



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE**

**February 26, 2015**

**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

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**10:00 am**

**FLAG SALUTE**

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

**REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission:**

*Board of Supervisors action: On January 22nd the Board of Supervisors heard staff presentation to consider a Temporary Shelter for the Homeless in Auburn Dewitt Center. The item was continued to February 3<sup>rd</sup> in which the Board approved a Temporary Conditional Use Permit for a period of one (1) year and continued the Site Access agreement item. On February 24<sup>th</sup> the Board approved the Chair to execute a Site Access Agreement with Facility Services and Right Hand Auburn Inc. for a temporary emergency homeless shelter at the Dewitt Center in portions of buildings 303 A/B. Also at the Boards February 24<sup>th</sup> meeting they continued the Riolo Vineyard Specific Plan to March 25, 2015 to allow time to finish amendments on the Development Agreement and Finance Plan.*

*On January 22, 2015 the Planning Commission voted 7:0 to deny the Rogers Variance appeal. That decision was not appealed and Code Enforcement will move forward with their process.*

*Upcoming Planning Commission meeting: Next Planning Commission meeting will be March 12<sup>th</sup>. Items for consideration will be Squaw Valley Siberia Lift Replacement, a subdivision modification in Alpine Meadows and Rio Bravo Rocklin will be coming back. There are several outstanding Tahoe projects. At some point the Commission will be heading back to Tahoe.*

**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. *Note: Commissioners re-opened public comment at the end of this hearing to accommodate the speakers that were not present in the beginning of this meeting for public comment.*

*BJ Baker from the Granite Bay area spoke of concern over the Douglas corridor, Quarry Ponds [Pond Pavilion and Loft] and several other upcoming proposals of Granite Bay Community Plan amendments and rezones. She expressed concern over safety and increased traffic.*

*Arlene Keely from Granite Bay also expressed her concerns of upcoming projects relating to the Granite Bay Community Plan amendments.*

**1) 10:05 AM**  
*10:08a-10:18a*

**NORTH SHORE STATION (aka KINGS BEACH GAS STATION)  
EXTENSION OF TIME – CONDITIONAL USE PERMIT (PCPA 20080597)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATON  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Kaufman Planning on behalf of the property owner, Grant Wolf Inc., for a three-year Extension of Time to a previously approved Conditional Use Permit. The Conditional Use Permit allows for the construction of a two-story commercial service station approximately 2,640 square feet in floor area with four fuel pumps (8 fueling stations) and two 20,000 gallon double walled underground fuel storage tanks and other on-site improvements. The Conditional Use Permit was originally approved by the Planning Commission on October 22, 2009. A mitigated negative declaration (“MND”) was prepared pursuant to CEQA and adopted on the same date as the project. The Planning Commission will consider the information in the previously adopted MND and determine whether it is adequate for the present request.

**Project Location:** The project is located at 8755 North Lake Blvd. (State Highway 28), in the Kings Beach area.

**APN:** 090-192-061-000

**Total Acreage:** .426 acres

**Zoning:** Plan Area Statement 029 Kings Beach Community Plan, SA #2: “East Entry Way Commercial.”

**Community Plan Area:** Kings Beach Community Plan

**MAC Area:** North Tahoe Regional Advisory Council

**Applicant:** Kaufman Planning

**Owner:** Grant Wolf Inc.

**County Staff:**

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second;***

***To approve the Mitigated Negative Declaration for the North Shore Station project adopted on October 22, 2009 by the Planning Commission and approve the Extension of Time. Adopt the findings pursuant to CEQA Guidelines Section 15162 as appropriate for the Extension of Time request as there is no evidence of substantial changes proposed in the project, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance that has been identified. All previous mitigation measures remain applicable to the proposed project, and subject to the findings and conditions of approval.***

***AYE: Gray, Moss, Johnson, Nader, Roccucci, Denio,***

***NO: none***

***ABSENT: Sevison***

***Member of public were offered opportunity to speak: No member of public spoke on this item.***

**2) 10:10 AM**  
*10:18a-10:54a*

**WEST PLACER STORMWATER QUALITY DESIGN MANUAL - WORKSHOP  
ALL SUPERVISORIAL DISTRICTS**

Conduct a public workshop with the Planning Commission and provide an informational overview and status of the West Placer Stormwater Quality Design Manual. The Draft Design Manual is scheduled to be completed in late spring of 2015. No formal action by the Planning Commission is being requested at this time.

**County Staff:**

Planning: Crystal Jacobson (530) 745-3085

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

Department of Public Works: Mary Keller (530) 745-7500

*Informational overview and status update. No action was taken.*

*Member of public were offered opportunity to speak: No member of public spoke on this item.*

**3) 10:30 AM**  
*10:54a-12:57p*

**PROPOSED UPDATE TO THE COUNTY WINERY ORDINANCE (PCPJ  
20130151) AND DISCUSSION OF UPDATES TO TEMPORARY USES AND  
EVENTS SECTION OF ZONING ORDINANCE - WORKSHOP**

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the updating of the Winery Ordinance. This is the fifth workshop in the series. The previous workshop was conducted on November 13, 2014.

**County Staff:**

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

*MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Moss second;*

*To recommend staff go back to the MACs and get feedback from them on the Vinter's suggested ordinance revision, as well as bringing forward the existing proposed County ordinance language with some clean up revisions; 1) revised new chart for clearer understanding of greater than and less than symbols, 2) add winery allowed in the "Resort" zoning, 3) tasting room regulations to be changed to be more compatible with state regulations, and 4) define wine merchandise that can be sold in tasting rooms.*

*AYE: Gray, Nader, Moss, Johnson, Rocucci, Denio,*

*NO: none*

*ABSENT: Sevison and Rocucci was not present for vote*

*Ten members from the public provided verbal comments.*

**MEETING ADJOURNED: 1:00 PM**