



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
**ACTION AGENDA**  
THURSDAY, JANUARY 12, 2023  
10:00 A.M.

MEETING LOCATION:  
**VIRTUAL ONLY**

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

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10:00 a.m.      **FLAG SALUTE**  
10:00 – 11:07 a.m.

**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 [ABSENT]; Vacant, District 5; Bridget Powers, At-Large East of Sierra Crest.*

**PLANNING COMMISSION SELECTION OF OFFICERS:**

A) Selection of 2023 Chairman

*MOTION AS FOLLOWS: Nomination of Richard Johnson as Chairman,  
Commissioner Powers moved; Commissioner DeMattei seconded.*

*MOTION VOTE – 5:0:1*

*AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog*

*NO: None*

*ABSENT: Woodward*

B) Selection of 2023 Vice-Chairman

*MOTION AS FOLLOWS: Nomination of Anthony DeMattei as Vice-Chairman,*

*Commissioner Johnson moved; Commissioner Powers seconded.*

*MOTION VOTE – 5:0:1*

*AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog*

*NO: None*

*ABSENT: Woodward*

C) Selection of 2023 Secretary

***MOTION AS FOLLOWS: Nomination of Robyn Dahlgren as Secretary,***

***Commissioner Powers moved; Commissioner DeMattei seconded.***

***MOTION VOTE – 5:0:1***

***AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog***

***NO: None***

***ABSENT: Woodward***

**REPORT FROM THE PLANNING DIRECTOR:** *Interim Planning Director, Chris Schmidt noted that Commissioner Hauge had resigned and the recruiting process to fill his position has begun. He also noted that several Planner Commissioners will be attending the Planning Commission Academy at the end March. The January 19<sup>th</sup> hearing is scheduled in Tahoe but may need to move to Auburn due to weather conditions. An announcement will be made 24 hours in advance of where the meeting location will be. There are currently no items scheduled for the next Planning Commission meeting on February 9<sup>th</sup>. This will be Chris Schmidt's last Planning Director report, as the new Planning Director, Chris Pahule, is scheduled to start on January 17<sup>th</sup>.*

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

**CONSENT AGENDA:** *The items on the Consent Agenda were recommended for approval by staff and approved on roll call votes noted below.*

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

**1) 10:05 a.m.**  
**11:07-11:45 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).

***There was one commenter.***

***1. MOTION AS FOLLOWS: Find the project Categorically Exempt from environmental review 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 (Newconstruction or conversion of small structures and Minor alterations in land use limitations).**

**Commissioner DeMattei moved; Commissioner Dahlgren seconded.**

**MOTION VOTE – 5:0:1**

**AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog**

**NO: None**

**ABSENT: Woodward**

**2. MOTION AS FOLLOWS: Deny the Appeal filed by Tyler Field.**

**Commissioner DeMattei moved; Commissioner Dahlgren seconded.**

**MOTION VOTE – 5:0:1**

**AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog**

**NO: None**

**ABSENT: Woodward**

**3. MOTION AS FOLLOWS: Affirm the Zoning Administrators decision to approve the Variance supported by the findings stated in the staff report, subject to the conditions identified by counsel during the meeting.**

**Commissioner DeMattei moved; Commissioner Dahlgren seconded.**

**MOTION VOTE – 5:0:1**

**AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog**

**NO: None**

**ABSENT: Woodward**

**2) 10:20 a.m.**  
11:45-12:30 p.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).

***There was one commenter.***

1. **MOTION AS FOLLOWS:** Find the project is statutorily exempt from environmental review pursuant to provisions of 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).

*Commissioner Herzog moved; Commissioner DeMattei seconded.*

**MOTION VOTE – 5:0:1**

**AYE:** Powers, Johnson, DeMattei, Dahlgren, Herzog

**NO:** None

**ABSENT:** Woodward

2. **MOTION AS FOLLOWS:** Deny the Appeal and Reasonable Accommodation filed by Mr. Hartman.

*Commissioner Herzog moved; Commissioner DeMattei seconded.*

**MOTION VOTE – 5:0:1**

**AYE:** Powers, Johnson, DeMattei, Dahlgren, Herzog

**NO:** None

**ABSENT:** Woodward

3. **MOTION AS FOLLOWS:** Affirm the Zoning Administrator's decision to deny the Subdivision Modification, supported by the findings stated in the staff report.

*Commissioner Herzog moved; Commissioner DeMattei seconded.*

**MOTION VOTE – 5:0:1**

**AYE:** Powers, Johnson, DeMattei, Dahlgren, Herzog

**NO:** None

**ABSENT:** Woodward

12:33-12:40 p.m.

**BREAK**

3) 10:40 a.m.  
12:41-1:02 p.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>

*There were two commenters.*

**COMMENT ITEM ONLY – NO ACTION TAKEN**

**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](mailto:jpeters@placer.ca.gov).

**1. MOTION AS FOLLOWS: Approve item A on the consent agenda.**

**Commissioner Powers moved; Commissioner DeMattei seconded.**

**MOTION VOTE – 5:0:1**

**AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog**

**NO: None**

***ABSENT: Woodward***

***There were 5 commenters for item B.***

- 2. MOTION AS FOLLOWS: Approve a two-year Extension of Time request for the Lake Vista Estates Vesting Tentative Subdivision Map and Conditional Use Permit in reliance on the previously adopted Mitigated Negative Declaration and modified Conditions of Approval as recommended by staff, based on the findings contained in the Staff Report.***

***Commissioner Powers moved; Commissioner DeMattei seconded.***

***MOTION VOTE – 5:0:1***

***AYE: Powers, Johnson, DeMattei, Dahlgren, Herzog***

***NO: None***

***ABSENT: Woodward***

***1:02 PM***

***MEETING ADJOURNED***