



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

PLANNING COMMISSION
ACTION AGENDA
JANUARY 25, 2018

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 a.m. FLAG SALUTE

10:10 – 10:22 a.m.

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; Fred Arcuri, District 2 [absent]; Merrill Haber, District 5 [absent]; and Larry Sevison, At-Large East of Sierra Crest [absent].*

REPORT FROM THE PLANNING DIRECTOR: *The Planning Director, E.J. Ivaldi, thanked Planning Commissioners Fred Arcuri and Merrill Haber for their service; noted Todd Leopold of Colorado, newly appointed Placer County CEO, started his tenure on January 22nd; Gary Davis did not appeal the Commission decision made on December 14th; February 8th meeting to be cancelled and the February 22nd meeting to include a number of possible items including the Placer Ranch/Sunset Area Plan Workshop, Zoning Text Amendment Workshop, Granite Bay projects and a Cannabis Code Enforcement appeal.*

PLANNING COMMISSION SELECTION OF OFFICERS:

1. MOTION AS FOLLOWS: Nomination of Wayne Nader as Chairman

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Johnson, Nader, Moss

NO: None

ABSENT: Arcuri, Haber, Sevison

2. MOTION AS FOLLOWS: Nomination of Jeffrey Moss as Vice Chairman

Commissioner Roccucci moved; Commissioner Nader second

MOTION VOTE

AYE: Roccucci, Johnson, Nader, Moss

NO: None

ABSENT: Arcuri, Haber, Sevison

3. MOTION AS FOLLOWS: Nomination of Larry Sevison as Secretary

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: *Roccucci, Johnson, Nader, Moss*

NO: *None*

ABSENT: *Arcuri, Haber, Sevison*

PUBLIC COMMENT: *The opportunity to discuss with the Planning Commission, matters not included on the current agenda. There was no public comment.*

CONSENT AGENDA – *The item on the Consent Agenda was recommended for approval by the Development Review Committee and was approved by a single roll call vote.*

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

1) 10:05 a.m. 10:23 – 10:50 a.m. BIOGAS ENERGY BIO OIL TECHNOLOGY DEMONSTRATION TEMPORARY CONDITIONAL USE PERMIT (PLN17-00342) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Brian Gannon of Biogas Energy, for approval of a two-year Temporary Conditional Use Permit to allow the installation and operation of equipment for a bio-energy pilot project to demonstrate the processing of wood waste into bio-oil. The project would construct a 3,000 square foot concrete slab to locate four pre-assembled shipping containers to operate the pyrolysis equipment including one 500 gallon propane tank, a 3,000 gallon bio-oil storage tank, and a temporary modular office trailer. The project is categorically exempt from environmental review pursuant to provisions of Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and Sections 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities and Class 3 – New construction or conversion of small structures).

Project Location: Western Placer Regional Sanitary Landfill located at 3195 Athens Avenue, south and east of the Athens Avenue/Fiddymont Road intersection, between the cities of Roseville and Lincoln.

APNs: 017-063-001-000 and 017-063-002-000

Total Acreage: approximately 314 acres

Zoning: F-B-X-SP 80 acres minimum (Farm, combining Minimum Building Site of 80 acres, combining Special Purpose)

Community Plan Area: Sunset Industrial Area

Applicant: Biogas Energy – Brian Gannon

Owner: Western Placer Waste Management Authority

County Staff:

Planning: Patrick Dodd (530) 745-3060

Engineering and Survey: Cristina Lupercio (530) 745-3015

There was one public comment.

1. MOTION AS FOLLOWS: *Find that the project is categorically exempt from environmental review pursuant to provisions of Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines; and Sections 18.36.030 and 18.36.050 of the Placer County Environmental Review*

Ordinance (Class 1 – Existing facilities and Class 3 – New construction or conversion of small structures), supported by the findings contained in the staff report.

Commissioner Moss moved; Commissioner Johnson second

MOTION VOTE

AYE: Roccucci, Johnson, Nader, Moss

NO: None

ABSENT: Arcuri, Haber, Sevison

2. **MOTION AS FOLLOWS:** *Approve the two-year Temporary Conditional Use Permit request for the Biogas Energy Bio-Oil Technology Demonstration, subject to the conditions and supported by the findings contained in the staff report.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Johnson, Nader, Moss

NO: None

ABSENT: Arcuri, Haber, Sevison

2) 10:25 a.m.
10:50 – 10:55 a.m.

ROLLING GREENS

TENTATIVE SUBDIVISION MAP (PLN17-00388)

ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (SCH 2007082114)

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Price Walker of Elliott Homes, Inc., on behalf of Rolling Greens Estates, LLC, for a Tentative Subdivision Map (PSUB 20060449), for the subdivision of a 22.3 acre parcel into nine single-family residential lots. A Tentative Subdivision Map was originally approved on October 11, 2007 and a Mitigated Negative Declaration was adopted on the same date. The term of the original approval expired and the applicant has resubmitted an application requesting a Tentative Subdivision Map in the same configuration as previously approved. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration that was prepared for the project in accordance with CEQA.

Project Location: 5572 Eureka Road in Granite Bay

APNs: 050-030-001-000 and 050-040-001-000

Total Acreage: 22.3 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

Applicant: Wood Rogers – Stan Mette and Phil Tabor

Owner: Elliott Homes Inc. – Price Walker

County Staff:

Planning: Kally Keding-Cecil (530) 745-3034

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joseph Scarbrough (530) 745-2346

MOTION AS FOLLOWS: Continue to date and time certain of February 22, 2018, 10:05 a.m.

Commissioner Johnson moved; Commissioner Moss second

MOTION VOTE

AYE: Roccucci, Johnson, Nader, Moss

NO: None

ABSENT: Arcuri, Haber, Sevison

CONSENT AGENDA:

- A) Approve Action Agenda of December 14, 2017 Planning Commission Meeting**

MOTION AS FOLLOWS: Approve Consent Agenda

Commissioner Roccucci moved; Commissioner Moss second

MOTION VOTE

AYE: Roccucci, Johnson, Nader, Moss

NO: None

ABSENT: Arcuri, Haber, Sevison