



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PLANNING COMMISSION
AGENDA
MAY 11, 2017**

The 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: 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 - 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.

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).

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.

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.

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

**1) 10:05 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

2) 10:20 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

3) 10:35 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

CONSENT AGENDA

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