



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE  
July 10, 2014**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
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

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**10:00 am FLAG SALUTE**

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

**REPORT FROM THE PLANNING DIRECTOR**

*EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission: July 24<sup>th</sup> Planning Commission meeting to hold a workshop on the Winery Ordinance – Zoning Text Amendment.*

*Board of Supervisors action: On July 8<sup>th</sup> the Board of Supervisors approved a contract with Keyser Marston and Associates to prepare an infrastructure financing plan for the West Placer and Sunset Industrial Areas.*

*Upcoming Board items: On July 21<sup>st</sup> & 22<sup>nd</sup> the Board will hold meeting in Tahoe. They will hear an update on the Tahoe Basin Community Plan, an update on The Village at Squaw Specific Plan, and the two appeals on the Lundberg Residence.*

**PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda.**

**1) 10:05 am SHERIDAN COMMUNITY PLAN UPDATE**

**GENERAL PLAN AMENDMENT TO ADOPT THE SHERIDAN COMMUNITY PLAN AND LAND USE DIAGRAM AND AMEND THE PLACER COUNTY GENERAL PLAN LAND USE DIAGRAM (PGPA T20130025); ZONING CONSISTENCY ORDINANCE TO IMPLEMENT THE SHERIDAN COMMUNITY PLAN; AND ZONING TEXT AMENDMENT TO ADD THE DEFINITION OF LIVE/WORK UNIT AND ADD NEW SECTION 17.52.135 TOWN CENTER COMMERCIAL COMBINING DISTRICT TO THE PLACER COUNTY CODE CHAPTER 17 (PZTA T20130304)  
NEGATIVE DECLARATION (SCH #2013122066)**

## **SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

On Thursday, June 12, 2014, the Placer County Planning Commission conducted a public hearing on this matter, accepted public testimony and then continued this item to an off calendar hearing date to allow staff to respond to questions raised during the public hearing and to allow a full Commission to hear this matter. On the date and time identified above the Planning Commission will conduct a second public hearing on this matter at the Planning Commission Hearing Room located at 3091 County Center Drive in Auburn. The hearing is to consider a recommendation to the Board of Supervisors regarding a General Plan Amendment to adopt the Sheridan Community Plan (“CP”). The CP, if adopted, would replace the 1976 Sheridan General Plan. The Planning Commission will also consider recommendations to the Board on amendments to the land use diagrams of the Placer County General Plan and Sheridan Community Plan, adoption of a Zoning Consistency Ordinance to implement the Sheridan Community Plan and Zoning Text Amendments to amend Chapter 17, Article 17.04, Section 17.04.030 to add a definition of “live/work unit” and to add section 17.52.136 for “Town Center Commercial (-TC) Combining District.” Staff will also report back to the Planning Commission on options for the 33 acre parcel at Sheridan Lincoln Blvd and N.Nader Road and respond to other questions posed by the Commission during the June 12, 2014 hearing on this matter. The Planning Commission will also consider the Negative Declaration (SCH #2013122066) prepared for the above requests in compliance with the California Environmental Quality Act (CEQA).

The existing Sheridan General Plan boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south. The updated CP area boundaries are proposed to be the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east.

To review the draft Sheridan Community Plan, proposed land use changes, and Negative Declaration, please visit the project web page located at: [www.placer.ca.gov/sheridan](http://www.placer.ca.gov/sheridan)

**Community Plan Area:** Sheridan Community Plan & Placer County General Plan

**MAC Area:** Sheridan MAC

**Applicant:** Placer County

**County Staff:**

Planning: Christopher Schmidt (530) 745-3076

***MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Rocucci second;  
To recommend the Board of Supervisors approve:***

- 1. Adopt the Negative Declaration;***
- 2. Approve the General Plan Amendment to adopt the Sheridan Community Plan and use diagram that rezones the 33-acre N. Nader Road/Sheridan Lincoln Boulevard property to Farm, 20-acre minimum and incorporates the changes suggested by PCTPA;***
- 3. Approve a General Plan Amendment to the Placer County General Plan Land Use Diagram;***
- 4. Adopt the Zoning Consistency Ordinance to rezone identified properties within the Plan area to achieve consistency with the proposed Plan Update***

*land use designations; and,*

5. *Adopt the Zoning Text Amendment to add the definition of live/work unit and add new Section 17.52.135 Town Center Commercial Combining District to the Placer County Code Chapter 17.*

*Subject to the findings contained in the June 12, 2014 staff report.*

***AYE: Nader, Johnson, Roccucci, Denio, Severson***

***NO: none***

***ABSENT: Moss, Gray***

*Five members of the public commented.*

2) 10:15 am

**COMMUNITY/EVENT CENTERS  
ZONING TEXT AMENDMENT (PCPJ 20130133)  
NEGATIVE DECLARATION (REVISED)  
ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Placer County Planning Services Division to provide a recommendation to the Board of Supervisors on revisions to Placer County Code, Chapter 17 (Zoning Ordinance), Article 17.02, Section 17.04.030 and Article 17.06, Section 17.06.050 to establish new definitions, standards and criteria for Community/Event Centers. The proposed Zoning Text Amendment would also establish a new Event Center section, proposed as Article 17.56 Section 17.56.340, with specific development standards. The Planning Commission will also consider providing a recommendation to the Board of Supervisors for adoption of a Negative Declaration (Revised) prepared for the proposed Zoning Text Amendment.

**MAC Area:** All MACs

**Applicant:** Placer County Planning Services Division

**County Staff:**

Planning: George Rosasco (530) 745-3065

***MOTION VOTE 4:1 Commissioner Denio moved, Commissioner Roccucci second;***

***To recommend the Board of Supervisors approve the ordinance as amended and adopt the revised Negative Declaration.***

***AYE: Nader, Johnson, Denio, Severson***

***NO: Roccucci***

***ABSENT: Moss, Gray***

*Thirteen members of the public commented.*