



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, MARCH 25, 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/99696844530> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 996 9684 4530. 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. [FLICKER – AGATE BAY UPLANDS-SOUTH SUBDIVISION \(LOT 165\) SUBDIVISION MAP MODIFICATION AND VARIANCE \(PLN20-00380\) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)

Consider an application from Eric Good, on behalf of Scott Flicker and Carolyn Rashby, for a Subdivision Map Modification to allow for a 15-foot front setback (measured to property line) where there is a required 20-foot mapped front setback (Dodowah Road) to construct a 496 square foot deck/carport over the driveway (approximately 70 square feet of new deck area would encroach into the 20-foot mapped setback). A Variance is also requested to allow a 15-foot front setback (measured to property line) for the aforementioned improvements, where the Tahoe Basin Area Plan requires a 20-foot front setback (Dodowah Road). 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 (Class 3 –New construction or conversion of small structures; Class 5 – Minor Alterations in Land Use Limitations).

Project Location: 5641 Dodowah Road in the Carnelian Bay area of Tahoe

APN: 116-210-062-000

Total Acreage: 0.287 acres

Zoning: Flick Point/Agate Bay (residential) in the North Tahoe West Sub Area of the Tahoe Basin Area Plan

Community Plan Area: Tahoe Basin Area Plan

Applicant: Eric Good on behalf of Scott Flicker and Carolyn Rashby

County Staff: Planning Services Division – Janey Balvin, Assistant Planner, can be reached at (530) 581-6283 or by email at jbalvin@placer.ca.gov.

2) 10:15 a.m. [BASELINE COMMERCIAL CENTER
GENERAL PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP,
CONDITIONAL USE PERMIT AND MINOR BOUNDARY LINE ADJUSTMENT
\(PLN20-00103\)
MITIGATED NEGATIVE DECLARATION \(SCH# 2021020058\)
SUPERVISORIAL DISTRICT 1 \(GORE\)](#)

Consider an application from Trainor Fairbrook on behalf of Cal Holdings, LLC and make a recommendation to the Board of Supervisors on the following requests: 1) General Plan Amendment (Dry Creek West Placer Community Plan) from Rural Low Density Residential (RLDR 1-2.3 ac. min.) to Commercial (C); 2) Rezone from RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit/acre) to CPD-UP-Dc (Commercial Planned Development, combining Use Permit, combining Design Scenic Corridor); 3) Tentative Parcel Map for the subdivision of the 6.8-acre site into seven lots for commercial development; 4) Conditional Use Permit to allow the proposed project and uses within the CPD zoning district; and 5) Minor Boundary Line Adjustment to combine 0.8 acres of APN 023-221-020-000 with the six-acre APN 023-221-021-000 to create the 6.8-acre project site and a 1.1 acre parcel. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (SCH# 2021020058) which was prepared for the project pursuant to the California Environmental Quality Act.

Project Location: Southeast corner of Baseline Road and Walerga Road in the Dry Creek area

APN: 023-221-020-000 and 023-221-021-000

Total Acreage: 6.8 acres

Zoning: RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit/acre)

Community Plan Area: Dry Creek / West Placer Community Plan

Applicant: Trainor Fairbrook on behalf of Cal Holdings, LLC

County Staff: Planning Services Division – Christopher Schmidt, Supervising Planner, can be reached at (530) 745.3076 or crschmid@placer.ca.gov.

[Comments Received After Packet Distribution](#)

CONSENT AGENDA:

A) [Approve Action Agenda of March 11, 2021 Planning Commission Meeting.](#)

B) [ATWOOD 80 PLANNED RESIDENTIAL DEVELOPMENT
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL
USE PERMIT, AND VARIANCE \(PSUB 20090417\)
PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 3 \(HOLMES\)](#)

Consider a request from Atwood 80 c/o Andregg Psomas for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance for a 65 lot Planned Residential Development. The Variance was approved to reduce the front setback along the proposed sewer easement. 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. This is the project's third and final request for an Extension of Time and would allow the Tentative Map, Conditional Use Permit and Variance to remain valid through February 8, 2023. 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: North side of Atwood Road, west of Richardson Drive in North Auburn

APN: 051-070-009-000

Total Acreage: 79.4 acres

Zoning: RS-AG-B-40 PD = 1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of one (1) unit per acre)

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Atwood 80, c/o Andregg Psomas

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