



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, MARCH 11, 2021  
10:00 A.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 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. To remain in compliance with the state's public health guidance, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity, we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. 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/94802254863> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 948 0225 4863.

Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment through 530-886-1810 will be accepted starting at the posting of this agenda but will close at the start of the meeting.

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. [HEALTH AND SAFETY ELEMENT UPDATE – PUBLIC WORKSHOP](#)  
[GENERAL PLAN AMENDMENT \(PLN20-00112\)](#)  
[ALL SUPERVISORIAL DISTRICTS](#)**

Receive a report on the progress of the Health and Safety Element Update, Section 8, of the Placer County General Plan, to discuss the next steps to completing the Health and Safety Element, and to receive public comment. Updates to the Safety Element will meet the requirements of California Government Code Section 65302(g) as updated by Senate Bills 1241, 379, and 1035 and will incorporate policies from the County Local Hazard Mitigation Plan, as well as the recently adopted 2020 Placer County Sustainability Plan (PCSP). The Health and Safety Element Update will address potential and existing hazards in the County, which are outlined in the following categories: Seismic and Geological Hazards; Flood Hazards; Fire Hazards; Airport Hazards; Public Safety and Emergency Management Facilities; Hazardous Materials; Avalanche Hazards; and Public Health. Among other updates, an additional category for Climate Adaptation is being considered for the Safety Element.

**Project Area:** Unincorporated Placer County

**County Staff:** Planning Services – Angel Green, Senior Planner, can be reached at (530) 745-3039 or [agreen@placer.ca.gov](mailto:agreen@placer.ca.gov).

**CONSENT AGENDA:**

A) [Approve Action Agenda of February 25, 2021 Planning Commission Meeting.](#)

B) [\*\*HIDDEN RAVINE ESTATES  
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND  
CONDITIONAL USE PERMIT \(PSUB 20060791 / PSM 20080325\)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 3 \(HOLMES\)\*\*](#)

Consider a request from Robert Hoffman, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a 11-lot Planned Residential Development, including a 2.51-acre open space lot. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on January 10, 2008. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. In 2009, the project was revised, and a new Mitigated Negative Declaration was prepared and adopted by the Board of Supervisors on March 10, 2009. The map received automatic extensions from the State, bringing the expiration date to January 22, 2017. Two-year Extensions of Time were later approved by the Planning Commission on March 23, 2017 and March 14, 2019, bringing a new expiration date of January 22, 2021. 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:** Southwest corner of Richardson Drive and Kemper Road in the Auburn area

**APN:** 051-100-069-000

**Total Acreage:** 12.5 acres

**Zoning:** RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 Square Feet, combining a Planned Residential Development of 1 dwelling unit per acre)

**Community Plan Area:** Auburn / Bowman Community Plan

**Applicant:** Robert Hoffman

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

C) [\*\*SHEBA ESTATES AT EDEN ROC \(aka EDEN ROC II SUBDIVISION\)  
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP,  
CONDITIONAL USE PERMIT, AND VARIANCE \(PSUB 20070829\)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 4 \(JONES\)\*\*](#)

Consider a request from Sheba Development, LLC for approval of a one-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance to allow for a six-lot Planned Residential Development. The Variance was approved to reduce the Planned Residential Open Space requirement from 20 percent to 11.4 percent. A Rezone was also approved to add a Planned Residential Development designation of 0.44 dwelling units per acre to a portion of the site that was zoned RA-B-X 4.6 Ac. Min. The Rezoning, Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance were originally approved by the Board of Supervisors on February 10, 2009. A Mitigated Negative Declaration was adopted for the project at the same time.

A one-year extension of time was granted by the Planning Commission on April 28, 2016. Additional two-year extensions of time were granted by the Planning Commission on February 23, 2017 and March 28, 2019, bringing a new expiration date of February 10, 2021. 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:** 5830 Walden Lane; at the end of Walden Lane, approximately 250 feet south of Eden Oak Circle and approximately one mile east of Auburn-Folsom Road in Granite Bay

**APNs:** 036-190-070-000 and 036-190-071-000

**Total Acreage:** 39.38 acres

**Zoning:** RA-B-X 20 AC Min PD = .44 (Residential Agricultural, minimum Building Site of 20 Acres, combining Planned Residential Development of 0.44 units per acre) and RA-B-X 4.6 AC Min PD = .44 (Residential Agricultural, minimum Building Site of 4.6 Acres, combining Planned Residential Development of 0.44 units per acre)

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

**Applicant:** Zac Moiugharbel, Sheba Development, LLC

**County Staff:** Planning Services Division – Kara Conklin, Assistant Planner, can be reached at (530) 745-3053 or [kconklin@placer.ca.gov](mailto:kconklin@placer.ca.gov).