



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
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 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

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[*absent*]; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR - *EJ Ivaldi, Deputy Director of Planning, reported on the following:*

Discussed the order of the Planning Commission agenda specifically the Consent item.

Planning Commission schedule. June 25 hearing will be held in Tahoe. Items tentatively scheduled are the Squaw Valley Specific Plan draft EIR public comments, Appeal of an AA cellular facility, Subdivision modification for Metcalf residence in the Alpine Meadows area, and an Extension of Time for Cabin Creek – Bio Mass. The July 9th Planning Commission hearing has nothing scheduled at this time.

Upcoming Board of Supervisor items: Next Tuesday, the Board will hear The Morgan Knolls project and the Ponds Pavilion and Lofts.

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

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

1) 10:05 am
10:07am – 11:11am

**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

MOTION VOTE 4:2 Commissioner Johnson moved, Commissioner Moss second; Approve the modification of dropping condition #42 and recognize no change in CEQA findings and approve the minor use permit modification.

AYE: Sevison, Moss, Johnson, Denio,

NO: Nader, Rocucci

ABSENT: Gray

Three members from the public spoke at the hearing.

Appeal rights were read.

Break 11:12 am – 11:20 am

2) 10:15 am
11:20am-11:56am

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

Conducted a Public Workshop with the Planning Commission to review the proposed Bickford Ranch Specific Plan Amendment and obtain input from the Planning Commission and general public about the project.

Three members from the public spoke at the hearing.

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) 11:11am-11:12am ELIM GLEN RESIDENTIAL CARE HOME
EXTENSION OF TIME - MINOR USE PERMITS (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.

Chairman Denio gave the public and fellow Commissioners the opportunity to remove item from the consent agenda for discussion. There were no requests to remove item(s) from the consent agenda.

MOTION VOTE 6:0 Commissioner Roccucci moved, Commissioner Nader second; Approve the consent agenda.

AYE: Severson, Moss, Johnson, Nader, Roccucci, Denio,

NO: none

ABSENT: Gray

MEETING ADJOURNED: 11:56 am