



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, DECEMBER 13, 2018
10:00 A.M.

The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603

10:00 a.m.

10:00 – 10:35 a.m.

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi discussed future agenda scheduling including the FTCRA Appeal returning to the Board of Supervisors (BOS) on 12/18/18 where the variance for the fence and secondary structures were denied. The Zoning Text Amendment will be revisited in more manageable components in 2019 pending action on a continuance request at the next BOS meeting which will be held at the Fairgrounds; also include on the agenda is the Tiny House ZTA and the Meadow Vista Community Plan Amendment. The January 10th Planning Commission meeting will be held in Tahoe with the Final EIR and entitlements for the Alpine Sierra Subdivision; Placer Retirement Residences Draft EIR review and comments will be heard at the January 24th meeting in Auburn; Sunset Area Plan / Placer Ranch Specific Plan Draft EIR review and comments will be heard at the February 14th meeting in Auburn; February 28th tentatively scheduled in Tahoe for Squaw Valley and Tahoe Basin projects. Delanie Farnham was promoted from Community Development Resource Agency (Planning) Technician to Assistant Planner. Commissioner Richard Roccucci was acknowledged for his influential contribution on major projects and mentor to other commissioners in the past eight years since his appointment to the Planning Commission on 1/11/11. Additional appreciation was expressed by fellow commissioners.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were four public commenters.*

CONSENT AGENDA: *The items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by two separate roll call votes.*

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

1) 10:05 a.m.
10:35 – 10:55 a.m.

**GLADDING ETERNAL PRESERVE
CONDITIONAL USE PERMIT (PLN17-00420)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Phillips Land Law, Inc., on behalf of Richard Hutchinson and Sylvia Barnett, for approval of a Conditional Use Permit to allow for a green burial cemetery on a 160.3-acre site. Approximately 61.3 acres of the property will be used for interments and will accommodate approximately 10,000 to 15,000 graves and 4,000 plots for cremains. A portion of one or more of the interment areas may be used for pet burials. The balance of the site will be left in its natural condition. Publicly-accessible trails will provide access and connect the interment areas. The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that was prepared pursuant to the California Environmental Quality Act for the project.

Project Location: Southeast corner of Gladding and Fleming Roads, approximately one mile north of Merritt Lane and one-half mile west of McCourtney Road in the rural Lincoln area.

APN: 020-142-001-000

Total Acreage: 160.3 acres

Zoning: F-B-X-AO 20 AC Min (Farm, combining minimum Building Site of 20 acres, combining Airport Overflight)

Community Plan Area: Placer County General Plan

Applicant: Phillips Land Law, Inc.

County Staff:

Planning Services – Senior Planner, Christopher Schmidt (530) 745-3076

There was one public comment.

1. **MOTION AS FOLLOWS:** *Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Gladding Eternal Preserve Project subject to the findings found in the staff report.*

Commissioner Roccucci moved; Commissioner Sevison second

MOTION VOTE

AYE: Herzog, Moss, Johnson, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge

2. **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit for a Cemetery in the Farm zoning district subject to the findings found in the staff report.*

Commissioner Roccucci moved; Commissioner Herzog second

MOTION VOTE

AYE: Herzog, Moss, Johnson, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge

2) 10:20 a.m.
10:55 – 11:31 a.m.

**WHITEHAWK I AND II (PLN15-00300 AND PLN15-00301)
DRAFT ENVIRONMENTAL IMPACT REPORT – 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 Whitehawk I and II projects. Whitehawk I and II are two separate projects located on two separate, non-contiguous parcels owned by different parties. The Whitehawk I project proposes 24 detached single-family residential units in a Planned Residential Development on 18.1 acres. Approximately fifty-four percent of the site would remain as common area and open space including the Strap Ravine corridor and a 300 foot scenic setback along Douglas Boulevard. The project would include residential home sites ranging in size from 9,049 to 16,661 square feet. A 0.33-acre private park would be constructed along with a half-mile long, publicly-accessible trail connecting to the adjacent Greyhawk neighborhood to the west. The Whitehawk II project proposes 55 detached single-family residential units on 32.97 acres. Approximately forty-seven percent of the site would remain as common area and open space including the Strap Ravine corridor and a 300 foot scenic setback along Douglas Boulevard. The project would include residential home sites ranging in size from 9,007 to 14,501 square feet. A 0.87-acre private park would be constructed along with a quarter-mile long, publicly-accessible trail. The proposed residences within both projects would be single-story.

A copy of the Draft EIR is available for review (public review period is open from November 30, 2018 through January 14, 2019) during normal business hours at the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn, CA), the County Clerk's Office (2954 Richardson Drive, Auburn, CA), 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: South side of Douglas Boulevard, east of Woodgrove Way in the Granite Bay area.

APN: 048-151-001-000 (Whitehawk I) / 048-151-061-000 (Whitehawk II)

Total Acreage: 18.1 acres (Whitehawk I) / and 32.97 acres (Whitehawk II)

Zoning: RA-B-100 PD = 0.5 (Residential Agricultural, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.5 units per acre) (Whitehawk I) / and RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) (Whitehawk II)

Community Plan Area: Granite Bay Community Plan

Applicant: Meritage Homes

County Staff:

Planning Services – Senior Planner, Christopher Schmidt (530) 745-3076

There were five public commenters.

11:31 – 11:38 a.m.
Break

NO ACTION TAKEN – COMMENTS RECEIVED ONLY.

3) 11:30 a.m.
11:38 a.m. – 12:21
p.m.

**PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE
(PLN18-00195)
DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Conduct a public meeting to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Placer County Government Center (PCGC) Master Plan Update, a proposal to establish a long-term vision and facilities planning guide for capital improvement projects on the PCGC campus with a 20-year planning horizon. The project would update the 1993 Comprehensive Facilities Master Plan for the campus with the anticipation of phased development of various land use types: county facilities, retail/service commercial, offices, multi-family residential units, public park facilities and trails, and open space. The project proposes modifications to existing utility/drainage infrastructure and buildings, roadways; new roadways at certain key locations to provide greater connectivity; improvements to transit, bicycle and pedestrian facilities; and corresponding circulation connections.

A copy of the Draft EIR is available for review from November 19, 2018 through January 2, 2019 during normal business hours at the Auburn Public Library (350 Nevada Street, Auburn, CA), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn, CA), and the County Clerk's Office (2954 Richardson Drive, Auburn, CA).

The Draft EIR is also available online at:

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

Project Location: North of the City of Auburn and within the census-designated area of North Auburn, west of State Route 49, between Bell and Atwood Roads.

APNs: 051-120-061-000, 051-120-010-000, 051-110-013-000, 051-120-064-000, 051-120-065-000, 051-120-066-000 and 051-120-067-000

Total Acreage: Approximately 200 acres

Zoning: The PCGC Master Plan Update will update and supersede existing zoning in the Placer County Zoning Ordinance.

Community Plan Area: Auburn / Bowman Community Plan

Applicant / Owner: Placer County Department of Public Works and Facilities on behalf of the County as property owner.

County Staff:

Facility Services – Project Manager, Paul Breckenridge (530) 889-6892

Planning Services – Associate Planner, Emily Setzer (530) 745-3067

There was one public comment.

NO ACTION TAKEN – COMMENTS RECEIVED ONLY.

CONSENT AGENDA:

A) Approve Action Agenda of November 8, 2018 Planning Commission Meeting

1. MOTION AS FOLLOWS: Approve the Action Agenda of November 8, 2018 Planning Commission Meeting.

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE

AYE: Herzog, Johnson, Moss, Nader, Roccucci

NO: None

ABSENT: Hauge

ABSTAIN: Sevison

B) 2019 Planning Commission Hearing Dates

2. MOTION AS FOLLOWS: Approve the 2019 Planning Commission Hearing Dates.

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE

AYE: Herzog, Johnson, Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge

12:21 p.m. MEETING ADJOURNED