



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

August 13, 2015

**OFFICE OF
Planning Services
Division**

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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 FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Rocucci, District 1 (Vice Chairman)[*absent*]; Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4 [*absent*]; Miner “Mickey” Gray, District 5[*absent*]; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR – EJ Ivaldi, Deputy Director of Planning, reported on the following: *August 27, 2015 will be the next Planning Commission meeting. The Commission will hear an Appeal of a Minor Boundary Line Adjustment and an update for the Placer County Conservation Plan (PCCP). September 10, 2015 Planning Commission may be cancelled as no projects have been scheduled for that hearing. September 24, 2015 Planning Commission meeting has a couple of projects tentatively scheduled.*

Other projects: The Winery Ordinance, Mitigated Negative Declaration was out for public review. That public review period has ended. Staff has received several comment letters. Staff is reviewing the content of the letters to see how comments will be addressed before bringing back to the Commission. This item will not be on the next Planning Commission meeting.

Bickford Ranch is coming along. Staff hopes to have that to the Planning Commission by this fall. Also, The Squaw Valley Specific Plan goal is to come to you by the end of the year.

Board of Supervisors: August 18th the Board will be taking up the Temporary Use Permit modification for the County Government Emergency Shelter, Homeless Shelter. They are looking to extend the agreement for the shelter to March 2016.

Discussion with Commissioner Sevison and other Commissioners expressing a desire to have a synopsis in relation to the 300 plus commenter letters for the Squaw Valley Specific Plan. Commissioner Sevison indicated that TRPA would be discussing the project at the Agency’s next meeting and that county staff should be present to provide input on this project.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

No comments received.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 am EPPS RESIDENCE – ALPINE MEADOW ESTATES
SUBDIVISION MAP MODIFICATION (PLN15-00222)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Jeffrey and Juanita Epps, for approval of a Subdivision Map modification of the Alpine Meadows Estates, Unit No. 9 Subdivision (Lot 301) to allow construction of an attached garage with enclosed entryway 10-foot from the front property line (9 foot to eave) where 20 feet required. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5.A.1 - Minor Alterations in Land Use Limitations).

Project Location: 1440 Pine Trail in the Alpine Meadows area

APN: 095-440-004-000

Total Acreage: 10,502 square feet

Zoning: RS-PD=3 (Residential Single Family, combining Planned Residential Development of 0.3 dwelling units per acre)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: MD Construction, Mike Nethersole

Owner: Jeffrey and Juanita Epps

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Andy Deinken (530) 581.6226

Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Sevison second; Find the project Categorically Exempt under the California Equality Act [CEQA], and Approve the Final Map Modification to Alpine Meadows Estates Subdivision No 9 Final Map to modify the 20 foot building setback line on Lot 301 to allow for a front yard setback of 10 feet to structure (9 feet to eave) from the south property line in order to permit the construction of an attached two-car garage and enclosed entryway. Approve the CEQA findings and [Subdivision Map modification findings]

AYE: Sevison, Johnson, Nader, Denio

NO: none

ABSENT: Gray, Moss, Roccucci

No public comment received

**2) 10:15 am GRANITE ESTATES PROFESSIONAL CENTER
MINOR LAND DIVISION/MINOR BOUNDARY LINE
ADJUSTMENT/CONDITIONAL USE PERMIT (PLN14-00169)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from RFE Engineering, Inc. on behalf of Granite Estates Professional Center, LLC, for approval to construct a four building medical/office

complex. Requested entitlements include 1) a Minor Boundary Line Adjustment to reconfigure Assessor Parcel Numbers 048-142-023-000 and 048-083-017-000 with Assessor's Parcel Number 048-083-017-000 increasing in area from 1.0 acre to approximately 1.61 acres, this parcel will be left undeveloped at this time; 2) a Minor Land Division for a four-lot Parcel Map on the remaining portion of Assessor's Parcel Number 048-142-023, with resulting lot sizes of 1.04 acres, 0.81 acres, 0.53 acres, 0.45, acres; and 3) a Conditional Use Permit to allow three medical office buildings (including two 4,425 square foot buildings and one 8,000 square foot building) and one general office building (3,800 square feet) with associated parking and circulation areas on APN 048-142-023.

Project Location: 5408 Douglas Blvd. in the Granite Bay area

APN: 048-142-023-000 and 048-083-017-000

Total Acreage: 4.45 acres

Zoning: C2-UP-Dc (General Commercial, combining Use Permit, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: RFE Engineering, Inc, Ron Wood

Owner: Granite Estates Professional Center, LLC

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 4:0 Commissioner Sevison moved, Commissioner Johnson second; Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and Approve a Tentative Parcel Map to create four lots, Approve a Minor Boundary Line Adjustment to enlarge the most eastern lot from 1.0 acres to approximately 1.61 acres, and approve the Conditional Use Permit to allow three medical office buildings, and one general office building with associated parking and circulation areas, and amend Condition #1 [to correct the total buildings square footage from "26,650 to 20,650"], subject to the findings in the staff report.

AYE: Sevison, Johnson, Nader, Denio

NO: none

ABSENT: Gray, Moss, Rocucci

One member of public spoke at the hearing.

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.

MOTION VOTE 4:0 Commissioner Sevison moved, Commissioner Johnson second; Consent Agenda approved.

AYE: Sevison, Johnson, Nader, Denio

NO: none

ABSENT: Gray, Moss, Rocucci

**A) CABIN CREEK BIOMASS FACILITY PROJECT
EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPJ 20110376)
PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT**

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from, Tahoe Regional Power Company, LLC, for a three year Extension of Time for a previously approved Conditional Use Permit that allows for the construction and operation of a two-megawatt (2MW) biomass electric power generation facility at the Eastern Regional Materials Recovery Facility (MRF) and Transfer Station. The facility would utilize gasification technology to convert excess woody biomass material into a synthetic gas, which would then fuel an internal combustion engine/turbine that would generate electricity. The subject property, Assessor's Parcel Number 080-070-016, comprises 148.41 acres, is currently zoned FOR-SP (Forest, combining Special Purpose) and is located approximately two miles south of Interstate 80 (I-80) and the Town of Truckee at 900 Cabin Creek Road, 0.30 miles west of State Route (SR) 89 in the Squaw Valley area. The Conditional Use Permit was originally approved by the Board of Supervisors on May 7, 2013. An Environmental Impact Report was prepared and certified on the same date. The Planning Services Division contact for the above project is Gerry Haas and can be reached at (530) 745-3084.

MEETING ADJOURNED: 10:51 am