



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, July 27, 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://placer-ca-gov.zoom.us/j/93805991797> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 938 0599 1797. 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.*

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**10:00 a.m. FLAG SALUTE**

**ROLL CALL:** Robyn Dahlgren, District 1 (Secretary); Nathan Herzog, District 2; Anthony DeMattei, District 3 (Vice Chairman); Daniel Woodward, District 4; Vacant, District 5; Richard Johnson, At-Large West of Sierra Crest (Chairman); Mark Watts, 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. **AIRCRAFT OVERFLIGHT (-AO) COMBINING ZONE DISTRICT REZONE NOTICE TO RELY ON PREVIOUSLY PREPARED INITIAL STUDY/NEGATIVE DECLARATION PREPARED FOR THE AUBURN MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN AND NOTICE OF DETERMINATION (SCH# 2021060573) SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division for a recommendation to the Board of Supervisors on the proposed Aircraft Overflight Combining Zone District Rezone (AO Rezone) project, which includes the proposed rezoning of certain real properties within unincorporated Placer County. The Placer County Airport Land Use Commission approved the 2021 Airport Land Use Compatibility Plan (Compatibility Plan) for Auburn Municipal Airport on September 22, 2021. The Compatibility Plan expanded the airport influence area and altered compatibility zones for certain properties surrounding the airport. State law requires local agencies to align their general plan and zoning with the Compatibility Plan. Therefore, Placer County is required to rezone portions of 332 parcels located within the expanded compatibility zone boundaries. The Planning Commission will also consider and make a recommendation to the Board of Supervisors to rely on a previously prepared Initial Study/Negative Declaration for the 2021 Auburn Municipal Airport Land Use Compatibility Plan and Notice of Determination (NOD) (SCH# 2021060573) prepared pursuant to the California Environmental Quality Act (CEQA).

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

2) 11:00 a.m.

**CODE ENFORCEMENT PLACER COUNTY CODE TEXT AMENDMENTS (PLN23-00250)**

**CEQA EXEMPTION; NOT A PROJECT ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division for a recommendation to the Board of Supervisors on the proposed Code Enforcement Placer County Code (County Code) Text Amendments. The proposed County Code amendments would update Chapter 1, Article 1.24, Section 1.24.010 General Penalty—Continuing violations; Chapter 9, Article 9.32, Section 9.32.100, Use, possession, etc., of fireworks prohibited—Exceptions; Article 9.36, Section 9.36.110, Amount of fines; Chapter 15, Article 15.48, Section 15.48.720 Misdemeanor violation; and Chapter 17, Article 17.62 Code Compliance and Enforcement as it relates to the hearing body for code enforcement matters and fine amounts. The Planning Commission will also consider a recommendation that the project is of exempt from CEQA in accordance with CEQA Guidelines § 15061(b)(3) and is not a project pursuant to CEQA Guidelines § 15378.

**County Staff:** Planning Services, Jennifer Byous, Principal Planner (530) 745-3008 or jbyous@placer.ca.gov

3) 11:05 a.m. **HOUSING NEEDS REZONE PROGRAM – INFORMATIONAL ITEM**  
**ALL SUPERVISORIAL DISTRICTS**

Staff will present an overview of the Housing Needs Rezone Program. Placer County's 2021-2029 Housing Element Program Number 1 (HE-1) requires the rezone of multiple properties in order to meet the County's share of the Regional Housing Needs Allocation (RHNA). Because the Housing Element did not identify a sufficient number of sites to accommodate the County's share of the RHNA at all income levels, state law requires the County to implement a rezone program to allow higher density residential development on a sufficient number of parcels and acreage to accommodate the shortfall of lower income units in the Housing Element Residential Land Inventory. HE-1 must be implemented by May 15, 2024, by state law.

**County Staff:** Kally Kedinger-Cecil, Senior Planner (530) 745-3034 or [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

**CONSENT AGENDA:**

- A) Approve the [Action Agenda of the June 22, 2023, Planning Commission Meeting](#).