

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE December 20, 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

SPECIAL HEARING DATE

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

9:00 am 9:00am - 9:09am

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Karin Schwab, Deputy County Counsel, provided updates on projects in court. The Homewood case had a Federal trial. It was an eight hour trial and the judge has taken the case under submission. In the state case on Homewood, we did prevail at the trial level, but it has been appealed. The Timberline project in Auburn prevailed at trial level and has also been appealed.

Michael Johnson, Agency Director, reported on the following updates to the Commission: Orchard at Penryn project was considered by the Board on multiple occasions and after testimony from more than 50 persons, the Board closed the hearing and took action to approve the project as approved by the Planning Commission and denied the appeals. A reminder that there is an at-large appointment for the west slope that is open for consideration that will be considered by the Board at their January 8th meeting.

Special meeting - The Planning Commission will hold a hearing on January 17th Special Planning Commission in Tahoe to discuss the Tahoe Basin Community Plan update.

At the Board's January 8th meeting, they will hear the Appeal of the Headquarter House RV Park Conditional Use Permit, Amendment to the Auburn/Bowman Community Plan and Rezone.

Question: The Board this week considered a proposal for the Regional University proposal. What were they considering? Michael Johnson indicated that Regional University continues to be a work in progress. Regional University continues to look for opportunities to land a 4-yr University for its approved project in the west part of the County. A reimbursement agreement, which provides a mechanism for processing cost of that project, was being considered. Board action taken was to consider the potential to provide reimbursement and direct staff to move forward and bring back to the Board within the next 90 days.

PUBLIC COMMENT - The opportunity to discuss with the Planning Commission, matters not included on the current agenda. *No public comment*.

CONSENT:

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

GOLD HILL GARDENS

MITIGATION NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider the modified Conditions of Approval for the Gold Hill Gardens Minor Use Permit consistent with the Planning Commission's actions to approve certain portions of the proposed project on November 8, 2012. At this hearing, the Planning Commission heard staff's presentation and testimony from the applicant and the public. At the conclusion of the testimony, the Planning Commission closed the public hearing, adopted the Mitigated Negative Declaration, took action to deny the Community Center portion of the project including the related Variance and the Variance to allow one of the cottages 90 feet from the centerline of the Nevada Irrigation District overflow channel, and approved the remaining portions of the project. The Planning Commission requested that staff return on the consent agenda with modified conditions of approval reflecting their decision.

The subject property, Assessor's Parcel Number 031-050-046, comprises approximately 11.5 acres, is zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 2325 Gold Hill Road in the Newcastle area. The Planning Services Division contact is Melanie Jackson, who can be reached at (530) 745-3036.

MOTION VOTE 6:0:1 Commissioner Sevison moved, Commissioner Denio second (Commissioner Brentnall abstained as he did not attend November 8^{th} hearing); To approve the consent item.

Chairman Moss read the Appeal rights.

1) 9:05 AM 9:10am - 9:11am

VESTING TENTATIVE SUBDIVISION MAP MODIFICATION / CONDITIONAL USE PERMIT MODIFICATION (PSM 20120079)

NORTHSTAR HIGHLANDS II

INITIAL STUDY TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

(THE APPLICANT IS REQUESTING A CONTINUANCE TO AN OPEN DATE.)

Consider a request from East West Partners on behalf of Northstar Mountain Properties, LLC and CNL Income Northstar, LLC. for approval of a modification to a Vesting Tentative Subdivision Map and Conditional Use Permit to allow 18 lots/phases where 17 lots/phases were previously approved. The revised project includes the development of 446 residential units where 576 units were previously approved (count does not include the 32 employee housing units for which no change is proposed). The residential units consist of a combination of whole and fractional ownership including 50 townhomes (where 22 townhomes were originally approved), 10 new single-family lots, and 386 condominiums (where 554 were originally approved). The revised project also includes up to 147 commercial condominiums (where 200 were originally approved), 4,000 square feet of commercial space (no change from original approval) and 32 employee housing units (no change). The Planning Commission will also consider an Initial Study to a previously certified Environmental Impact Report for this project.

Project Location: The project is located on the west side of State Route 267, at Northstar in the Martis Valley area.

APN's: 110-030-068 (62.8 acres), 110-050-047 (128.7 acres), 110-050-071 (113.2 acres), 114-090-001 through 114-090-019 (Home Run Townhomes)(4.3 acres), and 110-081-014 (Employee Housing)(47.3 acres).

Total Acreage:

Zoning: FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RM-B-X-DS 20 ac.min. PD = 5.8 (Residential Multi-Family, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), RM-DS PD = 15 (Residential Multi-Family, combining Design Sierra, combining Planned Residential Development of 15 units per acre), RS-B-X-20 ac.min. PD =

0.72 (Residential Single-Family, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.72 units per acre), FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RES-DS-PD = 5.8, (Resort, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), TPZ (Timberland Production)

Community Plan Area: Martis Valley Community Plan **MAC Area:** North Tahoe Regional Advisory Council

Applicant: East West Partners

Owner: All properties with the exception of APN: 110-081-014 (which is owned by CNL

Income Northstar, LLC.) are owned by Northstar Mountain Properties, LLC.

County Staff:

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: (530) 745-2300

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Denio second; To continue the item to the Special meeting on January 17th to be held in Tahoe at 10:05 am.

2) 9:10 AM 9:11 am - 9:22 am

CONDITIONAL USE PERMIT (PCPA 20120299)

DUTCH BROS. COFFEE – GRANITE BAY VILLAGE SHOPPING CENTER CATERGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Lex Coffroth, Architect on behalf of Auburn Douglas, LLC, for approval of a Conditional Use Permit to allow a 367 square foot drive-thru coffee kiosk within the existing parking lot of the Granite Bay Village Shopping Center. The Planning Commission will also consider a finding that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 18.36.050 (Class 3 (c), new construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303).

Project Location: The project is located south east of the intersection of Auburn-Folsom Road and Douglas Boulevard, in the Granite Bay area.

APN: 047-150-051, **Total Acreage**: 11.16

Zoning: CPD-DC (Commercial Planned Development, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan **MAC Area**: Granite Bay Municipal Advisory Counsel

Applicant: Lex Coffroth, Architect **Owner:** Auburn Douglas, 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 7:0 Commissioner Brentnall moved, Commissioner Roccucci second; To approve the Conditional Use Permit subject to the CEQA findings and the Conditional Use Permit findings that are in the staff report and the conditions attached.

Chairman Moss read the Appeal rights.

3) 9:30 AM 9:30 am - 10:07 am

CONDITIONAL USE PERMIT (PCPJ 20110376)

CABIN CREEK BIOMASS FACILITY PROJECT

FINAL ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Placer County Planning Services, for approval of a Conditional Use

Permit to allow for the construction and operation of a two-megawatt (MW) 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 Planning Commission will also consider certifying a Final Environmental Impact Report prepared for the project.

Project Location: The project is located on 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.

APN: 080-070-016

Total Acreage: 148.41 acres

Zoning: FOR-SP (Forest, combining Special Purpose)

General Plan Area: Placer County

MAC Area: Surrounding area - Squaw Valley MAC and North Tahoe Regional Advisory

Applicant: Placer County Planning Services

Owner: Placer County

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gilmore (530) 745-3110 Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Denio second:
To certify the Environmental Impact Report for the Cabin Creek Biomass Facility project and adopt the Statement of Findings as set forth in Attachment D; and the Mitigation Monitoring and Report Program as set forth in Attachment E; and approve a Conditional Use Permit to allow for the construction of a two megawatt biomass electric generating plan, subject to the following findings and attached recommended conditions of approval including the new modified condition "Biomass truck deliveries shall should avoid travel through the Town of Truckee on either Donner Pass Road or West River Road, unless an emergency, road closure, or other unique circumstance would necessitate travel on these roadways. Further, biomass truck deliveries on SR 89, between Cabin Creek Road and I-80, shall be prohibited on federal holidays and Sundays.", also including the CEQA findings one through four and the Conditional Use Permit findings one through four on page nine in the staff report.

Chairman Moss read the Appeal rights.

4) 10:00 AM

10:07 am to 12:10 pm

11:30-11:35 brk

MINOR USE PERMIT/VARIANCE (PMPB 20120092) WISE VILLA WINERY COMMUNITY CENTER

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Grover Lee, for approval of a Minor Use Permit to allow the existing winery to also function as a year-round Community Center, and a Variance to the paving requirement to have all-weather surfacing for the over-flow parking areas within the vineyard. The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared for the project.

Project Location: The project is located at 4100 Wise Road in the Lincoln area.

APN: 031-310-036 and 031-310-037

Total Acreage: 20 acres

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

General Plan Area: Placer County

MAC Area: Rural Lincoln
Owner/Applicant: Grover Lee

County Staff:

Planning: Lisa Carnahan (530) 745-3067

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Johnson second: To adopt the Mitigated Negative Declaration; approve the Minor Use Permit for the Wise Villa Winery Community Center; and approve the Variance to the surfacing requirement; including, all conditions [with modification to condition #42] the CEQA findings and all other findings contained in the staff report. Condition 42 shall read as follows: "This Minor Use Permit is valid for two (2) years and shall expire on December 30, 2014 unless approval of a modification of this permit is granted by the Planning Commission prior to the expiration date."

Chairman Moss read the Appeal rights.

5) 10:30 AM 12:10 pm - 12:29 pm **ZONING TEXT AMENDMENT (PZTA 20110258)**

SINGLE ROOM OCCUPANCY RESIDENTIAL HOUSING UNITS - HOUSING

ELEMENT IMPLEMENTATION

NEGATIVE DECLARATION

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Placer County Planning Services Division to provide a recommendation to the Board of Supervisors on revisions to the Placer County Zoning Ordinance to establish a new definition and requirements for Single Room Occupancy (SRO) Residential Housing Units. SRO complexes with 30 units or fewer would be allowed with Zoning Clearance in the HS (Highway Service) and RES (Resort) zoning districts. Approval of a Minor Use Permit would be required in RM (Residential Multi-Family), C1 (Neighborhood Commercial) for all SRO developments and with 31 units or more in HS (Highway Service) and RES (Resort) zoning districts. Approval of a Conditional Use Permit would be required for C2 (General Commercial) and CPD (Commercial Planned Development) for all SRO developments. The proposed Zoning Text Amendments will implement the Housing Element Program G-4. This item was continued from the September 27, 2012 Planning Commission meeting per direction from the Planning Commission to come back at a later date with modifications to the proposal.

The Planning Commission will also consider providing a recommendation to the Board of Supervisors for adoption of a Negative Declaration prepared for the Zoning Text Amendment.

MAC Area: All MACs

Applicant: Placer County Community Development Resource Agency

County Staff:

Planning: Crystal Jacobson (530) 745-3085

Cathy Donovan (530) 745-3170

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Denio second: To forward a recommendation to the Board of Supervisors for adoption of a Negative Declaration and approval of amendments to the Placer County Zoning Ordinance as set forth in Attachment 1, subject to the CEQA findings and Zoning Text Amendment findings in the staff report.

MEETING ADJOURNED 12:30 PM