



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

PLANNING COMMISSION
ACTION AGENDA
MAY 11, 2017

The 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
10:01-10:08 am

FLAG SALUTE

ROLL CALL: Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Larry Sevison, At-Large East of Sierra Crest; and Fred Arcuri, District 2; [District 5 seat is vacant].

REPORT FROM THE PLANNING DIRECTOR – *Deputy Planning Director, E.J. Ivaldi, introduced the new Planning Commission member, Merrill Haber, appointed by Supervisor Montgomery for the District 5 seat. He noted the Board of Supervisors approved the Emergency Shelter and Barton Ranch items, which were recommended for approval by the Commission. Tahoe Cedars, Winding Creek, Joeger 20, Tahoe ski lift replacements and rafting permits are tentatively scheduled for the May 25th Planning Commission meeting at the Board of Supervisors’ Chambers with interactive video at Tahoe City; Placer Vineyards Large Lot Tentative Map applications with a workshop on the Winery / Brewery Farm Ordinance on June 8th; with the June 22nd meeting tentatively slated to be held in Tahoe.*

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER:
Merrill C. Haber – Seat #5 (Representing District 5 and completing a four year term that expires on December 31, 2020) took his Oath of Office and was sworn in.

PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*

CONSENT AGENDA - All items on the Consent Agenda were recommended for approval by the Development Review Committee. All items were approved by a single roll call vote.

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

1) 10:05 am
10:09-10:50 am

**BICKFORD RANCH SPECIFIC PLAN PHASE 1
SMALL LOT VESTING TENTATIVE SUBDIVISION MAP (PLN16-00308)
PREVIOUSLY ADOPTED 2015 ADDENDUM WITH ERRATA TO THE
CERTIFIED BICKFORD RANCH FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Westland Capital Partners for approval of a Small Lot Vesting Tentative Subdivision Map that would allow 1,049 residential lots and 49

non-residential lots on approximately 949.5± acres within the previously approved Bickford Ranch Specific Plan area. The Phase 1 Small Lot Vesting Tentative Subdivision Map would create residential villages consisting of five Rural Residential (RR) lots, 344 Low Density Residential (LDR) conventional lots, 635 (LDR) Age-restricted lots, and 65 Medium Density Residential (MDR) lots, ranging in size from 4,500 square feet to 3.5 acres. On-site amenities would also include ten Neighborhood Park lots, ten Open Space Transition (OST) lots, 16 landscape lots, seven Open Space Parkway (OSPKY) lots, and six lift station lots. Additionally, 46 of the Large Lots shown on the Bickford Ranch Phase 1 Small Lot Vesting Tentative Map are also shown on the Large Lot Final Map that is currently under County review and has not yet recorded. These include eight Open Space Preserve (OSP) lots, 20 Open Space Transition (OST) lots, five Open Space Parkway (OSPKY) lots, seven landscape (LS) lots, two Public Facilities (PF) lots, two Community Park (PR) lots, one Neighborhood Park (PR) lot, and one Recreation Center (PR-A) lot. These Large Lots shall be created by recordation of the Large Lot Final Map but may be included in the Phase 1 Small Lot Final Map(s). These 46 Large Lots with the Phase 1 Small Lot Vesting Tentative Map approval increases the non-residential lots from 49 to 95 lots, for a total of 1,049 residential lots and 95 non-residential lots, and a combined total of 1,144 lots. The proposed project is within the scope of impacts addressed in the previously adopted 2015 Addendum with Errata to the Certified Bickford Ranch Final Environmental Impact Report (SCH#1998082073). The Planning Commission will be required to make a finding to this effect.

Project Location: East of Sierra College Boulevard, south of State Route 193, and north of English Colony Way between the City of Lincoln and communities of Penryn and Newcastle.

APNs: 031-102-025, 026 (portion), 027 (portion), 028 (portion), 029 (portion), 030, 031, 032 (portion), 034, 035, 036 (portion), 037, 038, 039, 040, 041, 042, 043, 044, 045, 046 (portion), 050 (portion), 064 (portion); 031-103-001, 002, 003, 004 (portion), 005, 006 (portion), 007 (portion); 032-010-039, 040; 032-020-028 (portion); 032-020-039 thru 049; 032-041-081, 082, and 083.

Total Acreage: 949.5± acres

Zoning: SPL-BRSP (Specific Plan- Bickford Ranch)

Community Plan Area: Placer County General Plan

Applicant: Westland Capital Partners, LP

Owner: Boulder Ridge Estates, LLC

County Staff:

Planning – Angel Green (530) 745-3084

Engineering & Survey – Rebecca Taber (530) 745-7538

Environmental Health – Justin Hansen (530) 745-2340

Two members of the public provided comments.

1) MOTION AS FOLLOWS: Accept the previously adopted 2015 Addendum and Errata to the Bickford Ranch Final Environmental Impact Report and Mitigation Monitoring and Reporting Program for the BRSP Phase 1 SLVTM supported by the findings contained within the Staff Report.

Commissioner Nader moved; Commissioner Roccucci second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

- 2) MOTION AS FOLLOWS: Approve a Small Lot Vesting Tentative Subdivision Map to allow for the creation of 1,049 residential lots and 49 non-residential lots on approximately 945.5± acres within the previously approved Bickford Ranch Specific Plan area, supported by the findings and subject to the conditions of approval contained within the Staff Report.**

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

2) 10:20 am
10:50 – 11:14 am

**NUISANCE ABATEMENT - MICHAEL A. URBANCIC (8958 MARIPOSA AVENUE, ROSEVILLE)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Code Compliance Services, to initiate an abatement of nuisance, in accordance with Placer County Code Chapter 17, Article 17.62, Section 17.62.160 of the Placer County Code, for real property located at 8958 Mariposa Avenue, in the Roseville area (APN 471-040-060-000). Code Compliance Services will request an order to abate the following nuisances: 1) excessive accessory storage at the property, including inoperative, unregistered, and/or unlicensed vehicles; and 2) items and debris stored within the front setback. This nuisance abatement hearing is categorically exempt from the provisions of CEQA per section 18.36.230 (Class 21 - Enforcement Actions by Regulatory Agencies) of the Placer County Environmental Review Ordinance and CEQA Guidelines section 15321. The Planning Commission will be required to make a finding to this effect.

Abatement Location: 8958 Mariposa Avenue, on the north side of Mariposa Avenue, east of Livoti Drive, in an unincorporated area of Roseville.

APNs: 471-040-060-000

Total Acreage: .26 acres

Zoning: RS-AG (Residential Single Family, combining Agriculture)

Community Plan Area: Placer County General Plan

County Staff:

Code Enforcement – Marina Jauregui (530) 745-3012

The property owner was not present at the meeting. One person was sworn in, prior to providing public comment.

- 1) MOTION AS FOLLOWS: Find this matter categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230.**

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

- 2) **MOTION AS FOLLOWS:** *The property owner of record, Michael A. Urbancic was given adequate and proper notice of the date, time and place of the hearing, and was given an opportunity to present testimony and evidence, and cross-examine witnesses. The owner did not appear at the hearing.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

- 3) **MOTION AS FOLLOWS:** *Based on the evidence and testimony presented, a nuisance exists on the subject property in violation of the Placer County Zoning Code.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

- 4) **MOTION AS FOLLOWS:** *Order Michael Urbancic to abate the nuisance by removing outside storage in excess of 200 square feet on each parcel, removing inoperable vehicles that are not registered to the property owner or to residents at the property, and to remove all outside storage located within the front setback area within 30 days, supported by Findings 4 – 7 on page 6 of the Staff Report.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

- 5) **MOTION AS FOLLOWS:** *In the event abatement is not commenced, conducted and completed in accordance with the terms set by the Commission above, authorize and empower the Code Compliance Officer with the jurisdiction to abate the nuisance by removing and disposing of the materials and preparation and maintenance of an itemized account of all costs of abatement and issuance of Notice of Assessment in compliance with Zoning Code section 17.56.160 E as noted in the Orders 1 – 4 on pages 6 and 7 of the Staff Report.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

6) MOTION AS FOLLOWS: Authorize the Chair of the Planning Commission to sign the Order of Abatement.

Commissioner Roccucci moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

3) 10:35 am
11:14 – 11:15 am

**RIO BRAVO ROCKLIN (WOOD WASTE CHIP AND GRIND)
CONDITIONAL USE PERMIT MODIFICATION (PCPA 20140034) / VARIANCE
(PLN17-00017)**

CATEGORICALLY EXEMPT

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Travis Finn for approval of a Conditional Use Permit modification that would allow for the replacement of the previously approved mobile grinding system with a horizontal grinding system, an increase in the amount of material processed onsite from 20,000 tons to 70,000 tons, an increase in the days material can be processed onsite from two per week to five per week; and an increase in the allowed material storage height from 30 feet to 40 feet; and a Variance to the paving requirements in Zoning Ordinance Section 17.54.070(C)(3) to allow for the unimproved portion of the circulation area to remain unpaved. This proposed project is intended to assist in addressing the current state-wide tree mortality epidemic and state of emergency. The proposed project is statutorily exempt from environmental review pursuant to Section 15269 of the California Environmental Quality Act Guidelines and Section 18.36.010 of the Placer County Environmental Review Ordinance (Emergency Projects) and based on the Governor's October 30, 2015 Emergency Proclamation (EP) on Tree Mortality. The Planning Commission will be required to make a finding to this effect.

Project Location: 3100 Thunder Valley Court in the Rocklin area.

APNs: 017-063-031-000

Total Acreage: 48.83 acres

Zoning: INP-Dc (Industrial Park, combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

Applicant: Rio Bravo Rocklin, Travis Finn

Owner: Rio Bravo Rocklin

County Staff:

Planning – Nick Trifiro (530) 745-3069

Engineering & Survey – Phil Frantz (530) 745-7584

Environmental Health – Mohan Ganapathy (530) 745-2364

The applicant offered public comment on the request to continue the item.

MOTION AS FOLLOWS: Continue the item to an open date.

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE: 7:0
AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison
NO: None

CONSENT AGENDA

A) Approve Action Agenda of April 13, 2017 Planning Commission Meeting

MOTION AS FOLLOWS: Approve the Action Agenda of April 13, 2017 Planning Commission Meeting.

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:0:1
AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci
NO: None
ABSTAIN: Sevison

11:16 AM MEETING ADJOURNED