



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

September 23, 2010

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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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

10:00 am meeting began **ROLL CALL:** Gerry Brentnall (Chairman)[*Absent*], Richard Johnson (Vice Chairman) [*Absent*], Harry Crabb (Secretary), Jeffrey Moss, Miner Gray, Larry Sevison [*Absent*]and Ken Denio

REPORT FROM THE PLANNING DIRECTOR –

Michael Johnson CDRA Director reported the October 14th Planning Commission hearing is cancelled, the next hearing will be October 28, 2010. Next Tuesday [September 28th @ 1:30 pm] the Board of Supervisors will hear the Bohemia appeal, on October 5th the Board of Supervisors will hear the Rancho Del Oro appeal, and on October 19th at their Tahoe meeting the Board will hear the Caldwell appeal of a General Plan Amendment and Rezone with modified conditions of approval. Also the Planning Commission will be having a hearing in the Tahoe area in the beginning of December there are several Tahoe items to be heard, staff will keep you posted.

Michael Johnson CDRA Director and Scott Finley County Counsel reported that on September 14th the Board took action to approve a settlement agreement with the petitioners [Foresthill Residents for Responsible Growth] on the Foresthill Community Plan. The Board upheld the Foresthill Community Plan in its entirety and agreed to consider amendments dealing with the concerns of the community. Any Plan modifications will go through the full program of public hearings with the Foresthill Forum, Planning Commission and Board. The modifications may include a Fire Evacuation Plan study, an upgrade to the County web-site, as well as support of a study of a Foresthill economic revitalization. There was a public meeting last night with the Foresthill community to update them on the changes. It could be about six months before the Commission will be hearing modifications. The Commission was offered a copy of the settlement for review.

PUBLIC COMMENT – *No public comment received.*

1) 10:05 am CONDITIONAL USE PERMIT MODIFICATION (PCPM 20090345)
10:07 am – 10:35 am

George Rosasco
sitting in for Alex
Fisch.

Approved the
Conditional Use
Permit modification
subject to the
findings and
modified conditions
and CEQA findings
with added language
to Condition 98.

4:0

Commissioner
Brentnall,
Commissioner
Johnson, and
Commissioner
Severson were absent.

**CEMEX
ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Cemex Construction Materials, L.P. for approval of a Conditional Use Permit Modification. The applicant proposes to modify Condition 2A (Permanent Conservation of Farmland), Conditions 63 and 64 (Implement Electric Powered Conveyor Belt to transport run-of-pit material to processing area, and Convert Diesel Powered Water Pump to Electric), Condition 29 and Condition 83 (Submit Revised Reclamation Plan), and Condition 88 (Stream Alteration Agreement relative to timing to construct levee improvements). Specifically, the timing and/or phasing of each of the above listed conditions are proposed to be modified to allow for alternative phasing schedules consistent with the scope of impacts and levels of mitigation previously identified for this project. The Planning Commission will also consider adoption of an Addendum to the Cemex Final Environmental Impact Report.

Project Location: The project site is located on the northwest side of Camp Far West Road three miles northeast of the town of Sheridan.

APN: 018-010-001-510, 018-031-004-000 , 018-031-051-510, 018-031-052-510, 018-031-053-510, 018-031-060-000, 018-031-061-000, 018-031-062-000, 018-031-063-000, 018-031-078-000, 018-140-024-000, 018-140-025-000; and two properties located in Yuba County (APN 015-370-002, 015-360-038) totaling 652 acres that are zoned AE-10 and AE-40 (Exclusive Agriculture).

Total Acreage: 996 acres

Zoning: F-B-X-MR-SP 20 ac. min. (Farm, combining minimum Building Site of 20 acres, combining Mineral Reserve, combining Special Purpose)

Community Plan Area: Placer County General Plan

Mac Area: Sheridan MAC

Owner: AKT Wheatland Ranch LLC

Applicant: CEMEX Construction Materials, L.P.

County Staff:

Planning: Alex Fisch (530) 745- 3081

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:20 am
10:35 am – 10:41 am

Approved the
Temporary Use
Permit for the Cisco
Grove Materials
Processing project,
based upon the
findings contained in
the staff report and
recommended
conditions of
approval and CEQA
findings.

4:0

Commissioner
Brentnall,
Commissioner
Johnson, and
Commissioner
Severson were absent.

**TEMPORARY CONDITIONAL USE PERMIT (PCPA T20100270)
CISCO GROVE MATERIALS PROCESSING PROJECT
CATEGORICAL EXEMPTION**

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Teichert Construction for a Temporary Conditional Use Permit to allow for a materials processing plant for the paving and restoration of Interstate 80 on a two acre portion of a 93.5 acre parcel in Cisco Grove area. The Planning Commission will also consider a Categorical Exemption - Class 4 - Minor Alterations to Land.

Project Location: The project is located on a two-acre portion of a 93.2-acre parcel located off of Cisco Road, on the south side of Interstate 80, approximately half a mile from Cisco Grove off ramp in the Cisco Grove area.

APN: 066-070-045

Total Acreage: A two-acre portion of a 93.2-acre parcel

Zoning: FOR-160 AC MIN (Forestry, 160 acre minimum parcel size); RF-B-X-40 AC MIN (Residential Forest, combining minimum Building Site of 40 acres); HS-DS (Highway Service, combining Design Sierra); and RF-B-X-2.5 AC MIN PD-0.4 (Residential Forest, combining minimum Building Site of 2.5 acres, combining Planned Residential Development of 0.4 dwelling units per acre).

General Plan: Placer County

MAC Area: Not applicable

Applicant: Teichert Construction, 4401 Duluth Ave, Roseville, CA 95678

Owner: Raj Brar, KRL Holdings, LLC PO Box 760, Soda Springs, CA 95728

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: Rebecca Taber (530) 745-7518

Environmental Health: Mohan Ganapathy (530) 745-2300