

COUNTY OF PLACER
PLANNING COMMISSION



**ACTION
AGENDA
DATE**

February 25, 2016

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

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Planning Director, reported on the following:

Planning Commission scheduling. Next month’s trip to Tahoe to tour the Squaw Valley Specific Plan and Martis Valley West Parcel project sites will occur at a later date as the Martis Valley site is too difficult to get to right now with the snow. The Final EIRs for both projects will be released sometime around the end of April.

March 10th Planning Commission meeting will be cancelled. March 24th meeting will be held in Auburn to hear the Medical Marijuana Ordinance introduction and possibly the Winding Creek Subdivision modification. April 14th hearing there is an item on today’s hearing to be continued to that date and April 28th we will revisit the possibility of a Tahoe trip.

At the Board of Supervisors meeting on Tuesday they were updated on the status of the Placer County Conservation Plan.

Commissioner Nader asked what is the status and where it at this point?

EJ response: The purpose of the update was to focus on the funding/cost of the program. Several members from the State and Federal agencies were there to speak. The focus will now be on the EIR process. Gerry Haas response: They hope to have the final PCCP draft public document done within a month or two for release for the public to view and the draft EIR is hoped to be finished by spring.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.

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



1) 10:05 am
10:09a-10:48a

**AUBURN CREEKSIDE CENTER
DRAFT ENVIRONMENTAL IMPACT REPORT (PEIR20050277) – PUBLIC
REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 5 MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (EIR) for the Auburn Creekside Center Project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements. The project proposes construction of a commercial retail center on a 13.2-acre parcel located east of State Route (SR) 49, immediately north of the Target store in North Auburn. The proposed development areas are situated on the east and west sides of a tributary to Rock Creek, which traverses the site from south to north. The development site is approximately 6.6 acres in area; the remaining 6.6 acres will be provided as right-of-way dedications (3.3 acres) and open space (3.3 acres). The development may be phased, ultimately consisting of up to 90,105 square feet of new retail space and parking for 326 vehicles. The project proposes extending Education Street east, bridging the creek, and terminating at a new traffic circle at Quartz Drive. Required entitlements for this project include a Conditional Use Permit, a Parcel Map to divide the parcel into four separate parcels, and a Design/Site Review Agreement.

A copy of the Draft EIR and Technical Appendices is available for review. The public comment period for the Draft EIR for the Auburn Creekside Center is from January 15, 2016 to February 29, 2016. Comments on the Draft Specific Plan can be submitted throughout the review of the project. A hard copy of the Draft EIR are available for review during normal business hours at the Community Development Resource Agency public counter located at 3091 County Center Drive in Auburn, at the County Clerk, and the Auburn Library, 350 Nevada St, Auburn, CA 95603. The complete Draft EIR can also be accessed through the County's website at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/auburncreekside>

Project Location:

The project site is located on the east side of SR 49, between Rock Creek Road and Quartz Drive in the unincorporated area of Placer County north of the City of Auburn.

APN: 052-030-048-000

Total Acreage: 13.63

Zoning: CPD-Dc (Commercial Planned Development combining Design Scenic Corridor) and CPD-Dc-FH (Commercial Planned Development combining Design Scenic Corridor, combining Flood Hazard)

Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: Auburn Pacific Properties

Owner: Robert Wenzel

County Staff:

Planning Services Division: Gerry Haas (530) 745-3084

Engineering and Surveying Division: (530) 745-3110

Environmental Health: (530) 745-2300

Public comment was received and comments will be responded to in the Final EIR.

Three members from the public provided verbal comments.

2) 10:20 am

PUBLIC ROAD NAME CHANGE:

10:48a-10:52a

**WIND FLOWER PLACE IN THE SHERIDAN AREA
EXEMPTION [CEQA GUIDELINES SECTION 15061(B)(3)]
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from the Community Development Resource Agency/Engineering and Surveying Division to change a public road name from “Wind Flower Place” to “Commercial Place”. The Planning Commission will be asked to make a recommendation on the proposed public road name change to the Board of Supervisors. The subject roadway, approximately 0.75 miles in length, runs due south from Sheridan Lincoln Boulevard to a cul-de-sac near Highway 65, in the Sheridan area. The Engineering and Surveying Division contact is Kathryn Imsdahl, who can be reached at (530) 745-7577. The Planning Commission will also consider a recommendation of finding of an Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines and Section 18.08.020 of the Placer County Environmental Review Ordinance.

Community Plan Area: Sheridan Community Plan

MAC Area: Sheridan MAC

County Staff:

Engineering and Surveying Division: Rick Eiri (530) 745-7519 and Kathryn Imsdahl (530) 745-7577

***MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Nader second;
Recommend approval to the Board of Supervisors and to find it exempt from CEQA***

AYE: Arcuri, Gray, Moss, Johnson, Nader, Rocucci,

NO: none

ABSENT: Sevison

3) 10:25 am

10:52a-10:55a

**WILLOW PARK SUBDIVISION – GATED ENTRANCE
CONDITIONAL USE PERMIT MODIFICATION (PLN15-00454/CUP-2747)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 1 (DURAN)**

(APPLICANT IS REQUESTING A CONTINUANCE)

Consider a request from Michelle Engel on behalf of the Willow Park Homeowners Association, for approval of a Conditional Use Permit modification to allow for 1) an electronic vehicular gate at PFE Road and Canopy Tree Street that incorporates two pedestrian gates, and 2) to replace the current manual emergency vehicle access gate at Bulrush Street and Cook Riolo with a decorative wrought iron manual emergency access vehicular gate and one pedestrian gate. The project also proposes safety lighting for the gate areas. The subject property, which encompasses the roadway entrance area on Canopy Tree Street at PFE Road, and the Emergency Vehicle Access gate area on Bulrush Street at Cook Riolo Road for the Willow Park subdivision are currently zoned RS-AG-B-20 PD = 2 (Residential Single Family combining Agriculture combining a minimum building site size of 20,000 square feet and a Planned Development of 2 dwelling units per acre) and is located in the Dry Creek area. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance Class 3 New Construction of Accessory Structures.

Community Plan Area: Dry Creek Community Plan

MAC Area: West Placer MAC

Applicant/Owner: Michelle Engel on behalf of the Willow Park Homeowners Association

County Staff:

Planning Services Division: Lisa Carnahan (530) 745-3067

Engineering and Surveying Division: Sarah Gilmore (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

***MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second;
Continue item to April 14, 2016 at 10:05 am as requested by applicant
AYE: Arcuri, Gray, Moss, Johnson, Nader, Roccucci,
NO: none
ABSENT: Sevison***

CONSENT AGENDA – No consent items for this hearing.

MEETING ADJOURNED: 10:58 AM