



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER
PLANNING COMMISSION
AGENDA
THURSDAY, MARCH 23, 2023
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 during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/83891807945> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 838 9180 7945. 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: THE 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: Nathan Herzog, District 2; Richard Johnson, At-Large West of Sierra Crest (Chairman); Anthony DeMattei, District 3 (Vice Chairman); Robyn Dahlgren, District 1 (Secretary); Daniel Woodward, District 4; Mark Watts, District 5; Bridget Powers, At-Large East 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 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 removed for discussion.

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

1) 10:05 a.m. **MADENA 4 SOLAR ENERGY AND BATTERY STORAGE
CONDITIONAL USE PERMIT (PLN21-00411)**

**MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 2 (LONDON)**

Consider a request from Apex Energy Solutions, LLC for a Conditional Use Permit to construct a solar energy generation and battery storage facility consisting of a five-megawatt alternating current system that includes a solar photovoltaic electric generation system and Battery Energy Storage System on approximately 1.9 acres. The Planning Commission will also consider adoption of a Mitigated Negative Declaration (SCH# 2023010447) prepared for the project pursuant to the California Environmental Quality Act Guidelines.

Project Location: 5095 Commercial Place in Sheridan.

APN: 019-180-003-000

Total Acreage: Approximately 1.9 acres

Zoning: IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor)

Community Plan Area: Sheridan Community Plan

Applicant: Apex Energy Solutions, LLC

County Staff: Planning Services – Kara Conklin (530) 745-3053 or kconklin@placer.ca.gov

2) 10:15 a.m. **CREEKVIEW RANCH
GENERAL PLAN AMENDMENT/COMMUNITY PLAN
AMENDMENT/REZONE/CONDITIONAL USE PERMIT/VARIANCE
VESTING LARGE LOT TENTATIVE MAP/VESTING PHASED TENTATIVE
SUBDIVISION MAP (PLN21-00130)**

**ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (GORE)**

Consider a request from Dave Cook of Cook Development Consulting Services and provide a recommendation to the Board of Supervisors on the following entitlements: 1) General Plan Amendment to modify industrial/residential buffer standards; 2) General Plan/Community Plan Amendment to change the land use designations of the project site from Low Density Residential (LDR), High Density Residential (HDR), Greenbelt and Open Space (OS), Commercial (COMM) and Industrial (IND) to Medium Density Residential (MDR) (107.3 acres), Industrial (IND) (0.4 acres) and Greenbelt & Open Space (OS) (78.3 acres) and to remove a potential fire station site at the southeast corner of PFE Road and Antelope Road depicted on the Dry Creek-West Placer Community Plan's Land Use Diagram; 3) Rezone from F-DR (Farm-Development Reserve), O (Open Space), OP-Dc (Office Professional, combining Design Scenic Corridor), INP-Dc (Industrial Park, combining Design Scenic Corridor), INP-Dc-SP (Industrial Park, combining Design Scenic Corridor, combining Special Purpose) to Residential Single-Family, combining minimum Building Site of 3,000 square feet (RS-B-3) (107.3 acres), Industrial, combining Use Permit, combining Design Scenic Corridor (IN-UP-Dc) (0.4 acres) and Open Space (O) (78.3 acres); 4)

Vesting Large Lot Tentative Map for the subdivision of the 185.6-acre site to allow for phased development; 5) Vesting Phased Tentative Subdivision Map for the subdivision of the project site into a 597-lot residential single-family subdivision; 6) Variance to development standards in the RS-B-3 zoning district; and, 7) Conditional Use Permit to allow parks/playgrounds within the O zoning district. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of an Environmental Impact Report and Mitigation Monitoring and Reporting Plan (SCH# 2021070362) which was prepared for the project pursuant to the California Environmental Quality Act.

Project Location: Dry Creek-West Placer Community Plan area and consists of two parcels

APN: 474-120-017-000 & 474-100-001-000

Total Acreage: Approximately 44.53 & 141.07 acres, respectively

Applicant: Dave Cook of Cook Development Consulting Services

County Staff: Christopher Schmidt, (530) 745-3076 or crschmid@placer.ca.gov.

CONSENT AGENDA:

- A) Action Agenda of December 8, 2022 Planning Commission Meeting.**
- B) Action Agenda of December 15, 2022 Planning Commission Meeting.**
- C) Action Agenda of January 12, 2023 Planning Commission Meeting.**
- D) Action Agenda of January 19, 2023 Planning Commission Meeting.**
- E) Action Agenda of February 23, 2023 Planning Commission Meeting.**