



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, NOVEMBER 21, 2019
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.)

10:00 a.m. FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; 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. SUNSET AREA PLAN UPDATE AND PLACER RANCH SPECIFIC PLAN GENERAL PLAN AMENDMENT / REZONE / IMPLEMENTING ZONING REGULATIONS / DEVELOPMENT STANDARDS / SPECIFIC PLAN AND DESIGN GUIDELINES / LARGE LOT VESTING TENTATIVE SUBDIVISION MAP / DEVELOPMENT AGREEMENT (PLN16-00341 / PLN15-00283) FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2016112012)

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a recommendation to the Board of Supervisors on the County-initiated Sunset Area Plan Update (SAP) and Placer Ranch Specific Plan (PRSP) and Final Environmental Impact Report prepared for the project.

The Sunset Area Plan (SAP) is a County-initiated update to its existing 1997 Sunset Industrial Area Plan and includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years. The SAP also incorporates the proposed Placer Ranch Specific Plan (PRSP). The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 8,440,513 square feet of university, employment, and commercial uses, as well as 377.5 acres of parks, open space, and paseos. The PRSP would also include approximately 801.4 acres of housing that would consist of 2,210 dwelling units of Low Density Residential, 1,050 dwelling units of Low Density Residential Age-Restricted, 872 dwelling units of Medium Density Residential, and 1,504 dwelling units of High Density Residential.

Requested entitlements for the SAP/PRSP include: 1) Amendments to the Placer County General Plan to revise Figures 1, 1-1 and 1-2 to expand the SAP boundary to include 325 acres to the west, revise Table 1-1 to outline the relationship between the PRSP and General Plan land use designations, revise Table 1-2 to allow the SAP/PRSP to establish development standards that allow for densities of up to 30 dwelling units per acre, and revise Table 1-5 to amend the Public Facility buffer requirements and amend Policy 4.G.11 regarding proximity of residential uses to landfills; 2) Adoption of the Sunset Area Plan, Implementing Zoning Regulations, Corridor Design Standards and Guidelines, and the SAP Land Use Map; 3) Rezone all acreage in the new SAP, including the PRSP (If approved, the SAP Implementing Zoning and PRSP will supersede and replace all existing land use and zoning within the SAP/PRSP boundary); 4) Adoption of the Placer Ranch Specific Plan, Development Standards and Design Guidelines, and Placer Ranch Land Use Map; 5) Approval of the PRSP Development Agreement; and 6) Approval of the PRSP Large Lot Vesting Tentative Subdivision Map that would create a total of 164 large lots that establish the general layout and location of PRSP land uses in accordance with the specific plan including residential uses, commercial and employment uses, open space and public uses, highway easements and landscape corridors.

The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Sunset Area Plan and Placer Ranch Specific Plan Final Environmental Impact Report, prepared pursuant to the California Environmental Quality Act, the Mitigation Monitoring Reporting Program and the Findings of Fact and Statement of Overriding Considerations.

Project Location: The 8,497 acre SAP area, which includes the 2,213 acre PRSP area comprised of Assessor Parcel Numbers 017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000, is located between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north; and unincorporated Placer County to the west.

Total Acreage: 8,497 acres SAP area

Zoning: Agricultural 20 Acre Minimum, Agricultural 80 Acre Minimum, Business Park, Commercial, Industrial, Open Space, Public Facility, Public Facility / Agricultural 80 Acre Minimum

Applicant: County-initiated

County Staff: Planning Services – Crystal Jacobsen, Principal Planner (530) 745-3085