



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION 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 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://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.

10:00 a.m. FLAG SALUTE  
10:00-10:26 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 noted that on June 20, 2023, the Board of Supervisors (Board) approved the entitlement package for the Project 8 Winery with modifications. He also mentioned that on June 13, 2023, Planning staff presented the proposed General Plan update’s scope of work and the 2022 General Plan Annual Progress Report. He stated that Planning staff was actively working on a rezoning program to meet the County’s Regional Housing Needs Allocation requirements. Lastly, he mentioned that Commissioners will be receiving assistance to set up their new County email accounts.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There was one commenter.*

CONSENT AGENDA: *The item on the Consent Agenda was recommended for approval by staff 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 RANCH SPECIFIC PLAN PHASE 1 A (PLN21-00533)  
10:26 – 10:36 a.m. 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, #154, #155, #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.

*There were no commenters.*

- 1. MOTION AS FOLLOWS: Approve the modification to Placer Ranch Phase 1A Small Lot Tentative Subdivision Map (PLN21-00533) Conditions of Approval #110, #154, #155, #156, #157, and #159 as shown in the staff report and as explained in Attachment A.***

*Commissioner Herzog motioned; Commissioner DeMattei seconded.*

***VOTE – 7:0:0***

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

***NO: None***

***Absent: None***

- 2. Determine that the modifications to the Conditions of Approval do not result in changes to the physical environment or result in any new or more significant environmental effects than were previously analyzed in the PRSP / SAP EIR pursuant to CEQA Guidelines Section 15162 through 15164 and 15183.***

*Commissioner Herzog motioned; Commissioner DeMattei seconded.*

***VOTE – 7:0:0***

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

***NO: None***

***Absent: None***

- 3. Recommend the Board of Supervisors adopt a Resolution amending Sunset Area Plan / Placer Ranch Specific Plan Mitigation Monitoring and Reporting Program to modify triggers in Mitigation Measures 4.13-1a, 4.13-2, 4.13-4, 4.13-8, and 4.14-13b for the creation of / or annexation into a County Service Area Zone of Benefit or Community Facilities District as shown in Attachment B.***

*Commissioner Herzog motioned; Commissioner DeMattei seconded.*

***VOTE – 7:0:0***

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

***NO: None***

***Absent: None***

- 4. Recommend the Board of Supervisors determine that modifications to the Mitigation Monitoring and Reporting Program do not result in changes to the physical environment or result in any new or more significant environmental***

*effect than were previously analyzed in the PRSP / SAP EIR pursuant to CEQA Guidelines Section 15162 through 15164 and 15183.*

*Commissioner Herzog motioned; Commissioner DeMattei seconded.*

**VOTE – 7:0:0**

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

**NO: None**

**Absent: None**

**2) 10:10 a.m.**  
*10:36 – 10:50 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.

*There was one commenter.*

- 1. MOTION AS FOLLOWS: Approve the two-year Extension of Time request for the Whitehawk I Conditional Use Permit, Variance and Vesting Tentative Subdivision Map based on the previously certified Environmental Impact Report, Errata, and Addendum and subject to the modified Conditions of Approval based upon the findings contained in the staff report.***

*Commissioner Powers motioned; Commissioner Woodward seconded.*

**VOTE – 7:0:0**

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

**NO: None**

**Absent: None**

**3) 10:15 a.m.**  
*10:50 – 11:53 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](mailto:pdobbs@placer.ca.gov).

*There were 2 commenters.*

1. **MOTION AS FOLLOWS: Adopt the Addendum to the previously adopted Mitigated Negative Declaration for the Hidden Creek Subdivision as set forth in Attachment D, supported by the findings in the staff report.**

*Commissioner Watts motioned; Commissioner Woodward seconded.*

**VOTE – 7:0:0**

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

**NO: None**

**Absent: None**

2. **Approve the Tentative Subdivision Map and Conditional Use Permit for the Hidden Creek Planned Residential Development project, subject to the revised Conditions of Approval read into the record, and supported by the findings in the staff report.**

*Commissioner Watts motioned; Commissioner Woodward seconded.*

**VOTE – 6:1:0**

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

**NO: Johnson**

**Absent: None**

4) 10:30 a.m.  
11:53 – 12:31 p.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](mailto:agreen@placer.ca.gov)

*There were 7 commenters.*

1. **MOTION AS FOLLOWS: Continue the item to the July 27, 2023 Planning Commission meeting.**

**Commissioner Dahlgren motioned; Commissioner DeMattei seconded.**

**VOTE – 7:0:0**

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

**NO: None**

**Absent: None**

5) **10:35 a.m.**  
12:46 – 1:57 p.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  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)

**Information item only.**

**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.

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

**Commissioner Powers motioned; Commissioner DeMattei seconded.**

**VOTE – 7:0:0**

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

**NO: None**

**Absent: None**

1:57 p.m.

**MEETING ADJOURNED**