



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, August 24, 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.

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; Jeff Ronten, 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. **BICKFORD RANCH SPECIFIC PLAN – PHASE 1**
SMALL LOT VESTING TENTATIVE SUBDIVISION MAP MODIFICATION
(PLN23-00257) THIRD AMENDMENT TO THE CORRECTED AMENDED AND
RESTATED DEVELOPMENT AGREEMENT
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 from West Bickford Holdings, LLC, a Delaware Limited Liability Company, Ridgeview Land Ventures, LLC, a Delaware Limited Liability Company, Boulder Ridge Estates, LLC, a Delaware Limited Liability Company, Sierra Hills Investors, LLC, a Delaware Limited Liability Company, Bickford Improvement Company, LLC, a California limited liability company, and SH AA Bickford, LLC, a Delaware Limited Liability Company (Property Owners) for approval of a modification to the approved Bickford Ranch Phase 1 Small Lot Vesting Tentative Subdivision Map condition of approval 95.B pertaining to timing of acceptance of multipurpose trail improvements in Phase 1, and to approve a third amendment to the Corrected Amended and Restated Development Agreement for the Bickford Ranch Specific Plan to amend trail construction triggers in Section 3.4.4.2 of the Development Agreement. As currently approved, construction of each phase of the Multipurpose Trail is required to be completed prior to the County's acceptance of the Backbone Infrastructure improvements. Under the proposed amended Phase 1 Small Lot Vesting Tentative Subdivision Map condition 95.B and Development Agreement Section 3.4.4.2, all Phase 1A trail segments would be initiated prior to issuance of the 200th residential building permit and accepted as complete prior to the County's issuance of the 384th residential building permit. 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 21083.3 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).

Location: Four miles northwest of Interstate 80 and south of State Route 193 between the City of Lincoln, Penryn and Newcastle areas.

APN: 031-190-006-000, 340-010-001-000, 340-011-001-000, 340-011-002-000, 340-011-003-000, 340-011-004-000, 340-011-005-000, 340-011-006-000, 340-011-007-000, 340-011-008-000, 340-011-009-000, 340-011-010-000, 340-011-011-000, 340-011-012-000, 340-011-013-000, 340-011-014-000, 340-011-015-000, 340-011-016-000, 340-011-017-000, 340-011-018-000, 340-011-019-000, 340-011-020-000, 340-011-021-000, 340-011-022-000, 340-011-023-000, 340-011-024-000, 340-011-025-000, 340-011-026-000, 340-011-027-000, 340-011-028-000, 340-011-029-000, 340-011-030-000, 340-011-031-000, 340-011-032-000, 340-011-033-000, 340-011-034-000, 340-011-035-000, 340-012-001-000, 340-012-002-000, 340-012-003-000, 340-012-004-000, 340-012-005-000, 340-012-006-000, 340-012-007-000, 340-012-008-000, 340-012-009-000, 340-012-010-000, 340-012-011-000, 340-012-012-000, 340-013-001-000, 340-013-002-000, 340-013-003-000, 340-013-004-000, 340-013-005-

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

Community Plan Area: Placer County General Plan

Applicant: West Bickford Holdings, LLC

County Staff: Community Development Resource Agency - Michele Kingsbury, Deputy Director, (530) 745-3044 or mkingsbu@placer.ca.gov or Planning Staff - Alexander Fisch, Supervising Planner, (530) 745-3081 or afisch@placer.ca.gov.

2) 10:15 a.m.

[HDMA VARIANCE AND SUBDIVISION MODIFICATION \(PLN23-00179\)](#)
[SUBDIVISION MAP AMENDMENT](#)

VARIANCE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (JONES)

Consider a request from Henry Daily for approval of an amendment to the approved final subdivision map to reduce the rear setback (south property line) to 20 feet from the property line, where a minimum of 25 feet is normally required, and approval of a variance for construction of an eight-foot-tall retaining wall 2 feet from the side property line (east property line), where a minimum of 7.5-feet is normally required. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures).

Location: 7560 Sierra Drive, Granite Bay, CA 95746

APN: 047-192-014-000

Zoning: RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet)

Community Plan Area: Granite Bay Community Plan

Applicant: Henry Daily

County Staff: Planning Services - Bennett Smithhart, (530) 745-3039 or bsmithha@placer.ca.gov.

3) 10:30 a.m. **HIDDEN FALLS REGIONAL PARK TRAILS EXPANSION PROJECT MODIFICATION
- PROPOSED TRAIL REALIGNMENT (PLN22-00356)
CONDITIONAL USE PERMIT MODIFICATION**

**ADDENDUM TO PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from the property owner, Placer County Department of Agriculture, Parks, and Natural Resources for the approval of a Conditional Use Permit (CUP) Modification to realign an approximately 0.8-mile section of the previously-approved but not yet constructed trail within the Hidden Falls Regional Park onto properties adjacent and north of the approved trail alignment. Realignment of the trail would eliminate the need to build two bridges across Raccoon Creek which would not only reduce potential environmental impacts resulting from the construction of the two bridges within the riparian area, but also would save millions of dollars in construction costs. The Planning Commission will also consider an Addendum to the previously certified Final Subsequent Environmental Impact Report for the Hidden Falls Regional Park Trails Expansion Project to address changes to the Biological Resources and Air Quality sections.

Location: On the northeastern side of Hidden Falls Regional Park to the western side of the Taylor Preserve, west of Bell Road, north of the Auburn area

APN: 026-081-037-000, 026-120-028-000, and a 6.82-acre portion of 026-081-038-000.

Zoning: Farm combining Building Site District – 160-acre minimum lot area (F-BX-160 AC. MIN.) and Farm combining Building Site District – 40-acre minimum lot area (F-BX-40 AC. MIN.)

Community Plan: Placer County General Plan

Applicant: Placer County Department of Agriculture, Parks, and Natural Resources

County Staff: Chris Graham, Senior Planner (530) 745-3067 or cgraham@placer.ca.gov.

CONSENT AGENDA:

- A) Approve the Action Agenda of the August 10, 2023, Planning Commission Meeting.