



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, MARCH 12, 2020  
10:00 A.M.

MEETING LOCATION:  
PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER 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.)*

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**10:00 a.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; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, 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) 10:05 a.m. [WHITEHAWK 1  
GENERAL PLAN AMENDMENT, REZONE, VESTING TENTATIVE SUBDIVISION  
MAP, CONDITIONAL USE PERMIT, AND VARIANCE \(PLN15-00300\)  
FINAL ENVIRONMENTAL IMPACT REPORT AND ADDENDUM \(SCH# 2016082009  
AND 2016082010\)](#)

**SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider an application from John Hodgson representing Folsom Oak Tree, LP, and make a recommendation to the Board of Supervisors on the following requests: 1) General Plan Amendment (Granite Bay Community Plan) from Rural Low Density Residential (0.9 to 2.3 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to 0.9 acres per dwelling unit) and Open Space as shown on the General Plan Amendment exhibit included with this notice, 2) Rezone from RA-B-100 PD = 0.5 (Residential Agricultural, combining minimum Building Site of 100,000 square feet combining Planned Residential Development of 0.5 units per acre) to RA-B-20 PD = 1.4 (Residential Agricultural, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.4 units per acre) and O (Open Space), 3) a Vesting Tentative Subdivision Map as shown on the Rezone exhibit included with this notice, 4) a Conditional Use Permit to construct a 24-unit Planned Residential Development (single-family residences), and 5) a Variance to lot coverage allowing up to 50 percent coverage for single-story residences where 25 to 40 percent is normally allowed. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on re-certification of the Whitehawk I and II Final Environmental Impact Report and Errata (SCH# 2016082009) and approval of an Addendum to the Final Environmental Impact Report, which were prepared for the project pursuant to the California Environmental Quality Act.

**Project Location:** On the south side of Douglas Boulevard east of Woodgrove Way in Granite Ba

**APN:** 048-151-001-000

**Total Acreage:** 18.1 acres

**Zoning:** RA-B-100 PD = 0.5 (Residential Agricultural, combining minimum Building Site of 100,000 square feet combining Planned Residential Development of 0.5 units per acre)

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

**Applicant:** John Hodgson representing Folsom Oak Tree, LP

**County Staff:** Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

2) 10:25 a.m. [HOUSING RELATED CODE AMENDMENTS – WORKSHOP  
DRAFT DESIGN MANUAL FOR MULTI-FAMILY AND MIXED USE DEVELOPMENT](#)

County staff will provide an informational overview of the Draft Design Manual for Multi-family and Mixed Use Development that is one component of the County-initiated Housing Code Update that is currently in-process and aimed at increasing housing availability and affordability while streamlining the permit approval process for a mix of housing types for all income levels. The Design Manual establishes objective aesthetic design standards and guidelines that would only apply to new applications for multi-family and mixed-use projects on vacant and underutilized land that is currently designated for residential and commercial development in the unincorporated areas of Placer County. The purpose of this second workshop is to receive comments from the public, and input and feedback from the Planning Commission.

**County Staff:**

Planning Services – Patrick Dobbs, Senior Planner (530) 745-3060

**3) 10:45 a.m. ENGINEERING AND SURVEYING DIVISION ONLINE IMPROVEMENTS  
“WESTERN PLACER CONSTRUCTION WEBSITE” – INFORMATIONAL ITEM**

The Engineering and Surveying Division (ESD) will provide an informational presentation on the Western Placer Construction Website. Several Specific Plan development projects have been approved in the Western Placer area, including Placer Vineyards, Riolo Vineyards, Regional University, Placer Ranch, and Bickford Ranch, in addition to various other smaller subdivisions in varying stages of completion. There is additional development occurring within the City of Roseville and City of Lincoln, including the Sierra Vista Specific Plan and Lincoln Village. Construction projects have been ongoing within this region of the County, and based on developer input, staff anticipates a significant increase in active construction activity beginning this spring. Anticipated construction work over the next several years includes the widening and intersection signalization of several roadways including: Baseline Road, PFE Road, Walerga Road, Palladay Road, and Sierra College Boulevard. Other work includes mass grading operations, as well as the construction of regional water and sewer infrastructure. To provide residents in Western Placer County with current construction information, staff has prepared an informational website showing where the anticipated construction will be taking place, a description of the work, approximate time frames, and contact information. The website is located at: <https://www.placer.ca.gov/CurrentConstruction>.

**County Staff:**

Engineering and Surveying Division – Rebecca Taber, Engineering and Surveying Director (530) 745-7538

**4) 11:00 a.m. PLACER COUNTY TAHOE BASIN TOWN CENTER ECONOMIC SUSTAINABILITY  
NEEDS ASSESSMENT – INFORMATIONAL ITEM**

County staff will provide a presentation on the Draft Placer County Tahoe Basin Town Center Economic Sustainability Needs Assessment. To help the County better understand the continued stagnation of the current economic landscape in the Tahoe Basin Town Centers, Placer County contracted with BAE to identify the causal forces, the financial feasibility needs/gaps behind the lack of investment, and potential local government regulatory updates and incentives tailored to attract environmentally and economically beneficial investment. BAE was also asked to develop recommendations to address issues identified in the analysis.

**County Staff:**

County Executive Office – Jennifer Merchant, Deputy CEO (530) 546-1952

**CONSENT AGENDA:**

- A) [Approve Action Agenda of February 13, 2020 Planning Commission Meeting.](#)
- B) Approve a revision to the [2020 Planning Commission Meeting Schedule](#) to add a regular meeting on March 19, 2020 at 10:00 a.m. in Tahoe.
- C) Approve a revision to the [2020 Planning Commission Meeting Schedule](#) to change the start time of the regular March 26, 2020 meeting in Auburn from 10:00 a.m. to 4:00 p.m.
- D) **[HIDDEN CREEK SUBDIVISION  
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND  
CONDITIONAL USE PERMIT \(PSUB 20060380\)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 3 \(HOLMES\)](#)**

Consider a request from Vance Jones, of MacKay & Soms, on behalf of Atwood 20, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit to construct an 18-lot Planned Residential Development. The Vesting Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on April 9, 2009. Two-year Extensions of Time were granted by the Planning Commission on July 14, 2016 and June 14, 2018 bringing a new expiration date of April 20, 2020. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted on April 9, 2009. The Planning Commission will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

**Project Location:** On the north side of Atwood Road, approximately 0.4 miles west of Richardson Drive in the North Auburn area

**APN:** 051-120-007-000

**Total Acreage:** 19.5 acres

**Zoning:** RS-AG-B-40-PD-1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)

**Community Plan Area:** Auburn / Bowman Community Plan

**Applicant:** Vance Jones of MacKay & Soms Engineering

**County Staff:** Planning Services – Amy Rossig, Assistant Planner (530) 745-3067

E)

**BIOGAS ENERGY BIO-OIL TECHNOLOGY DEMONSTRATION  
EXTENSION OF TIME – 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 Extension of Time for a Temporary Conditional Use Permit that was previously approved on January 25, 2018 to allow the installation and operation of equipment for a bioenergy pilot project to demonstrate the processing of wood waste into bio-oil. The project included the construction of a 3,000 square foot concrete slab to locate four pre-assembled shipping containers to operate the pyrolysis equipment including a 500-gallon propane tank, a 3,000-gallon bio-oil storage tank, and a temporary modular office trailer. The demonstration project is authorized to operate continuously, processing up to 10 tons of wood waste daily and converting the organic material into bio-oil, a renewable petroleum alternative, and biochar, a soil improvement amendment. 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). The Planning Commission will be asked to assess the prior environmental determination and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

**Project Location:** 3195 Athens Avenue, south and east of the Athens Avenue / Fiddymont Road intersection in the Sunset Industrial Area, between the cities of Roseville and Lincoln

**APN:** 017-063-001-000 and 017-063-002-000

**Total Acreage:** 314 acres

**Zoning:** ECO-Dc (Eco-Industrial, combining Design Review)

**Community Plan Area:** Sunset Area Plan

**Applicant:** **County Staff:** Planning Services – Patrick Dobbs, Senior Planner (530) 745-3060

