



COUNTY OF PLACER PLANNING COMMISSION

**ACTION
AGENDA
DATE
JUNE 7, 2012**

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

10am meeting began

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR -

Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: The Lucky Travel Plaza sign was appealed to the Board of Supervisors.

The Planning Commission June 14 hearing is cancelled. On June 28 the Planning Commission will hear; Headquarter RV Park, Orchard at Penryn, Homewood Villas, and Sugar Bowl Academy Relocation.

Tony La Bouff, County Counsel, is retiring.

PUBLIC COMMENT - *No public comment was received.*

1) 10:05 AM

10:02am – 11:28 am

11:28a-11:38a break

11:38am-1:06pm

MINOR USE PERMIT/VARIANCE (PMPA 20070707/PEIR 20080021)

AMAZING FACTS MINISTRY

FINAL 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, for approval of a Minor Use Permit to allow a "House of Worship" facility and a Variance to allow a 7-foot high sound wall along the western property line. The proposed project includes construction of a 17-acre campus which would support Amazing Facts' various ministries, including television and radio broadcast, Internet, publishing, and an Evangelism Ministry Training Center. The proposed project would be constructed in two phases with buildings totaling 208,000 square feet and would include the construction of ±900 off-street parking spaces. Phase I would include a ±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. The auditorium/gymnasium would be utilized for Saturday worship service until the completion of Phase 2. Phase 1 would also include a separate ±11,220 square foot resource center building to support the ministry in housing materials such as compact discs, tapes, and periodicals. Phase 2 would consist of a separate

±90,000 square foot building which will replace the Phase 1 multi-use building's function as the main sanctuary for this ministry and serve as the permanent worship facility with seating for 2,000 people. The Planning Commission will also consider certifying a Final Environmental Impact Report for the project.

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

Total Acreage: 74.2 acre project site

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 Gilmore (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 4:2 Commissioner Denio moved, Commissioner Sevison second; (Commissioners Roccucci, Denio, Sevison and Moss – yes; Commissioners Brentnall and Johnson – no; Commissioner Gray absent) To Certify the Environmental Impact Report (EIR) for the proposed project including the Minor Revisions to the Draft and Final EIR, and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Plan;

MOTION VOTE 3:3 Commissioner Denio moved, Commissioner Sevison second; (Commissioners Denio, Sevison and Moss – yes; Commissioners Brentnall, Roccucci and Johnson – no; Commissioner Gray absent) To Approve the Minor Use Permit to allow a House of Worship facility and roof-mounted broadcasting antenna with the added roads and trails condition “The applicant shall work with the City of Rocklin and SPRTA to secure approval of the re-striping project for Sierra College Blvd as generally depicted in Figure 1-4 of the Final EIR.

Should an agreement/approval of this improvement be obtained with the City of Rocklin and SPRTA prior to Improvement Plan submittal, the approved striping and signing plan shall be included a part of the project Improvement Plans. Prior to the first certificate of occupancy, the re-striping project shall be completed and operational.” , and correction to Condition #85 to change 1 and 2 to A and B.

(Motion failed)

MOTION VOTE 2:3 Commissioner Brentnall moved, Commissioner Roccucci second; (Commissioners Brentnall and Roccucci – yes; Commissioners Denio, Johnson and Moss – no; Commissioner Sevison and Gray absent) To limit project to 100,000 square feet and direct staff to return at a later date with a study and new set of conditions. (Motion failed)

MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Roccucci second; (Commissioner Sevison and Gray absent) To tentatively approve Phase 1 as requested (119,220 square feet) and direct staff to come back with modified conditions to correlate with Phase 1.

MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Roccucci second; (Commissioner Sevison and Gray absent) To approve the Variance as presented.

MEETING ADJOURNED 1:06 pm