



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
June 11, 2015**

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: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

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.

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

**1) 10:05 am WISE VILLA WINERY COMMUNITY CENTER
MINOR USE PERMIT MODIFICATION (PLN15-00110/PMPB 20120092)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Grover Lee, for approval of a Minor Use Permit modification to modify Condition #42 to allow for the continued use of a winery with tasting room that functions as a Community Center. The project was originally approved in March 2013, was valid for two years, unless approval of a modification was granted by the Planning Commission (Condition #42). A Mitigated Negative Declaration (MND) was prepared pursuant to CEQA and adopted at the same time the project was approved. The Planning Commission will consider reliance on the previously adopted MND and adoption of findings pursuant to CEQA Guidelines Section 15162.

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

APN'S: 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/Community Plan Area: Placer County General Plan

MAC Area: Rural Lincoln MAC

Owner: Grover Lee

County Staff:

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

**2) 10:15 am UPDATE ON THE PROPOSED BICKFORD RANCH SPECIFIC PLAN
AMENDMENT (PSPA 20140024)**

The Planning Services Division will provide an update to the Planning Commission on the applicant's proposed changes to the Bickford Ranch Specific Plan (BRSP). The update will include an overview of the project's history, the applicant's proposed changes to the BRSP, the County's review process, and next steps. No formal action is being requested by the Planning Commission at this time. An opportunity for public comment on the applicant's proposed changes will be provided at the end of the update.

Project Location: The Bickford Ranch Specific Plan area is located approximately four miles northwest of Interstate 80 and south of State Route 193 between Lincoln, Penryn, and Newcastle areas. The western boundary of the site is defined by Sierra College Boulevard from State Route 193 on the north side to English Colony Road on the south, except for a parcel at the northeast corner of Sierra College Boulevard and Caperton Court. The site extends approximately four miles from the project's westerly boundary on Sierra College Boulevard, to its easterly border.

APN's: 031-101-043, 031-101-044, 031-101-045, 031-101-046, 031-101-047, 031-101-048, 031-101-049, 31-101-050, 031-101-051, 031-101-052, 031-101-53, 031-101-054, 031-101-055, 031-101-056, 031-101-057, 031-101-058, 031-101-59, 031-101-060, 031-101-061, 031-101-062, 031-101-063, 031-101-064, 031-101-065, 031-101-067, 031-101-068, 031-101-069, 031-101-070, 031-101-071, 031-101-072, 031-101-073, 031-101-074, 031-101-075, 031-101-076, 031-101-077, 031-101-078, 031-101-079, 031-101-080, 031-101-081, 031-101-082, 031-101-083, 031-101-

084, 031-101-085, 031-180-024, 031-180-025, 031-180-026, 031-180-027, 031-180-028, 031-180-029, 031-180-030, 031-190-013, 031-190-014, 031-190-015, 031-190-016, 031-190-017, 031-190-018, 031-190-019, 031-190-020, 031-190-021, 031-190-022, 031-190-023, 031-190-024, 031-190-025, 031-200-016, 031-200-017, 031-200-018, 031-200-019, 031-200-020, 031-200-021, 031-200-021, 031-200-022, 032-010-039, 032-010-040, 032-020-039, 032-020-040, 032-020-041, 032-020-042, 032-020-043, 032-020-044, 032-020-045, 032-020-046, 032-020-047, 032-020-048, 032-020-049, 032-041-005, 032-041-081, 032-041-082, 032-041-083.

Total Acreage: 1,927.9 acres

Zoning: F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve); F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve); F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres)

General/Community Plan Area: Placer County General Plan

MAC Area: Horseshoe Bar/Penryn

Applicant: John Tallman, Westpark Communities

Owner: LV Bickford Ranch LLC

County Staff:

Planning: EJ Ivaldi (530) 745-3166

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

**A) ELIM GLEN RESIDENTIAL CARE HOME
EXTENSION OF TIME - MINOR USE PERMIT (PMPB 20120347)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Baker Williams Engineering Group on behalf of James and Susan Lee, for a two year Extension of Time for a previously approved Minor Use Permit that allowed the expansion of the Elim Glen Residential Care Home to increase its resident patient population from 6 to 20, and allow for the construction of a 3,800 square foot addition to an existing 2,800 square foot residential care home. The Minor Use Permit was originally approved by the Planning Commission on April 11, 2013. This project is a Categorical Exemption from environmental review pursuant to the provisions of Section 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. The project is located at 6257 Eureka Road in the Granite Bay area (APN: 048-290-022). The 1.8 acre site is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 2.3 acres). The Planning Services Division contact for the project, Roy Schaefer, can be reached at (530) 745-3061.