



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, JANUARY 12, 2023
10:00 A.M.

MEETING LOCATION:
VIRTUAL ONLY

Due to the threat of COVID-19, the Planning Commission Hearing will be conducted virtually; the public may observe the hearing by accessing the following web link: <https://www.placer.ca.gov/2403/Planning-Commission>. Written public comments before the meeting are encouraged. Public comment during the meeting will be offered 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.

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, by appointment by calling 530.745.3072.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require disability-related modifications or accommodation, 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 ONLINE 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 (Chairman); Richard Johnson, At-Large West of Sierra Crest (Vice Chairman); Anthony DeMattei, District 3 (Secretary); Robyn Dahlgren, District 1; Daniel Woodward, District 4; Bridget Powers, At-Large East of Sierra Crest.

OATH OF OFFICE FOR 2023 NEWLY APPOINTED PLANNING COMMISSIONERS:

- Reappointed Seat #1 (representing District 1 and serving the term that expires on 12/31/2026) – appointment by the Board of Supervisors at its January 10, 2023 meeting.
- Reappointed Seat #2 (representing District 2 and serving the term that expires on 12/31/2026) – appointment by the Board of Supervisors at its January 10, 2023 meeting.

- Reappointed Seat #6 (representing At-Large East of Sierra Crest and serving the term that expires on 12/31/2026) – appointment by the Board of Supervisors at its January 10, 2023 meeting.

PLANNING COMMISSION SELECTION OF OFFICERS:

- A) Selection of 2023 Chairman
- B) Selection of 2023 Vice-Chairman
- C) Selection of 2023 Secretary

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. **[DEFAY VARIANCE](#)**
[THIRD-PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A VARIANCE \(PLN22-00384\)](#)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (JONES)
Consider an appeal filed by Tyler Field of the Zoning Administrator's October 20, 2022 approval of a variance to allow for construction of a 1,077 square foot, two-story residential addition to an existing single-story residence proposed to be located 28 feet, eight inches from the northwest (side) property line where a minimum of 30 feet is normally required and 25 feet, six inches from the northeast (front) property line where a minimum of 50 feet from edge of easement is normally required. The Planning Commission will also consider a finding of categorical exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (New construction or conversion of small structures; minor alterations in land use limitations).
Project Location: 3404 Rattlesnake Road, Newcastle
APN: 137-053-030-000
Total Acreage: Approximately 1.8 acres
Zoning: RA-B-X 4.6 ac. min. (Residential Agriculture, combining a minimum Building Site of 4.6 Acres)
Community Plan Area: Horseshoe Bar/Penryn Community Plan
Applicant: Kathryn and Isak Defay, Property Owners
County Staff: Planning Services – Kara Conklin, Assistant Planner (530) 745-3053 or kconklin@placer.ca.gov.

2) 10:20 a.m. **HARTMAN SUBDIVISION MODIFICATION AND REASONABLE ACCOMMODATION REQUEST**
APPEAL OF ZONING ADMINISTRATOR'S DENIAL OF SUBDIVISION MODIFICATION (PLN22-00134)
STATUTORY EXEMPTION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)
(CONTINUED FROM NOVEMBER 10, 2022)

consider an appeal of the Zoning Administrator's denial of a request from the property owner, Michael Hartman, for a Subdivision Modification to modify the recorded 'No Access Strip' located along the east side property line and to modify the recorded building envelope to allow for construction of a 1,200 square foot Accessory Dwelling Unit (ADU) with a 1,400 square foot attached garage at 14600 Curry Court in Auburn. Since the Planning Commission's continuance of this matter at its November 10, 2022 meeting, the owner has applied for the Subdivision Modification under the Reasonable Accommodation provisions of the Zoning Ordinance (Section 17.56.185). The Planning Commission will consider both the appeal and the reasonable accommodation request at the same time. The Planning Commission will also consider a finding of Statutory Exemption pursuant to Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010(G) of the Placer County Environmental Review Ordinance (Projects Which Are Disapproved).

Project Location: 14600 Curry Court, Auburn

APN: 077-041-067-000

Total Acreage: Approximately 2.8 acres

Zoning: RA-B-100-AO (Residential Agriculture, combining minimum Building Site of 100,000 square feet, combining Airport Overflight)

Community Plan Area: Auburn Bowman Community Plan

Applicant: Michael Hartman, Property Owner

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

3) 10:40 a.m. **CREEKVIEW RANCH PROJECT**
DRAFT ENVIRONMENTAL IMPACT REPORT (PLN21-00130)
PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 1 (GORE)

Conduct a public meeting to receive comments on the Draft Environmental Impact Report for the Creekview Ranch project, a 597-lot, detached single-family residential development on 185.6 acres of land located on the north side of PFE Road at the northern terminus of Antelope Road and the south side of PFE Road, east of Antelope Road in the Dry Creek West Placer Community Plan area. The proposed project requires approval of two General Plan amendments, a Community Plan amendment, Rezoning, Vesting Large Lot Tentative Map, Vesting Phased Tentative Subdivision Map, Variance, and Conditional Use Permit. The purpose of this meeting is to receive comments on the Draft EIR. This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at subsequent meetings on the project entitlements. A copy of the Draft EIR is available for review from December 19, 2022 through February 1, 2023 during normal business hours at the Roseville and Rocklin Public Libraries, the Placer County Community Development Resource Agency office in Auburn, and the County Clerk's Office in Auburn. The Draft EIR is also available online at:

<https://www.placer.ca.gov/7448/Creekview-Ranch>

Project Location: North side of PFE Road at the northern terminus of Antelope Road, and the southeast corner of PFE Road and Antelope Road.

APN: 474-100-001-000 and 474-120-017-000
Total Acreage: Approximately 185.6 acres
Zoning: 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)
Community Plan Area: Dry Creek West Placer Community Plan
Applicant: Dave Cook, Cook Development Consulting Services, LLC
County Staff: Planning Services – Christopher Schmidt, (530) 745-3076 or crschmid@placer.ca.gov

CONSENT AGENDA:

A) Approve 2023 Planning Commission Meeting Calendar

B) **[LAKE VISTA ESTATES \(FORMERLY KNOWN AS VISTA LAGOS ESTATES\) EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT \(PLN14-00221\)](#)**
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (JONES)

Consider a request from Jerry Aplass, Burrell Consulting Group Inc, for approval of a two-year Extension of Time on a previously-approved Vesting Tentative Subdivision Map and a Conditional Use Permit that allows for a 15-Lot Planned Residential Development, including 10.49 acres of open space and multi-purpose trails. Custom home sites range in area from 1.15 acres to 2.14 acres. The Vesting Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on July 14, 2016. A Mitigated Negative Declaration was adopted for the project at the same time. The Planning Commission approved a two-year extension of time on August 22, 2019. The project received a further 18-month extension under AB 1561. The Planning Commission will be asked to find that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Project Location: Boulder Road near Walden Woods Way, Granite Bay

APN: 094-070-016-000

Total Acreage: Approximately 35.84 acres

Zoning: RA-B-X-20, PD = 0.44 (Residential Agriculture, combining a minimum Building Site of 20 acres, combining Planned Residential Development of 0.44 units per acre) and RS-AG-B-40 PD = 1.1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.1 units per acre)

Community Plan Area: Tahoe Basin Area Plan

Applicant: Jerry Aplass, Burrell Consulting Group, Inc.

County Staff: Planning Services – Jared Peters, Assistant Planner, (530) 745-3523 or jpeters@placer.ca.gov.