



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
March 28, 2013**

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

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**EXTENSION OF TIME - CONDITIONAL USE PERMIT/VARIANCE
(PCUP 2781/PVAA 3806)
TEICHERT AGGREGATE FACILITY
ADDENDUM TO A CERTIFIED FINAL ENVIRONMENTAL IMPACT
REPORT
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Teichert Inc. on behalf of Teichert Land Company and Triangle Properties, Inc. for an Extension of Time for exercising the Conditional Use Permit and Variance associated with the previously approved Teichert Aggregate Facility. The Planning Commission will consider an Addendum to a certified Final Environmental Impact Report.

Project Location: The project is located on west of Gladding Road, east of Highway 65, south of Riosa Road, north of Chamberlain Road, approximately four miles north of Lincoln.

APN: 020-130-008, 020-130-016, 020-130-017, 020-130-018, 020-130-022; 020-141-003, 020-141-004; 020-150-012, 020-150-045, 020-150-064, 020-150-065, 020-150-066, 020-150-067, 020-150-070, 020-150-071, 020-150-072, 020-150-073, 020-150-074, and 020-150-075

Total Acreage: 785 acres of the total 3,455 acre property

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

General Plan Area: Placer County General Plan

MAC Area: Rural Lincoln MAC and Sheridan MAC

Applicant: Teichert Inc.

Owner: Teichert Land Company and Triangle Properties, Inc

County Staff:

Planning: Lisa Carnahan (530) 745-3067

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

Environmental Health: Laura Rath (530) 745-2300

2) 10:20 am

**CONDITIONAL USE PERMIT (PCPA 20120215)
SQUAW VALLEY RED DOG LIFT REPLACEMENT
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Adrienne Graham on behalf of Squaw Valley Resort, LLC, for approval of a Conditional Use Permit to replace the existing Red Dog triple chairlift with a high-speed, detachable 6-place chairlift within the same alignment to improve utilization of the Snow King terrain and shorten the ride time. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the Project.

Project Location: The project is located on 1733 Squaw Valley Road in the Squaw Valley area.

APN: 096-010-012, 096-221-011, 096-221-019, 096-221-026, and 096-490-017

Total Acreage: approximately 205 acres

Zoning: FR/VC/HC (Forest Recreational/Village Commercial/Heavy Commercial)

General Plan Area: Squaw Valley General Plan

MAC Area: Squaw Valley MAC

Applicant: Adrienne Graham

Owner: Squaw Valley Resort, LLC

County Staff:

Planning: Lisa Carnahan (530) 745-3067
Engineering and Surveying: Sarah Gilmore (530) 745-3110
Environmental Health: Justin Hanson (530) 745-2300

3) 10:30 am

SUBDIVISION MAP MODIFICATION/VARIANCE (PSM 20120227)

ALPINE MEADOWS ESTATES UNIT 11

PECK RESIDENCE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Don Fulda, Ward-Young Architecture and Planning, on behalf of Arthur and Kirsten Peck and Ward and Sue Nobel, for approval of a Subdivision Map Modification of the *Alpine Meadows Estates Unit 11* subdivision and Variance to the front setback requirement of 20 feet from property line to allow 5 feet from property line (2.5 feet from eaves) in order to construct a new 3,828 square foot residence on the Peck property. 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: The project is located on 1411 Juniper Mountain Road and 1415 Juniper Mountain Road, respectfully, in the Alpine Meadows area.

APN: 095-460-020 and 095-460-019

Total Acreage: approximately 11,600 sq. ft. each

Zoning: RS (Residential Single Family)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Don Fulda, representing Ward-Young Architecture and Planning

Owner: Arthur and Kirsten Peck

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hanson (530) 745-2300

4) 10:40 am

APPEAL OF A ZONING ADMINISTRATOR DECISION

VARIANCE (PVAA 20120334)

TUMA RESIDENCE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider an Appeal from Laurie Stevenson of the Zoning Administrator's approval of a request from David Hopp on behalf of Rafid Tuma for the approval of a Variance to the 5-foot side yard setback requirement to allow two feet from the easterly side property line (one-foot to eave), to allow for the construction of a garage addition with living space above. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance, Class 5 – Minor Alterations to land use limitations.

Project Location: The property is located at 7612 Forest Glenn Drive in the Tahoe Vista area.

APN: 111-110-040

Total Acreage: approximately 11,780 square feet

Plan Area Statement: Plan Area Statement-025 (Kingswood East Residential)

General Plan Area: North Tahoe Area General Plan

MAC Area: North Tahoe Regional Advisory Council
Appellant: Laurie Stevenson
Applicant /Owner: David Hopp on behalf of Rafid Tuma
County Staff:
Planning: Allen Breuch (530) 581-6284
Engineering and Surveying: Sharon Boswell (530) 745-3110
Environmental Health: Justin Hanson (530) 745-2300

5) 11:00 am

**APPEAL OF A ZONING ADMINISTRATOR DECISION
MINOR USE PERMIT (PMPB 20120347)
ELIM GLEN RESIDENTIAL CARE HOME
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a third party Appeal from the Granite Bay Community Association of the Zoning Administrator's approval of a request from John Higgins on behalf of James and Susan Lee, for a Minor Use Permit for the expansion of Elim Glen Residential Care Home to allow an increase in the resident patient population from 6 to 20, and to allow the construction of a 3,800 square foot addition to an existing 2,800 square foot residential care home. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance, Class 1 E.2. - Existing facilities and Class 3 - New construction or conversion of small structures.

Project Location: The project is located at 6257 Eureka Road in the Granite Bay area.

APN: 048-290-022

Total Acreage: approximately 1.8 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 2.3 acres)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant: Granite Bay Community Association

Applicant /Owner: John Higgins on behalf of James and Susan Lee

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

6) 12:30 pm

**CONDITIONAL USE PERMIT/MINOR BOUNDARY LINE ADJUSTMENT
(PCPM 20130003)
ROCK CREEK PLAZA SHOPPING CENTER MODIFICATION
ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE
DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from De Kleer and Associates on behalf of LF2 Rock Creek LP, a California Limited Partnership, for approval of a Conditional Use Permit Modification and a Minor Boundary Line Adjustment to allow for a revision of Phase IV of the Rock Creek Plaza Expansions and Remodel project. The proposed revision includes the construction of an 8,214 square-foot building in place of a 17,252 square-foot drug store that was previously approved for construction on the project site. The project also includes the demolition of an existing 8,121 square-foot former

Citibank building on the same parcel. The subject property is commonly known as the Rock Creek Plaza Shopping Center and is located at the southeast corner of Bell Road and State Route 49 in the Auburn area. The new/replacement building would be constructed adjacent to east side of State Route 49, north of the AT&T/Starbucks building and south of the vacant Citibank building. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and a new Mitigation Monitoring and Reporting Program for the project.

Project Location: The project is located at the southeast corner of Bell Road and State Route 49 in the Auburn area.

APN's: 052-040-035, -036, -039, -045, -046, -047, -069, -071, 072, -076, -081 and -082

Total Acreage: approximately 22 acres

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

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: RFE Engineering, Inc., William McKinney

Owner: LF2 Rock Creek LP, a California Limited Partnership

County Staff:

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: Justin Hanson (530) 745-2300

7) 12:45 pm

GENERAL PLAN AMENDMENT (PGPA 20120356)

PLACER COUNTY TARGETED GENERAL PLAN AMENDMENT

NEGATIVE DECLARATION

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Placer County Planning Services Division, for a recommendation to the Board of Supervisors for approval of amendments to the 1994 Placer County General Plan. A number of targeted amendments that consist of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new state and federal laws are proposed. The proposed amendments do not modify General Plan land use designations, the land use map or capital improvement program. The Planning Commission will also consider recommending to the Board of Supervisors adoption of the Negative Declaration for the amendments to the General Plan.

Community Plan Area: Placer County General Plan

MAC Area: All

Applicant: Placer County Planning Services Division

County Staff:

Planning: Christopher Schmidt (530) 745-3076