



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
November 5, 2015**

**OFFICE OF
Planning Services
Division**

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AUBURN, CALIFORNIA 95603
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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; and Larry Sevison, At-Large East of Sierra Crest *All Commissioners were present.*

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Planning Director, reported on the following: There will be adjustments on today's agenda. Board of Supervisors meeting on Tuesday considered the Third Party Appeal - Pantell Stafford Minor Boundary Line Adjustment. The Board denied the appeal and reaffirmed the decision to approve the minor boundary line adjustment.

Planning Commission meeting of November 19, 2015 will be held in Tahoe at the Kings Beach Conference Center to receive comments on the Draft EIR for the Martis Valley West Specific Plan Project and to hear an Appeal of the Northstar Basin Retrofit Project. The December 10th meeting will be held in Auburn. Tentative items for that meeting are a Williamson Act contract cancellation, a variance appeal, Willow Creek Shopping Center conditional use modification and potentially the Winery Ordinance.

There was an inquiry from one of the Commissioners about the Village at Squaw Valley Specific Plan project and where that is at in the process. The Environmental Consultant Ascent is busy preparing the first administrative final EIR. Staff expects to receive the administrative draft the week of Thanksgiving. The Final EIR should be out for public review by the end of February of next year. As you may be aware, there has been recent interest in this project by TRPA. The project is located near the Tahoe Basin or outside of the Basin so the County is looking at how to collaboratively work with TRPA to accurately address potential cumulative impacts related to the project, including traffic, and air quality impacts.

For today's agenda, Staff is requesting to pull the Rancho Del Oro, extension of time off Consent agenda. After looking at the states automatic extension allowances, it was discovered the terms of the map is valid until October 2017. Staff will also be asking the Commission to consider a withdrawal of appeal for Granite Bay Memory Care facility.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. *No comment received.*

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

**1) 10:05 am SECONDARY DWELLING UNITS
ZONING TEXT AMENDMENT (PLN14-00108)
STATUTORY EXEMPTION
ALL SUPERVISORIAL DISTRICTS**

Consider providing a recommendation to the Board of Supervisors on revisions to the Placer County Code, Chapter 17, Sections 17.05.030 and 17.56.200 in order to implement General Plan Housing Element Program B-11 and in compliance with Gov. Code, Section 65852.2, related to Secondary Dwelling Units. The Zoning Text Amendment would provide property owners with more flexible options to develop a secondary dwelling unit to accommodate family or a potential renter. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of a Statutory Exemption pursuant to Section 15282(h) of the CEQA Guidelines.

County Staff:

Planning: Nikki Streegan (530) 745-3577

MOTION VOTE 6:1 Commissioner Sevison moved, Commissioner Johnsons second; Recommend the Board of Supervisors find the proposed Zoning Text Amendment to be statutorily exempt under CEQA Guidelines section 15282(h) and adopt an Ordinance to amend Placer County Code, Chapter 17, Sections 17.05.030 and 17.56.200 related to Secondary Dwelling Units; and to suggest the elimination of section E.2 which states “That secondary units on parcels smaller than 1-acre in size shall either be attached to the primary unit or integrated with attached accessory building such as a garage..” ; and suggest the Board of Supervisors consider an opportunity to establish a fee waiver program to waive impact or building fees for secondary units that are deed restricted for affordability, in order to provide incentives for affordable housing.

AYE: Sevison, Gray, Johnson, Nader, Rocucci, Denio

NO: Moss

Five members of the public spoke at the hearing.

**2) 10:15 am GRANITE BAY MEMORY CARE
THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF A
MINOR USE PERMIT (PLN15-00051)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a third party Appeal from Kirk Diodati, Association President of Princeton Reach Homeowners Association, Michael & Amy Dumke, David & Anne Millner, Jason & Elizabeth Huckabay, and Tom & LeAnn Markin of the Zoning Administrators approval of a Minor Use Permit to allow for the construction of a one-story, 34,000 square foot memory care facility that includes 60 rooms and 66 beds for patients with advanced memory loss, as requested by Robert Keil with FCM Capital Partners, Inc., on behalf of the property owner Granite Bay Memory Care, LLC. The Planning Commission will also consider the adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

Project Location: The project is located on the south side of Douglas Boulevard between Barton Road and Auburn Folsom Road in the Granite Bay area

APN: 048-132-069-000

Total Acreage: 3.5 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Robert Keil with FCM Capital Partners, Inc on behalf of Granite Bay Memory Care, LLC

Appellants: Kirk Diodati, Association President of Princeton Reach Homeowners Association, Michael & Amy Dumke, David & Anne Millner, Jason & Elizabeth Huckabay, and Tom & LeAnn Markin

County Staff:

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Gray second; Accept withdrawal of appeal.

AYE:; Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

ABSENT: Sevison

3) 10:30 am

BICKFORD RANCH SPECIFIC PLAN

AMENDMENTS TO THE SPECIFIC PLAN, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES/REZONE/VESTING PHASED LARGE-LOT MERGER AND RESUBDIVISION MAP/AMENDED AND RESTATED DEVELOPMENT AGREEMENT (PSPA20140024)

ADDENDUM TO THE 2004 FINAL ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider an application from Westpark Communities, on behalf of LV Bickford Ranch LLC, and make recommendations to the Board of Supervisors on the following requests: 1) Amend the previously approved 2004 Bickford Ranch Specific Plan, Development Standards, Design Guidelines, and Development Agreement; 2) Rezone 1,927.9 acres from 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), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres) to SPL-BRSP (Specific Plan - Bickford Ranch); and 3) approve a Vesting Phased Large-Lot Merger and Resubdivision Map. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on a proposed Addendum to the 2004 Bickford Ranch Final Environmental Impact Report, prepared pursuant to the California Environmental Quality Act. The Bickford Ranch Project was originally approved in 2004 and is a large-scale, mixed use planned development including 1,890 residential units of varying densities and housing types, including an age-restricted component. The applicant proposes to amend the Bickford Ranch Specific Plan in the area of residential housing types and conceptual lotting of residential villages to reflect current market demands. The proposed changes would eliminate the Village Commercial site, eliminate the high density residential site, eliminate the golf course and related facilities, and reduce the overall development footprint by increasing open space areas, while maintaining the same 1,890 residential units originally approved. Access to the project site from Sierra College Blvd. would also be modified.

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, 031-101-059, 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, 031-200-022, 032-010-039, 032-010-040, 032-020-028, 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, and 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)

Community Plan Area:

MAC Area: Horseshoe Bar/Penryn MAC, Newcastle/Ophir MAC, Rural Lincoln Advisory Council

Applicant:

Owner:

County Staff:

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

The following items recommended to the Board of Supervisors:

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Moss second;

1. Adopt the Addendum to the 2004 Bickford Ranch Final Environmental Impact Report (SCH# 1998082073); the Commission determined the Addendum was adequate as currently drafted and did not recommend amending Mitigation Measure A-K related to air quality to require, per the Placer County Air Pollution Control District's request, annual payments of the single season fee amount over the life of the project (40 years) . (See also discussion under #8).

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Rocucci second;

2. Adopt an amendment to the Bickford Ranch Specific Plan Mitigation Monitoring and Reporting Program; See above discussion related to Mitigation Measure A-K.

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Johnson second;

3. Adopt a resolution approving amendments to the Bickford Ranch Specific Plan;

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Moss second;

4. Adopt an ordinance approving amendments to the 2004 Bickford Ranch Specific Plan Development Standards;

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Moss second;

5. Adopt a resolution approving amendments to the 2004 Bickford Ranch Specific Plan Design Guidelines;

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Rocucci moved, Commissioner Gray second;

6. Adopt an ordinance to rezone 1927.9 acres (Bickford Ranch Specific Plan area) from 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), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres) to SPL-BRSP (Specific Plan - Bickford Ranch);

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Sevison second;

7. Approve the Bickford Ranch Large Lot Vesting Tentative Map; and add condition to all future Small Lot Tentative Map approvals to prohibit construction vehicle use of English Colony Way during any future construction activities on the project site.

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Gray second;

8. Adopt an ordinance approving the Amended and Restated Development Agreement for the 2014 Bickford Ranch Specific Plan including Errata sheet for Amended and Restated Development Agreement. After discussion, the Commission did not recommend to amend Paragraph 3.7 (Air Quality Mitigation Fee) to require more than a single season mitigation fee payment. The Commission expressed concern over the Placer County Air Pollution Control District's request to increase this payment obligation to require annual payments of the single season fee amount over the life of the project (40 years). In addition, after further discussion, the Commission did not recommend to eliminate Paragraph 3.13 related to the open space fee but requested the Board review the fee amount to determine if it could be reduced or eliminated.

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

Twelve members of the public spoke, including a representative of the Placer County Air Pollution Control District.

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.

MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Moss second; Consent Agenda approved.

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio

NO: none

**A) RANCHO DEL ORO ESTATESEXTENSION OF TIME - VESTING TENTATIVE
SUBDIVISION MAP/VARIANCE (PSUB 20070032)PREVIOUSLY CERTIFIED
ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Tsakopoulos Investments LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance for Rancho Del Oro Estates, an 89-lot single-family residential subdivision that included eight open space lots and one common lot. The Variance was approved to allow entry gates up to 8 feet tall, zero feet from the edge

of right of way of Road “B” and “D” at two locations that intersect with Olive Ranch Road. The subject property, Assessor’s Parcel Number 046-090-012, comprises 119.4 acres, is currently zoned RS-AG-B-X-42,000 DL 0.83 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 42,000 square feet, Density Limitation 0.83 units per acre) and is located on the north side of Olive Ranch Road, approximately 0.25 mile east of Cavitt Stallman Road, in the Granite Bay area. The Vesting Tentative Subdivision Map and Variance was approved by the Board of Supervisors on October 5, 2010 and an Environmental Impact Report was certified for this project at the same time. The Planning Services Division contact is Kally Keding-Cecil who can be reached at (530) 745-3034.

This item was pulled from Consent [Vesting Tentative Subdivision Map expires on October 5, 2017]

**B) CISCO GROVE SUBDIVISION EXTENSION OF TIME – VESTING TENTATIVE
SUBDIVISION MAP (PSUB 20040093)
PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Qwodo LLC and McTanus LLC, for approval of a one-year Extension of Time for a previously approved Vesting Tentative Subdivision Map that originally allowed fourteen residential lots. The subject property, Assessor’s Parcel Number 066-070-047-000, comprises approximately 28.05 acres, is currently zoned RF-B-X 2.5 (Residential Forestry, with a combining Building Site Designation of 2.5 minimum parcel size) and is located on the north side of Hampshire Rocks Road, north of Interstate 80, in the Cisco Grove Area. The Vesting Tentative Subdivision Map was originally approved by the Planning Commission on June 24, 2004 and a Mitigated Negative Declaration was adopted for this project at the same time. The Planning Services Division contact for this project is Kally Keding-Cecil who can be reached at (530) 745-3034.

MEETING ADJOURNED: 2:40 pm