



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, SEPTEMBER 9, 2021
10:00 A.M.

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

Pursuant to Executive Order N-08-21 and 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 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 for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/97726900602> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 977 2690 0602. 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: 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: 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 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
SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT TO
CLARIFY PARK CFD OBLIGATIONS \(PLN21-00302\)
STATUTORY EXEMPTION
SUPERVISORY DISTRICT 3 \(HOLMES\)**](#)

Consider a recommendation to the Board of Supervisors to adopt an ordinance amending the Corrected, Amended and Restated Development Agreement to establish a new fire fee to support fire services and clarify timing and triggers for park construction for Phase 1 and Phase 2 of the Bickford Ranch Specific Plan. The Planning Commission will also consider a recommendation to the Board of Supervisors a finding of exemption from the California Environmental Quality Act in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162.

Project Location: Approximately four miles northwest of Interstate 80 and south of State Route 193 between the City of Lincoln, Penryn and Newcastle areas. 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, except for a parcel at the southwest corner of Sierra College Boulevard and Caperton Court. The Union Pacific Railroad (UPRR) is generally the southern boundary, except for a parcel south of the railroad tracks.

APNs: 340-013-031-000; 340-013-018-000; 340-013-003-000; 340-011-009-000; 340-011-019-000; 340-020-028-000; 340-013-029-000; 340-013-008-000; 340-020-024-000; 340-020-025-000; 340-020-033-000; 340-020-006-000; 340-020-056-000; 340-020-051-000; 340-020-026-000; 340-020-057-000; 340-012-002-000; 340-020-012-000; 340-020-007-000; 340-020-004-000; 340-012-008-000; 340-011-005-000; 340-011-030-000; 340-010-001-000; 340-015-004-000; 340-013-007-000; 340-011-011-000; 340-011-021-000; 340-020-031-000; 340-020-052-000; 340-012-007-000; 340-013-001-000; 340-020-035-000; 340-011-028-000; 340-011-006-000; 340-020-015-000; 340-011-031-000; 340-020-020-000; 340-013-013-000; 340-013-012-000; 340-013-024-000; 340-013-006-000; 340-013-004-000; 340-020-027-000; 340-011-016-000; 340-012-006-000; 340-020-018-000; 340-020-022-000; 340-011-036-000; 340-020-036-000; 340-020-038-000; 340-020-034-000; 340-020-032-000; 340-020-058-000; 340-020-011-000; 340-011-003-000; 340-013-017-000; 340-013-028-000; 340-020-048-000; 340-011-023-000; 340-011-008-000; 340-011-013-000; 340-013-010-000; 340-020-039-000; 340-012-005-000; 340-020-014-000; 340-012-003-000; 340-014-001-000; 340-020-042-000; 340-013-033-000; 340-011-018-000; 340-020-046-000; 340-011-014-000; 340-011-015-000; 340-011-025-000; 340-020-023-000; 340-020-019-000; 340-020-047-000; 340-013-002-000; 340-011-035-000; 340-012-001-000; 340-011-002-000; 340-020-008-000; 340-020-009-000; 340-020-010-000; 340-011-027-000; 340-011-033-000; 340-011-029-000; 340-020-013-000; 340-020-005-

000; 340-011-032-000; 340-013-032-000; 340-013-015-000; 340-013-023-000; 340-020-043-000; 340-013-019-000; 340-013-011-000; 340-013-030-000; 340-013-025-000; 340-013-027-000; 340-011-024-000; 340-011-010-000; 340-015-002-000; 340-011-034-000; 340-012-010-000; 340-011-020-000; 340-013-009-000; 340-015-001-000; 340-020-016-000; 340-011-022-000; 340-020-037-000; 340-020-050-000; 340-011-001-000; 340-020-017-000; 340-012-004-000; 340-020-003-000; 340-014-002-000; 340-013-022-000; 340-013-021-000; 340-013-014-000; 340-011-017-000; 340-013-026-000; 340-011-026-000; 340-020-049-000; 340-020-045-000; 340-011-007-000; 340-020-059-000; 340-013-020-000; 340-013-016-000; 340-015-003-000; 340-013-005-000; 340-020-030-000; 340-020-029-000; 340-020-040-000; 340-020-041-000; 340-020-044-000; 340-011-012-000; 340-020-054-000; 340-020-021-000; 340-020-055-000; 340-011-004-000; 340-020-053-000; 340-020-001-000; 340-012-009-000; 340-020-046-000; 340-020-011-000 and 340-020-002-000.

Total Acreage: 1,927.9 acres

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

Community Plan: Placer County General Plan

County Staff: CDRA Principal Management Analyst – Michele Kingsbury, can be reached at (530) 745-3044 or mkingsbu@placer.ca.gov.

2) 10:15 a.m. **[RUE FIREARMS WEAPONS MANUFACTURING
CONDITIONAL USE PERMIT \(PLN21-00199\)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 1 \(GORE\)](#)**

Consider a request from Douglas Rue for approval of a Conditional Use Permit to manufacture firearms and ammunition and conduct firearms sales as a Federal Firearms Dealer within an existing industrial building. The Planning Commission will consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1–Existing Facilities).

Project Location: 9815 Antelope Road in the Roseville area

APN: 474-120-026-000

Total Acreage: 11 acres

Zoning: IN-UP-DC (Industrial, combining Use Permit, combining Design Corridor) and O (Open Space)

Community Plan: Dry Creek/West Placer Community Plan

Applicant: Douglas Rue

County Staff: Planning Services Division – Kally Kedinger-Cecil, Senior Planner, can be reached at (530) 745-3034 or kkedinge@placer.ca.gov.

CONSENT AGENDA:

- A) [Approve the Action Agenda of the August 12, 2021, Planning Commission Meeting.](#)
- B) [Approve Special Planning Commission meetings for October 7, 2021, and November 4, 2021.](#)