



COMMUNITY DEVELOPMENT RESOURCE AGENCY  
PLACER COUNTY

COUNTY OF PLACER  
PLANNING COMMISSION  
**ACTION AGENDA**

THURSDAY, FEBRUARY 14, 2019  
10:00 A.M.

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

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.)

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**10:00 a.m. FLAG SALUTE**

*10:00 – 10:19 a.m.*

**ROLL CALL:** *Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman) [Absent]; Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2 [Absent]; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.*

**REPORT FROM THE PLANNING DIRECTOR:** *Planning Director, E.J. Ivaldi updated the Commissioners on Board of Supervisor (BOS) items: the 3<sup>rd</sup> Party Appeal of the Chabad of Roseville on February 5<sup>th</sup> was continued due to a noticing issue. Two items will be going to the February 26<sup>th</sup> BOS hearing: Placer Vineyards Property 1A to be heard at 10:10 a.m. and Zoning Text Amendments for Ground Mounted Solar and Cellular Facilities to be heard at 10:30 a.m. The February 28<sup>th</sup> Planning Commission hearing that was tentatively planned for Tahoe has been cancelled. The next Planning Commission hearing will be March 14<sup>th</sup> in Auburn, with the Placer County Government Center Master Plan Update and Whitehawk II project proposed in Granite Bay.*

**PUBLIC COMMENT:** *The opportunity to comment on matters not included on the current agenda was provided. Four individuals provided comments.*

**CONSENT AGENDA:** *The item on 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) 10:05 a.m.** **PLACER COUNTY SUNSET AREA PLAN / PLACER RANCH SPECIFIC PLAN**  
*10:19 – 11:37* **DRAFT ENVIRONMENTAL IMPACT REPORT (PLN15-00283 / PLN16-00341) –**  
**PUBLIC REVIEW AND COMMENT**  
**SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Conduct a public meeting to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Placer County Sunset Area Plan / Placer Ranch Specific Plan project. The Sunset Area Plan (SAP) is a County-initiated update of the existing SIA Plan and associated zoning contained therein. Adoption of the SAP would supersede and replace the SIA Plan and associated zoning within the Sunset Area. The SAP also includes the following proposed amendments to the Placer County General Plan: An amendment to the Placer County General Plan to amend the Land Use Map to expand the SAP boundary to include 325 acres to the west (General Plan Figures 1 and 1.2); an amendment to General Plan Table 1-1 to reference the PRSP and outline the relationship between the PRSP and General Plan land use designations; an amendment to General Plan Table 1-2 Development Standards, to allow the SAP and the PRSP to set development standards that include allowance for densities up to 30 dwelling units per acre; and an amendment to General Plan Table 1-5 Minimum Public Facility Buffer Zone Width to reduce and revise the residential, commercial, and recreational use buffer requirements, and to amend Policy 4.G.11 related to the proximity of residential uses to landfills. The SAP is comprised of nine chapters (Land Use and Economic Development, Transportation and Mobility, Public Facilities and Services, Natural Resources, Cultural Resources, Noise, Health and Safety, Housing, and Implementation), Implementing Zoning Regulations, and Corridor Design Guidelines and Development Standards. The Plan, if adopted, would become a component of the Placer County General Plan. Zoning implementation is proposed through an ordinance to rezone properties within the SAP as necessary and required to achieve consistency with the proposed SAP land use designations. The Placer Ranch Specific Plan (PRSP) is a County-initiated Specific Plan proposal being processed on behalf of the Placer Ranch property owner, Placer Ranch, Inc. The Specific Plan proposal would comprehensively plan development of 2,213 acres contained within the SAP boundary. The PRSP proposes residential, commercial, light industrial, and park/open space uses, as well as a public university site, and includes specific land use designations and zoning to implement the project. If adopted, the PRSP would serve as the guiding planning document for the Placer Ranch property within the SAP boundary.

A copy of the Draft EIR is available for review (public review period is open from December 18, 2018 through February 22, 2019) during normal business hours at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, County Clerk's Office at 2954 Richardson Drive in Auburn; at the Roseville Library (225 Taylor Street), the Rocklin Library (4890 Granite Drive), the Lincoln Library (485 Twelve Bridges Drive), the Colfax Library (10 Church Street), the Auburn Library (350 Nevada Street). A copy of the DEIR is also available for checkout at the Rocklin, Auburn and Colfax libraries.

The Draft EIR is also available online at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>.

**Project Location:** The SAP area covers 13.9 square miles between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north and unincorporated Placer County to the west. The area west of the plan area is primarily farmland. Major landforms in the region include the Sierra Nevada to the east and Folsom Lake to the southeast. Approximately 25 miles from downtown Sacramento, the plan area is located immediately west of State Route (SR) 65, which connects to Interstate (I) 80 to the south and SR 99 to the north.

**APN:** Placer Ranch Specific Plan – 017-063-013-000, 017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-004-000, 017-063-039-000, 017-063-040-000, 017-063-012-000, 017-063-045-000, 017-063-046-000.

**Total Acreage:** 8,497 acres

**Zoning:** Agricultural 20 Acre Minimum, Agricultural 80 Acre Minimum, Business Park, Commercial, Industrial, Open Space, Public Facility, Public Facility / Agricultural 80 Acre Minimum. If approved, the SAP Implementing Zoning Regulations and PRSP will supersede and replace all existing zoning within the SAP boundary.

**Community Plan Area:** Sunset Industrial Area Plan

**Applicant:** County initiated

**County Staff:**

Planning Services – Principal Planner, Crystal Jacobsen (530) 745-3085

11:37 – 11:50  
a.m. Break

**BREAK**

11:50 – 1:05  
p.m.

**Fifteen members of the public provided comments.**

**NO ACTION TAKEN – COMMENTS RECEIVED ONLY**

1:05 – 1:31 p.m.

**BREAK**

**2) 11:30 a.m.**

1:31 – 1:43 p.m.

**QUARRY RIDGE OFFICE PARK**

**DRAFT ENVIRONMENTAL IMPACT REPORT (PLN16-00157) – PUBLIC REVIEW AND COMMENT**

**SUPERVISORIAL DISTRICT 4 (UHLER)**

Conduct a public meeting to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Quarry Ridge Office Park project. The project proposes subdividing the 3.23-acre project site into four parcels to develop four office buildings, totaling 17,260 square feet with associated improvements and is located at the northeast corner of the Douglas Boulevard and Berg Street intersection in Granite Bay (Figure 1). Project entitlements requested include a General Plan/Granite Bay Community Plan amendment to change the land use designation of the project site from Low Density Residential to Commercial; a Granite Bay Community Plan text amendment to modify the setback standard for buildings located on the north side of Douglas Boulevard, a Rezone of the project site from Residential Single Family, Building Site 20,000-sf minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC); a Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 square feet to 48,936 square feet; and Design Review to construct four office buildings and associated improvements within an area zoned OP-DC.

A copy of the Draft EIR is available for review (public review period is open from January 22, 2019 through March 7, 2019) during normal business hours at the County's website, at the Community Development Resource Agency Building at 3091 County Center Drive

in Auburn, County Clerk's Office at 2954 Richardson Drive in Auburn, and at the Granite Bay Public Library.

The Draft EIR is also available online at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>.

**Project Location:** Northeast corner of the Douglas Boulevard and Berg Street intersection, Granite Bay.

**APN:** 048-084-030-000

**Total Acreage:** 3.23 acres

**Zoning:** RS-B-20 (Residential Single-Family, combining a minimum Building Site of 20,000 square feet)

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

**Applicant:** Neil Doerhoff

**Property Owner:** Donald & Glenda Rose, Et al

**County Staff:**

Planning Services – Supervising Planner, Jen Byous (530) 745-3008

*No members of public provided comments.*

**NO ACTION TAKEN**

#### **CONSENT AGENDA:**

**A)** Approve Action Agenda of January 24, 2019 Planning Commission Meeting

**1. MOTION AS FOLLOWS: Approve the Action Agenda for the January 24, 2019 Planning Commission Meeting.**

*Commissioner Johnson moved; Commissioner Hauge second*

**MOTION VOTE 5:0:0**

**AYE: Cannon, Johnson, Nader, Hauge, Moss**

**NO: None**

**ABSTAIN: None**

**ABSENT: Herzog, Severson**

**1:43 p.m. MEETING ADJOURNED**