



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, JANUARY 13, 2022
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

The Planning Commission Hearing Room will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/87010872011> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 870 1087 2011. There will be no reservation line.

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 a.m. FLAG SALUTE

ROLL CALL: Anders Hauge, District 5 (Chairman); Vacant, At-Large East of Sierra Crest (Vice Chairman); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.

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.

PLANNING COMMISSION SELECTION OF OFFICERS:

- A) Selection of 2022 Chairman
- B) Selection of 2022 Vice-Chairman
- C) Selection of 2022 Secretary

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 a.m. [PFE RANCH SUBDIVISION
TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT
\(PLN19-00294\)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 \(GORE\)](#)

Consider a request from KRG Investments for approval of a Tentative Subdivision Map and Conditional Use Permit to develop a ten-lot single-family residential development. The Planning Commission will also consider adoption of a Mitigated Negative Declaration which was prepared for the project pursuant to the California Environmental Quality Act Guidelines.

Project Location: 9324 Cook Riolo Road, at the northwest corner of PFE Road and Cook Riolo Road

APN: 023-250-062-000

Total Acreage: approximately 8.7 acres

Zoning: RS-AG-B-20 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet)

Community Plan Area: Placer County Community Plan

Applicant: KRG Investments

County Staff: Planning Services – Angel Green, Senior Planner (530) 745-3084 or agreen@placer.ca.gov.

2) 10:20 a.m. [PLANNING COMMISSION – AT LARGE MEMBERS
ZONING TEXT AMENDMENT \(PLN21-00571\)
COMMON SENSE EXEMPTION
ALL SUPERVISORIAL DISTRICTS](#)

Consider providing a recommendation to the Board of Supervisors on revisions to the Placer County Code, Chapter 17, Article 17.60, pertaining to the two at-large Planning Commission Seats. The proposed Zoning Text Amendment will allow the two at-large Planning Commission members to reside part-time east of the Sierra Crest or west of the Sierra Crest while recognizing the unique nature of that region that the at-large Planning Commissioner represents. This will allow more flexibility when the Board of Supervisors appoints citizens to the at-large seats. The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a finding of a common sense exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Applicant: Placer County Planning Services

County Staff: Planning Services – George Rosasco, Planning Manager (530) 745-3065 or grosasco@placer.ca.gov.

[Comments Received After Packet Distribution](#)

CONSENT AGENDA:

- A) [Approve Action Agenda of December 9, 2021, Planning Commission Meeting.](#)