



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION 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 were implemented, members of this Commission and agency staff were not required to attend the meeting in person and some participated by teleconference. Public comment was 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.

10:00 a.m. FLAG SALUTE

ROLL CALL: *Anders Hauge, District 5 (Chairman), participated off-site via Zoom; Larry Sevison, At-Large East of Sierra Crest (Vice Chairman), participated off-site via Zoom; Nathan Herzog, District 2 (Secretary), served as Chair; Samuel Cannon, District 1, participated off-site via Zoom; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.*

The Chair provided the meeting procedures.

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted approval of the Hidden Falls Trails Expansion project by the Board of Supervisors (BOS) at a special meeting on March 8th; also the Crowley Variance approval on March 9th. The AT&T Cell Tower Minor Use Permit approved by the Planning Commission was appealed to the BOS and will be heard within 90 days. The Matranga Variance appeal will be heard by the BOS on April 27th. Municipal Advisory Councils (MACs) are now meeting virtually; power went out during the West Placer MAC this week. Consequently, will reconvene on 3/16. The Planning Commission will hear the West Placer project, Baseline Commercial, on March 25th. The project includes retail, fast food and a gasoline service station. The Commission will consider the Housing Element on April 8th.*

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

CONSENT AGENDA: *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. **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.

There were no public comments.

INFORMATIONAL ONLY – NO ACTION TAKEN.

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.

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.

There were no public comments.

1) MOTION AS FOLLOWS: Approve the Consent Agenda.

Commissioner Cannon moved; Commissioner Hauge seconded

MOTION VOTE – 7:0 (unanimous)

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

10:31 A.M. MEETING ADJOURNED