



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE  
April 24, 2014**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
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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

*To listen to audio of comments and the entire hearing please go to web-site below:  
[http://placer.granicus.com/ViewPublisher.php?view\\_id=4](http://placer.granicus.com/ViewPublisher.php?view_id=4)*

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**10:00 am      FLAG SALUTE**

**ROLL CALL:** Larry Sevison (Chairman) At-Large East of Sierra Crest [*absent*]; Ken Denio (Vice Chairman) District 2; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest[*absent*], Miner “Mickey” Gray (Chairman), District 5

**REPORT FROM THE PLANNING DIRECTOR -**

*EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission: Today’s meeting will be shorter than anticipated due to continuances being requested. There are a lot of upcoming Planning Commission items being readied for agendas. May 8<sup>th</sup> Planning Commission hearing will be cancelled. May 22<sup>nd</sup> Planning Commission tentative items on agenda are two Rafting Permits, Variance for Lundberg Residence, and maybe one or two more items. The Planning Commission will hold a Tahoe meeting on June 12<sup>th</sup> or June 26<sup>th</sup> as there are many Tahoe projects ready for hearing.*

*The Board of Supervisors held their meeting in Tahoe on Monday and Tuesday. They received an update on the Tahoe Basin Community Plan. The Board also approved contracts with Ascent Environmental for the preparation of an EIR/EIS for the County’s Tahoe Basin Community Plan Update. They heard an update on the Cabin Creek Biomass Facility and provided direction to staff on the Placer Vineyards Policy issues and draft Fiscal Impact Analysis.*

*The Planning Division received an Appeal from Friends of the North Fork of the Planning Commission’s approval of the Camel’s Hump Care Taker Residence. The appeal is tentatively scheduled for the Board of Supervisors June 17<sup>th</sup> hearing.*

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

1) 10:05 am  
10:05a-10:10a

**RIO BRAVO ROCKLIN – WOOD WASTE CHIP AND GRIND(PCPA  
20140034)  
CONDITIONAL USE PERMIT  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Rio Bravo Rocklin, for approval of a Conditional Use Permit to allow installation of mobile grinding equipment in order to process a portion of the pulpwood boiler fuel on-site. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines and Sections 18.36.030 (Class 1, Existing facilities) and 18.36.050 (Class 3, New construction or conversion of small structures) of the Placer County Environmental Review Ordinance.

**Project Location:** The project is located at 3100 Thunder Valley Court in the Rocklin area.

**APN:** 017-063-031

**Total Acreage:** 48.67 acres

**Zoning:** IN-Dc (Industrial combining Design Scenic Corridor)

**Community Plan Area:** Sunset Industrial Area Plan

**MAC Area:** None

**Owner/Applicant:** Rio Bravo Rocklin

**County Staff:**

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

***MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Moss second;***

***To continue item to May 22<sup>nd</sup> at 10:20 am***

***AYE: Gray, Moss, Johnson, Rocucci, Denio,***

***NO: none***

***ABSENT: Sevison, Nader***

2) 10:15 am  
10:15a-10:20a

**EXPO FLOORS LLC (PVAA 20130277)  
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF VARIANCE  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

**\*\*THE APPLICANT HAS REQUESTED THAT THIS ITEM BE CONTINUED\*\***

Consider an appeal filed by Andrey Ginzburg on behalf of the property owners, Expo Floors LLC, of the Zoning Administrator's decision to deny a Variance to allow 1) an existing solid wall to remain as constructed along the north and northeast (side) property boundary which exceeds the maximum height of six feet in the side setback and three feet in the front setback, and 2) to allow an existing playhouse with a 15-foot side setback, where 30-foot is required. The Planning Commission will also consider a finding of Categorical Exemption [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 property is located at 8300 Moss Court in the Granite Bay area.

**APN:** 036-180-046-000

**Total Acreage:** 4.3 acres

**Zoning:** RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of

4.6 acres)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Appellant/Applicant:** Andrey Ginzburg

**Owner:** Expo Floors LLC

**County Staff:**

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: Mohan Ganapathy (530) 745-2300

***MOTION VOTE 5:0 Commissioner Moss moved, Commissioner Roccucci second;***

***To continue item to May 22<sup>nd</sup> at 10:35 am***

***AYE: Gray, Moss, Johnson, Roccucci, Denio,***

***NO: none***

***ABSENT: Sevison, Nader***

**3) 10:20 am**

***10:20a-12:43p***

### **WORKSHOP - COMMUNITY CENTER**

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the definition and processing of Community Centers. This is the fifth workshop in the series, the first workshop was held on May 9, 2013, the second workshop was held on June 27<sup>th</sup> the third workshop July 25, 2013, and the fourth workshop was held October 10, 2013.

**County Staff:**

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

***Eleven members from the public provided comments on Community/Event Centers.***

***After consideration of the MAC comments and Public comments, the Planning Commission gave staff direction on the wording of the Ordinance. Next step is to bring back a draft Zoning Text Amendment and Negative Declaration for the Event Centers to the Planning Commission for final consideration and recommendation to the Board of Supervisors.***

***MEETING ADJOURNED: 12:43 PM***