



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
**ACTION AGENDA**  
THURSDAY, JANUARY 28, 2021  
4:30 P.M.

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

Pursuant to Executive Order N-29-20 and because social distancing measures were implemented; members of this Commission and agency staff were not required to attend the meeting in person and some participated by teleconference. Public comment was offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/98077647338> utilizing the “raise hand” function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 980 7764 7338.

4:30 p.m.

FLAG SALUTE

4:30 – 4:42 p.m.

ROLL CALL: *Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman) participated off-site via Zoom; Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1 [ABSENT]; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.*

*The Chair provided the meeting procedures.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted the Board of Supervisors approved the Mason Trails Subdivision within the Riolo Vineyards Specific Plan on January 26<sup>th</sup> and on February 9<sup>th</sup>, the Board will hear the Crowley Setback Variance appeal. The Commission will hear a number of projects on February 11<sup>th</sup> with a 10:00 a.m. start, including Housing Code Amendments and the AT&T Minor Use Permit appeal.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were no public comments.*

CONSENT AGENDA: *The Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 4:35 p.m.

4:42 – 4:45 p.m.

SKORSTAD – FOLSOM LAKE ESTATES 2A (LOT 25)  
CONDITIONAL USE PERMIT MODIFICATION (PLN20-00222)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (JONES)

**\*\*Continued from December 10, 2020 Planning Commission Meeting\*\***

Consider a request from the property owners, Michael and Michele Skorstad, for the approval of a modification of the Folsom Lake Estates 2A Conditional Use Permit to allow for the construction and placement of a detached garage of approximately 1,125 square feet to be located five feet from the rear property line where a setback of 25 feet is normally required by Condition of Approval #9A. Specifically, the ZTA would change the current minor use permit requirement for the SRO land use with less than 30 units to be allowed with zoning clearance and allow the SRO land use on parcels that allow for mixed use projects. In addition, within the Tahoe Basin Area Plan boundary, SRO units would remain as Tourist Accommodation Units (TAU's). The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a CEQA finding of exemption pursuant to Public Resources Code Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3).

**Project Location:** 9495 Skye Court, in the Granite Bay area

**APN:** 050-122-025-000

**Total Acreage:** 1.01 acres

**Zoning:** RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre)

**Community Plan Area:** Granite Bay Community Plan

**Applicant:** Michael and Michele Skorstad

**County Staff:** Planning Services Division – Kally Kedingger-Cecil, Senior Planner, can be reached by phone at (530) 745-3034 or by email at [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

*There were no public commenters.*

**1) MOTION AS FOLLOWS: Continue the Skorstad – Folsom Lake Estates 2A (Lot 25) Conditional Use Permit Modification (PLN20-00222) item off calendar.**

**Commissioner Johnson moved; Commissioner Herzog seconded**

**MOTION VOTE 6:0:1**

**AYE: DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward**

**NO: None**

**ABSENT: Cannon**

**2) 4:45 p.m.**  
*4:45 – 5:09 p.m.*

**BICKFORD RANCH SPECIFIC PLAN – PHASE 1**  
**SMALL LOT VESTING TENTATIVE SUBDIVISION MAP MODIFICATION**  
**(PLN20-00347)**

**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 of the project developer, Westland Capital Partners, LP, for approval of a modification to the approved Bickford Ranch Phase 1 Small Lot Vesting Tentative Subdivision Map in order to modify condition of approval 12 pertaining to the amount and form of cash security collected to ensure performance of erosion control for large scale development projects. 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 21166 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).

**Project Location:** 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; between the City of Lincoln, Penryn, and Newcastle areas within the Bickford Ranch Specific Plan.

**APNs:** 031-105-003, 032-020-053, 340-010-001, 340-011-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030; 340-012-001, -002, -003, -004, -005, -006, -007, -008, -009, -010; 340-013-001, -002, -003, -004, -005, -006, -007, -008, -009; 340-013-011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033; 340-014-001, -002; 340-015-001, -002, -003, -004

**Total Acreage:** Approximately 949.5 acres

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

**Community Plan Area:** Placer County General Plan

**Applicant:** Westland Capital Partners, LP

**County Staff:** Planning Services Division – Alex Fisch, Supervising Planner, can be reached at (530) 745-3081 or by email at [afisch@placer.ca.gov](mailto:afisch@placer.ca.gov)

*There was one public commenter.*

- 1) MOTION AS FOLLOWS:** *Find the proposed modification to the approved Vesting Tentative Subdivision Map conditions of approval exempt from further environmental review in accordance with Government Code Section 65457, Public Resources Code Section 21166 and CEQA Guidelines Section 15182, and that the project is subject to streamlined review under Section 15183. Further find that because the project is exempt from CEQA, the County is not required to prepare a Negative Declaration or an Environmental Impact Report, or any specific type of environmental documentation for this action, and no additional environmental review is required.*

*Commissioner Johnson moved; Commissioner Herzog seconded*

**MOTION VOTE 6:0:1**

**AYE:** DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

**NO:** None

**ABSENT:** Cannon

- 2) MOTION AS FOLLOWS:** *Approve the modification to the Bickford Ranch Phase 1 Vesting Tentative Subdivision Map condition #12 supported by the findings in staff's report, and the remaining conditions of approval.*

*Commissioner Johnson moved; Commissioner Herzog seconded*

**MOTION VOTE 6:0:1**

**AYE:** DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

**NO:** None

**ABSENT:** Cannon

3) 5:00 p.m.  
5:09 – 10:05 p.m.

**HIDDEN FALLS REGIONAL PARK TRAILS EXPANSION PROJECT**  
**CONDITIONAL USE PERMIT MODIFICATION (PLN19-00187)**

**FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2007062084)**  
**SUPERVISORIAL DISTRICTS 2 AND 5 (WEYGANDT AND GUSTAFSON)**

**\*\*Continued from the October 22, 2020 Planning Commission Hearing\*\***

Consider a recommendation to the Board of Supervisors to modify the Hidden Falls Regional Park (HFRP) Conditional Use Permit to allow for the expansion of the HFRP natural-surface, multi-use trail network onto approximately 2,765 additional acres of land owned or held in conservation easements by the Placer Land Trust (PLT) where the County holds trail easement rights, or onto property owned by the County or where the County owns easements. Approximately 30 miles of trails (including existing and proposed trails) within the expansion areas would be added to the 30+/-miles of currently open trails within the existing HFRP boundary. With the staff-recommended "Reduced Project", two new parking areas and an additional overflow area within the existing HFRP parking area are also proposed, as well as other amenities such as bridges, overlooks, picnic benches and tables, restrooms, drinking fountains and equestrian amenities. The Planning Commission will also be asked to make a recommendation to the Board of Supervisors on the certification of the Hidden Falls Regional Park Trails Expansion project Final Subsequent Environmental Impact Report (SCH# 2007062084), Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan prepared for the project in accordance with the California Environmental Quality Act.

**Project Location:** West of Bell Road, north of Mears Drive and east of Garden Bar Road in West Placer

**APNs:** 026-020-002, 026-020-009, 026-020-011, 026-020-012, 026-020-013, 026-061-001, 026-061-003, 026-061-007, 026-061-013-510, 026-061-051, 026-061-055, 026-061-068, 026-061-080, 026-061-081, 026-061-082, 026-061-083, 026-072-045, 026-072-047, 026-072-049, 026-072-050, 026-072-054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-074, 026-072-075, 026-072-076, 026-072-084, 026-072-085, 026-081-001, 026-081-002, 026-081-003, 026-081-004, 026-081-005, 026-081-006, 026-081-007, 026-081-008, 026-081-023, 026-081-040, 026-081-044, 026-081-047, 026-081-048, 026-081-050, 026-081-052, 026-110-001, 026-110-012, 026-110-018, 026-120-028, 026-130-041, 026-301-025, 026-301-029, 026-301-031, 026-301-036, 026-301-037, 026-310-010, 026-310-012, 026-370-019, 026-370-040, 026-370-044, 026-370-053 and 026-370-056

**Total Acreage:** Currently comprises approximately 3,965 acres

**Zoning:** F-B-X-10 to 160 (Farm, minimum lot sizes ranging from 10-160 acre min.), with the existing HFRP boundary area zoned mostly as Open Space, with the parcel incorporating the existing parking area on Mears Place zoned as F-B-X-50, with a PD = 0.2 (Planned Development with minimum lot size of 0.2 acres)

**Community Plan Area:** Placer County General Plan

**Applicant:** Placer County Department of Public Works – Parks Division

**County Staff:** Public Works, Park Division – Lisa Carnaha, Senior Planner can be reached at (530) 889-6837 or by email [lcarnaha@placer.ca.gov](mailto:lcarnaha@placer.ca.gov).

**[Comments Received After Packet Distribution](#)**

***There were 36 public commenters.***

- 1) **MOTION AS FOLLOWS:** *Adopt a resolution to certify the Final Subsequent Environmental Impact Report (SCH# 2007062084) prepared pursuant to the California Environmental Quality Act and adopt the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Reporting Program supported by the findings set forth within the staff report.*

*Commissioner Johnson moved; Commissioner Herzog seconded*

**MOTION VOTE 5:0:1:1**

**AYE:** *Hauge, Herzog, Johnson, Sevison, Woodward*

**NO:** *None*

**ABSTAIN:** *DeMattei*

**ABSENT:** *Cannon*

- 2) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit Modification for the Hidden Falls Regional Park and Trails Expansion Reduced Project, subject to the recommended conditions of approval and findings contained within the staff report and as further clarified.*

*Commissioner Johnson moved; Commissioner Herzog seconded*

**MOTION VOTE 5:1:1**

**AYE:** *DeMattei, Hauge, Herzog, Johnson, Sevison*

**NO:** *Woodward*

**ABSENT:** *Cannon*

**CONSENT AGENDA:**

- A) [Approve Action Agenda of January 14, 2021 Planning Commission Meeting.](#)

*There were no public comments.*

- 1) **MOTION AS FOLLOWS:** *Approve the Consent Agenda.*

*Commissioner Herzog moved; Commissioner Johnson seconded*

**MOTION VOTE 6:0:1**

**AYE:** *DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward*

**NO:** *None*

**ABSENT:** *Cannon*

**10:05 p.m. MEETING ADJOURNED**