

### COUNTY OF PLACER PLANNING COMMISSION

# AGENDA DATE February 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, 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 <u>not included</u> 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 CONDITIONAL USE PERMIT (PCPA 20130006)

TKO RECYCLING - NEWCASTLE

**CATEGORICALLY EXEMPT** 

#### **SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Jeff Trimble on behalf of TKO Recycling to operate a buy-back recycling facility accepting all types of California CRV (i.e. aluminum cans, plastic bottles, and glass beverage containers), electronic waste (i.e. computers, televisions and cell phones), household appliances such as ovens, microwaves and refrigerators, and most types of ferrous and non-ferrous metals, such as steel, tin, iron, aluminum, brass and copper. The Planning Commission will also consider a finding for Categorical Exemption, Section 18.36.030, Class 1, Existing Facilities of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301).

**Project Location**: The property is located on 9390 Old State Highway in the

Newcastle area. **APN**: 040-150-006 **Total Acreage**: .81 acres

**Zoning**: IN-Dc (Industrial, combining Design Corridor) **Community Plan Area**: Placer County General Plan

MAC Area: Newcastle/Ophir MAC

**Applicant:** Jeff Trimble **Owner:** TKO Recycling

**County Staff:** 

Planning: Lisa Carnahan (530) 745-3067

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

Environmental Health: (530) 745-2300

### 2) 10:20 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)** 

#### (STAFF IS REQUESTING A CONTINUANCE OF THIS ITEM.)

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)

Community Plan Area: Placer County General Plan

MAC Area: 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

### 3) 10:45 am PLACER COUNTY HOUSING ELEMENT UPDATE (PGPA 20120231) ALL SUPERVISORIAL DISTRICTS

Consider a request from Placer County Planning Services Division, to consider and make recommendations to the Board of Supervisors on the Placer County Housing Element Update. The Placer County Housing Element is an update of the goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County. Staff is recommending the Planning Commission recommend that the Placer County Board of Supervisors authorize submission of the draft Housing Element to the California Department of Housing and Community Development for review and certification. Once the State certifies the document, the Housing Element will be considered for adoption by the Placer County Board of Supervisors. Adoption of the Housing Element will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on May 12, 2009. The amendment consists of modifications to the text and implementation programs as well as goal and policies. The Planning Services Division contact is Christopher Schmidt, who can be reached at (530) 745-3076.

Community Plan Area: Placer County General Plan

MAC Area: All

**Applicant:** Placer County Planning Services Division

**County Staff:** 

Planning: Christopher Schmidt (530) 745-3076

### 4) 11:00 am LANDSCAPE DESIGN GUIDELINES (PCPJ 20120313) NEGATIVE DECLARATION

#### ALL SUPERVISORIAL DISTRICTS

Consider a request from Placer County Planning Services Division to forward a recommendation to the Board of Supervisors to adopt a proposed update to the County's Landscape Design Guidelines. The Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines establish design expectations for new development based on County goals, policies and objectives. The Planning Commission will also recommend the Board of Supervisors consider adoption of the Negative Declaration.

Community Plan Area: Placer County General Plan

MAC Area: All

**Applicant:** Placer County Planning Services Division

**County Staff:** 

Planning: Christopher Schmidt (530) 745-3076

### 5) 11:15 am SHERIDAN COMMUNITY PLAN UPDATE (PGPA 20130025) SUPERVISORIAL DISTRICT 2 (WEYGANDT)

The Planning Services Division is providing a report of the County's Sheridan Community Plan Update. The purpose of the report is to provide the Planning Commission with an overview and status of the work program, and to provide an opportunity for the public to comment.

MAC Area: Sheridan MAC

**Applicant:** Placer County Planning Services Division

**County Staff:** 

Planning: Jennifer Byous (530) 745-3008 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300