



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, JUNE 22, 2023
10:00 A.M.

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

The Planning Commission Hearing Room will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://placer-ca-gov.zoom.us/j/93805991797> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 938 0599 1797. 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: THE 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: Nathan Herzog, District 2; Richard Johnson, At-Large West of Sierra Crest (Chairman); Anthony DeMattei, District 3 (Vice Chairman); Robyn Dahlgren, District 1 (Secretary); Daniel Woodward, District 4; Mark Watts, District 5; Bridget Powers, At-Large East 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 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. **PLACER RANCH SPECIFIC PLAN PHASE 1 A (PLN21-00533)**
**VESTING PHASED SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION
MITIGATION MONITORING AND REPORTING PROGRAM AMENDMENT
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 2 (LONDON)**
Consider an amendment to Conditions of Approval #110, #156, #157 and #159 for the Placer Ranch Specific Plan Small Lot Tentative Map for Phase 1A and to recommend to the Board of Supervisors an amendment to Mitigation Measures 4.13-4, 4.13-8, and 4.14-13b that address the timing and triggers for the creation or annexation into a County Service Area Zone of Benefit or Community Facilities District. These changes are requested by staff to align the Conditions of Approval and Mitigation Measures to the agreed upon terms noted in the 2019 Development Agreement for the Placer Ranch Specific Plan. The Planning Commission will also consider that no changes have occurred in the project or the existing circumstances that would warrant additional environmental analysis for the proposed modifications beyond the previously certified Placer Ranch / Sunset Area Plan Environmental Impact Report.
Project Location: Terminus of Woodcreek Oaks Boulevard, north of the City of Roseville within the Placer Ranch Specific Plan area.
APN: 017-063-075-000
Total Acreage: Approximately 193.3 acres
Zoning: SPL-PRSP (Placer Ranch Specific Plan)
Community Plan Area: Sunset Area Plan
Applicant: JEN CA Placer Ranch, LLC
County Staff: Planning Services – Michele Kingsbury, Deputy Director (530) 745-3044 or mkingsbu@placer.ca.gov.

- 2) 10:10 a.m. **WHITEHAWK I (GRANITE BAY 17)**
**EXTENSION OF TIME –VESTING TENTATIVE SUBDIVISION MAP,
CONDITIONAL USE PERMIT AND VARIANCE (PLN15-00300)
PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT
AND ADDENDUM
SUPERVISORIAL DISTRICT 4 (JONES)**
Consider a request from Casey Feickert of TSD Engineering Inc. for approval of a two-year Extension of Time for a previously approved Conditional Use Permit, Variance, and Vesting Tentative Subdivision Map for the 24 single-family detached residence Whitehawk I project (PLN15-00300). This is the applicant's first Extension of Time request for the project and would extend the expiration date to June 9, 2025. The Vesting Tentative Subdivision Map, Variance to lot coverage allowing up to 50 percent coverage for single-family residences when 25 to 40 percent is normally allowed, and a Conditional Use Permit were approved by the Board of Supervisors on June 9, 2020. The Whitehawk I & II Final Environmental Impact Report, Errata (SCH# 2016082009 and 2016082010) and Addendum prepared pursuant to the California Environmental Quality Act was prepared for the project and certified by the Board of Supervisors on June 9, 2020. 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: 4410 Douglas Blvd., Granite Bay

APN: 048-151-001-000

Total Acreage: approximately 18.1 acres

Zoning: RA-B-20 PD = 1.4 (Residential Agricultural, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.4 units per acre) and O (Open Space)

Applicant: Brad Durga

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

3) 10:15 a.m. **HIDDEN CREEK SUBDIVISION RE-APPLICATION**
TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT / PLANNED RESIDENTIAL DEVELOPMENT (PLN22-00081)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the property owner, Atwood 20 LLC, for the re-approval of a Tentative Subdivision Map and a Conditional Use Permit to construct an 18-lot Planned Residential Development with lot sizes ranging from 0.49 to 0.97 acres, and 5.64 acres of open space. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration to address changes to the Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Transportation/Traffic, Utilities and Service Systems, and Wildfire sections.

Project Location: North side of Atwood Road, approximately 0.4 mile west of Richardson Drive, in the North Auburn area.

APN: 051-120-007-000

Total Acreage: Approximately 19.56 acres

Zoning: RS-AG-B-40-PD-1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square-feet, combining Planned Residential Development of 1 unit per acre)

Applicant: Tony Gallas

County Staff: Planning Services, Patrick Dobbs, Senior Planner (530) 745-3060 or pdobbs@placer.ca.gov.

4) 10:30 a.m. **AIRCRAFT OVERFLIGHT COMBINING ZONE DISTRICT REZONE (PLN21-00410) PREVIOUSLY ADOPTED INITIAL STUDY/NEGATIVE DECLARATION AND ADDENDUM SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division to continue the item to a later Planning Commission hearing on July 13, 2023 at 10:05 a.m.

County Staff: Angel Green, Senior Planner (530) 745-3084 or agreen@placer.ca.gov

5) 10:35 a.m. **RESIDENTIAL CARE HOMES ZONING TEXT AMENDMENT**
INFORMATIONAL ITEM
ALL SUPERVISORIAL DISTRICTS

Staff will present an informational overview of a Zoning Text Amendment to Chapter 17 of the Placer County Code (Zoning Ordinance) to allow residential care homes with seven or more clients in the Residential Single Family (RS) zone district with approval of a Minor Use Permit (MUP). This amendment would implement Housing Element Program 42 (HE-42), which states “The County shall amend the zoning code to treat all residential care homes as family homes, consistent with Health and Safety

Codes, and to allow residential care homes with seven or more clients with approval of a MUP in single family residential zone districts.

County Staff: Kally Kedinger-Cecil, Senior Planner (530) 745-3034 or kkedinge@placer.ca.gov

EMAIL ACCOUNT SETUP

At the conclusion of the meeting, County staff will provide training and assistance to the Planning Commissioners on the setup of email accounts in the Cypress Room.

CONSENT AGENDA:

- A) Approve the Action Agenda of the May 25, 2023, Planning Commission Meeting.