



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, JANUARY 28, 2021  
4:30 P.M.

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

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.

Public comment for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/98077647338> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 980 7764 7338.

Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment through 530-886-1810 will be accepted starting at the posting of this agenda but will close at the start of the meeting.

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.*

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**4:30 p.m.**

**FLAG SALUTE**

**ROLL CALL:** Anders Hauge, District 5 (Chairman); Larry Sevison, 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.

**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) 4:35 p.m.**

**[SKORSTAD – FOLSOM LAKE ESTATES 2A \(LOT 25\)  
CONDITIONAL USE PERMIT MODIFICATION \(PLN20-00222\)](#)**

**CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 4 (JONES)**

**\*\*Continued from December 10, 2020 Planning Commission Meeting\*\***

Consider a request from the property owners, Michael and Michele Skorstad, for the approval of a modification of the Folsom Lake Estates 2A Conditional Use Permit to allow for the construction and placement of a detached garage of approximately 1,125 square feet to be located five feet from the rear property line where a setback of 25 feet is normally required by Condition of Approval #9A. Specifically, the ZTA would change the current minor use permit requirement for the SRO land use with less than 30 units to be allowed with zoning clearance and allow the SRO land use on parcels that allow for mixed use projects. In addition, within the Tahoe Basin Area Plan boundary, SRO units would remain as Tourist Accommodation Units (TAU's). The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a CEQA finding of exemption pursuant to Public Resources Code Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3).

**Project Location:** 9495 Skye Court, in the Granite Bay area

**APN:** 050-122-025-000

**Total Acreage:** 1.01 acres

**Zoning:** RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre)

**Community Plan Area:** Granite Bay Community Plan

**Applicant:** Michael and Michele Skorstad

**County Staff:** Planning Services Division – Kally Keding-Cecil, Senior Planner, can be reached by phone at (530) 745-3034 or by email at [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

2) 4:45 p.m.

**[BICKFORD RANCH SPECIFIC PLAN – PHASE 1](#)**  
**[SMALL LOT VESTING TENTATIVE SUBDIVISION MAP MODIFICATION](#)**  
**[\(PLN20-00347\)](#)**

**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT,  
CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND  
CEQA GUIDELINES SECTION 15182 (EXEMPTION)  
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request of the project developer, Westland Capital Partners, LP, for approval of a modification to the approved Bickford Ranch Phase 1 Small Lot Vesting Tentative Subdivision Map in order to modify condition of approval 12 pertaining to the amount and form of cash security collected to ensure performance of erosion control for large scale development projects. The Planning Commission will also consider adoption of a finding that the proposed actions are consistent with the previously certified BRSP Final Environmental Impact Report and meet the criteria in Public Resources Code Section 21166 and CEQA Guidelines Section 15183 (Streamlined CEQA review for projects consistent with existing zoning and specific plan policies for which an EIR was certified) and CEQA Guidelines Section 15182 (Exemption for residential projects pursuant to an approved Specific Plan).

**Project Location:** The western boundary of the project site is defined by Sierra College Boulevard from State Route 193 on the north side to English Colony Road on the south; between the City of Lincoln, Penryn, and Newcastle areas within the Bickford Ranch Specific Plan.

**APNs:** 031-105-003, 032-020-053, 340-010-001, 340-011-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030; 340-012-001, -002, -003, -004, -005, -006, -007, -008, -009, -010; 340-013-001, -002, -003, -004, -005, -006, -007, -008, -009; 340-013-011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033; 340-014-001, -002; 340-015-001, -002, -003, -004

**Total Acreage:** Approximately 949.5 acres

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

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

**Applicant:** Westland Capital Partners, LP

**County Staff:** Planning Services Division – Alex Fisch, Supervising Planner, can be reached at (530) 745-3081 or by email at [afisch@placer.ca.gov](mailto:afisch@placer.ca.gov)

3) 5:00 p.m.

**HIDDEN FALLS REGIONAL PARK TRAILS EXPANSION PROJECT  
CONDITIONAL USE PERMIT MODIFICATION (PLN19-00187)**

**FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2007062084)  
SUPERVISORIAL DISTRICTS 2 AND 5 (WEYGANDT AND GUSTAFSON)**

**\*\*Continued from the October 22, 2020 Planning Commission Hearing\*\***

Consider a recommendation to the Board of Supervisors to modify the Hidden Falls Regional Park (HFRP) Conditional Use Permit to allow for the expansion of the HFRP natural-surface, multi-use trail network onto approximately 2,765 additional acres of land owned or held in conservation easements by the Placer Land Trust (PLT) where the County holds trail easement rights, or onto property owned by the County or where the County owns easements. Approximately 30 miles of trails (including existing and proposed trails) within the expansion areas would be added to the 30+/-miles of currently open trails within the existing HFRP boundary. With the staff-recommended "Reduced Project", two new parking areas and an additional overflow area within the existing HFRP parking area are also proposed, as well as other amenities such as bridges, overlooks, picnic benches and tables, restrooms, drinking fountains and equestrian amenities. The Planning Commission will also be asked to make a recommendation to the Board of Supervisors on the certification of the Hidden Falls Regional Park Trails Expansion project Final Subsequent Environmental Impact Report (SCH# 2007062084), Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan prepared for the project in accordance with the California Environmental Quality Act.

**Project Location:** West of Bell Road, north of Mears Drive and east of Garden Bar Road in West Placer

**APNs:** 026-020-002, 026-020-009, 026-020-011, 026-020-012, 026-020-013, 026-061-001, 026-061-003, 026-061-007, 026-061-013-510, 026-061-051, 026-061-055, 026-061-068, 026-061-080, 026-061-081, 026-061-082, 026-061-083, 026-072-045, 026-072-047, 026-072-049, 026-072-050, 026-072-054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-074, 026-072-075, 026-072-076, 026-072-084, 026-072-085, 026-081-001, 026-081-002, 026-081-003, 026-081-004, 026-081-005, 026-081-006, 026-081-007, 026-081-008, 026-081-023, 026-081-040, 026-081-044, 026-081-047, 026-081-048, 026-081-050, 026-081-052, 026-110-001, 026-110-012, 026-110-018, 026-120-028, 026-130-041, 026-301-025, 026-301-029, 026-301-031, 026-301-036, 026-301-037, 026-310-010, 026-310-012, 026-370-019, 026-370-040, 026-370-044, 026-370-053 and 026-370-056

**Total Acreage:** Currently comprises approximately 3,965 acres

**Zoning:** F-B-X-10 to 160 (Farm, minimum lot sizes ranging from 10-160 acre min.), with the existing HFRP boundary area zoned mostly as Open Space, with the parcel incorporating the existing parking area on Mears Place zoned as F-B-X-50, with a PD = 0.2 (Planned Development with minimum lot size of 0.2 acres)

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

**Applicant:** Placer County Department of Public Works – Parks Division

**County Staff:** Public Works, Park Division – Lisa Carnaha, Senior Planner can be reached at (530) 889-6837 or by email [lcarnaha@placer.ca.gov](mailto:lcarnaha@placer.ca.gov).

[Comments Received After Packet Distribution](#)

**CONSENT AGENDA:**

A) [Approve Action Agenda of January 14, 2021 Planning Commission Meeting.](#)

