



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, MARCH 23, 2023
10:00 A.M.

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

The Planning Commission Hearing Room was open to in-person attendance. The hearing was also observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting was offered in-person and 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.

10:00 a.m. FLAG SALUTE
10:00-10:23 a.m.

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 Chris Pahule introduced Michael Wilson as the new Associate Civil Engineer for the Engineering and Surveying Department. On March 14th the Board of Supervisors (BOS) took action on the Beekeeping Ordinance. The BOS made a change to the noticing requirement, reducing the requirement from 300’ to only adjacent properties. On March 28th the BOS will be hearing the Defay variance appeal. Chris also noted that 5 of the 7 Planning Commissioners will be attending the League of California Cities Planning Commissioners Academy March 29th through March 31st. Lastly, a grant in the amount of almost \$500,000.00 to complete the Auburn Bowman Community Plan has been approved.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were four 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 were discussed at the times shown.*

1) 10:05 a.m. MADENA 4 SOLAR ENERGY AND BATTERY STORAGE
10:23-10:44 a.m. CONDITIONAL USE PERMIT (PLN21-00411)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 2 (LANDON)

Consider a request from Apex Energy Solutions, LLC for a Conditional Use Permit to construct a solar energy generation and battery storage facility consisting of a five-megawatt alternating current system that includes a solar photovoltaic electric

generation system and Battery Energy Storage System on approximately 1.9 acres. The Planning Commission will also consider adoption of a Mitigated Negative Declaration (SCH# 2023010447) prepared for the project pursuant to the California Environmental Quality Act Guidelines.

1. ***MOTION AS FOLLOWS: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Madena 4 Solar Energy and Battery Storage Project subject to the findings contained within the staff report packet.***

Commissioner Herzog moved; Commissioner Woodward seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

2. ***Adopt the Conditional Use Permit subject to the findings and conditions of approval contained within the staff report packet.***

Commissioner Herzog moved; Commissioner Woodward seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

2) 10:15 a.m.
10:44 am-12:03 pm

**CREEKVIEW RANCH
GENERAL PLAN AMENDMENT/COMMUNITY PLAN
AMENDMENT/REZONE/CONDITIONAL USE PERMIT/VARIANCE
VESTING LARGE LOT TENTATIVE MAP/VESTING PHASED TENTATIVE
SUBDIVISION MAP (PLN21-00130)
ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (GORE)**

Consider a request from Dave Cook of Cook Development Consulting Services and provide a recommendation to the Board of Supervisors on the following entitlements: 1) General Plan Amendment to modify industrial/residential buffer standards; 2) General Plan/Community Plan Amendment to change the land use designations of the project site from Low Density Residential (LDR), High Density Residential (HDR), Greenbelt and Open Space (OS), Commercial (COMM) and Industrial (IND) to Medium Density Residential (MDR) (107.3 acres), Industrial (IND) (0.4 acres) and Greenbelt & Open Space (OS) (78.3 acres) and to remove a potential fire station site at the southeast corner of PFE Road and Antelope Road depicted on the Dry Creek-West Placer Community Plan's Land Use Diagram; 3) Rezone from F-DR (Farm-Development Reserve), O (Open Space), OP-Dc (Office Professional, combining Design Scenic Corridor), INP-Dc (Industrial Park, combining Design Scenic Corridor), INP-Dc-SP (Industrial Park, combining Design Scenic Corridor, combining Special Purpose) to Residential Single-Family, combining minimum Building Site of 3,000 square feet (RS-B-3) (107.3 acres), Industrial, combining Use Permit, combining Design Scenic Corridor (IN-UP-Dc) (0.4 acres) and Open Space (O) (78.3 acres); 4) Vesting Large Lot Tentative Map for the subdivision of the 185.6-acre site to allow for

phased development; 5) Vesting Phased Tentative Subdivision Map for the subdivision of the project site into a 597-lot residential single-family subdivision; 6) Variance to development standards in the RS-B-3 zoning district; and, 7) Conditional Use Permit to allow parks/playgrounds within the O zoning district. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of an Environmental Impact Report and Mitigation Monitoring and Reporting Plan (SCH# 2021070362) which was prepared for the project pursuant to the California Environmental Quality Act.

1. ***MOTION AS FOLLOWS: Recommend the Board adopt a resolution to certify the Creekview Ranch Project Final Environmental Impact Report prepared pursuant to the California Environmental Quality Act and adopt the Mitigation Monitoring Reporting Program supported by the findings in the staff report.***

Commissioner Powers moved; Commissioner Woodward seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

2. ***MOTION AS FOLLOWS: Recommend the Board adopt a resolution to amend the Placer County General Plan as modified in the Power Point presentation at slide 56, supported by the findings in the staff report.***

Commissioner Powers moved; Commissioner Watts seconded.

MOTION VOTE – 6:1:0

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

NO: Woodward

ABSENT: None

3. ***MOTION AS FOLLOWS: Recommend the Board adopt a resolution to amend the Dry Creek-West Placer Community Plan land use diagram, supported by the findings in the staff report.***

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

4. ***MOTION AS FOLLOWS: Recommend the Board adopt an ordinance to rezone the Creekview Ranch Project, supported by the findings in the staff report.***

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

- 5. MOTION AS FOLLOWS: Recommend the Board approve the Creekview Ranch Vesting Large Lot Tentative Map, supported by the findings and subject to the Conditions of Approval (Attachment C) in the staff report.**

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

- 6. MOTION AS FOLLOWS: Recommend the Board approve the Creekview Ranch Vesting Phased Tentative Subdivision Map subject to the Conditions of Approval (Attachment E) in the staff report and errata modifying Condition No. 182.**

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

- 7. MOTION AS FOLLOWS: Recommend the Board approve the Conditional Use Permit subject to the Conditions of Approval (Attachment E) in the staff report and errata modifying Condition No. 182.**

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

- 8. MOTION AS FOLLOWS: Recommend the Board approve the variances to development standards subject to the Conditions of Approval (Attachments C and E) in the staff report and errata modifying Condition No. 182.**

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

ABSENT: None

CONSENT AGENDA:

- A) Action Agenda of December 8, 2022 Planning Commission Meeting.**

- 1. MOTION AS FOLLOWS: Approve item A of the Consent Agenda**

Commissioner Powers Moved; Commissioner Herzog seconded.

MOTION VOTE – 4:0:3

AYE: Johnson, Dahlgren, Herzog, Powers

NO: None

ABSTAIN: DeMattei, Watts, Woodward

B) Action Agenda of December 15, 2022 Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approve item B of the Consent Agenda

Commissioner Powers Moved; Commissioner Herzog seconded.

MOTION VOTE – 5:0:2

AYE: DeMattei, Dahlgren, Herzog, Powers, Woodward

NO: None

ABSTAIN: Johnson, Watts

C) Action Agenda of January 12, 2023 Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approve item C of the Consent Agenda

Commissioner Powers Moved; Commissioner Herzog seconded.

MOTION VOTE – 5:0:2

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers

NO: None

ABSTAIN: Watts, Woodward

D) Action Agenda of January 19, 2023 Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approve item D of the Consent Agenda

Commissioner Powers Moved; Commissioner Herzog seconded.

MOTION VOTE – 6:0:1

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

NO: None

ABSTAIN: Watts

E) Action Agenda of February 23, 2023 Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approve item E of the Consent Agenda

Commissioner Powers Moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2

AYE: DeMattei, Dahlgren, Powers, Watts, Woodward

NO: None

ABSTAIN: Johnson, Herzog

12:03 PM

MEETING ADJOURNED