acre portion of an approximately 30-acre property. The applicant also requests that the Planning Commission consider providing a recommendation to the Board of Supervisors for approval of an Amendment to the Auburn/Bowman Community Plan to reconfigure the existing Commercial and Open Space land use designations, a Rezone to reconfigure the C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and O (Open Space) zoning and to change the C1-UP-Dc zoning to C2-UP-Dc (General Commercial, combining Use Permit required, combining Design Scenic Corridor). The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

Project Location: The subject properties are located to the north of the intersection of Musso and Bell Roads in the Auburn area.

APN: 053-031-039, 053-031-043, 053-031-047, 053-140-030, 053-020-049, and 053-140-033

Total Acreage: 30 acres

Zoning: C1-UP-Dc (Neighborhood Commercial, combining Use Permit required,

combining Design Scenic Corridor) and O (Open Space). Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn MAC

Owner/Applicant: Mike Reese, Old Woodside Construction and Development

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 6:0 Commissioner Roccucci moved, Commissioner Denio second (Commissioners Brentnall absent); Directed staff to work with Applicant on areas of concern; ie length of stay, screening, revise the layout of site design to conserve trees. Continue to October 11, 2012 at 10:05 am

2) 10:20 am 10:55am -11:25am MINOR USE PERMIT/VARIANCE (PMPA 20070707/PEIR 20080021)

AMAZING FACTS MINISTRY

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT **DISTRICT 4 (UHLER)**

Consider a request from Rod Shearer, Shearer & Associates, Inc. and Dave Cook, RCH Group, on behalf of Amazing Facts. On June 7, 2012 the Planning Commission certified the Final EIR and approved the Variance to allow a 7-foot high sound wall along the western property line and tentatively approved the Minor Use Permit to allow a "House of Worship" facility for Phase 1 only and directed staff to return with findings and conditions of approval reflecting their direction. The original project considered by the Planning Commission included the construction of a 17-acre campus to support Amazing Facts' various ministries, including television and radio broadcast, Internet, housing and distribution of published materials including CD's, DVD, tapes, periodicals, etc., and the Amazing Facts School of Evangelism. The original proposal was to be constructed in two Phases with buildings totaling 208,000 square feet. Phase I included a $\pm 108,000$ square foot multi-use building consisting of an auditorium/gymnasium, ministry offices, Sabbath school classrooms, a fireside chapel, an audio/visual production suite, and kitchen facilities. The auditorium/gymnasium would have removable chairs and an upper level of fixed stadium seating to accommodate approximately 1,300 people. auditorium/gymnasium would be utilized for Saturday worship service until the completion of Phase 2. Phase 1 also included a separate ±11,220 square foot resource center building to support the ministry in housing published materials. Phase 2 consisted of a separate ±90,000 square foot building which would replace the Phase 1 Multi-use building's function as the main sanctuary for the ministry and serve as the permanent worship facility with seating for 2,000 people. In response to the Planning Commission direction to staff, the applicant has redesigned the project and is requesting that the Planning Commission consider a reduced project alternative that includes a single phase with buildings totaling 120,100 square feet. This redesign includes a 95,700 square foot worship building with seating for 1,650 people, a 24,400 square foot administration building, and elimination of the 11,220 square foot resource building which is proposed to be incorporated into the worship building. The property is zoned F-B-X 20 ac. min. (Farm, combining a minimum Building Site of 20 acres). The Planning Commission will also consider adopting an Addendum to the previously certified Environmental Impact Report for the redesigned project proposal.

Project Location: The project is located on the south side of Sierra College Boulevard, between Night Watch Drive and Ridge Park Drive. The project site abuts the City of Rocklin along the north property line and extends south to Oak Hill Lane, in the Granite Bay area

APN's: 046-050-006 and APN: 046-050-008

Total Acreage: 74.2 acre

Zoning: F-B-X 20 ac. min. (Farm, combining a minimum Building Site of 20 acres)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Rod Shearer, Shearer & Associates, Inc. and Dave Cook, RCH Group

Owner: Amazing Facts

County Staff:

Planning: EJ Ivaldi (530) 745-3147

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Sevison second (Commissioners Brentnall absent); To approve the Applicant's reduced project alternative (a variation of DEIR Alternative 3), adopt the Addendum to the previously certified Environmental Impact Report, adopt the Findings for the reduced project alternative (a variation of DEIR Alternative 3) and the Mitigation Monitoring and Reporting Plan and approve the Minor Use Permit.

3) 10:45 am 11:25am 12n-12:05 break 2:10pm end

MINOR USE PERMIT, VARIANCE & MODIFICATION TO BUILDING ENVELOPE (PMPB 20110228)

GOLD HILL GARDEN'S EVENTS CENTER - CARSON

MITIGATION NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Mike and Cindy Carson for approval of a Minor Use Permit to allow operations of, 1) Guest Ranch (under the definition of Rural Recreation) to include the transient occupancy of up to four rooms in the existing residence and the construction and transient occupancy of up to five additional guest cottages; 2) Community Center for events of up to 200 guests, including the construction of an approximately 5,252 square foot event center structure and a 90-stall parking area; 3) Retail Plant Nursery and use of the site for garden tours.

The applicants are requesting approval of a Variance to the required 100-foot setback from the centerline of a Nevada Irrigation District <u>canal</u> to allow for a setback of 50 feet from centerline in order to construct the Community Center (located to the east of the canal) and a setback of 22.5 feet from centerline in order to allow construction of the five guest cottages (located to the west of the canal). The applicants are also requesting approval of a Variance

to the required 100-foot setback from the centerline of a Nevada Irrigation District <u>overflow</u> <u>channel</u> (located to the southwest of the proposed cottages) to allow for a setback of 60 feet from centerline in order to construct the guest cottages.

Further, the applicants are requesting approval of a modification to the Building Envelope delineated on Page 89 of Parcel Map Book 30 and as discussed in Note Three of the same parcel map, to allow for the construction of the five guest cottages and the construction of the Community Center structure outside of the designated building envelope. The Planning Commission will also consider adoption of a Mitigated Negative Declaration.

Project Location: The project is located at 2325 Gold Hill Road in the Newcastle area.

APN: 031-050-046

Total Acreage: 11.5 acres

Zoning: F-B-X-10 (Farm, combining minimum Building Site of 10 acres)

Community Plan Area: Placer County General Plan

MAC Area: Rural Lincoln MAC

Owner/Applicant: Mike and Cindy Carson

County Staff:

Planning: Melanie Jackson, (530) 745-3036

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second

(Commissioners Brentnall absent); Continued to open date.