



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, MARCH 8, 2018  
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**

**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; Richard Johnson, District 3; Vacant, District 2; Vacant, District 5.

**REPORT FROM THE PLANNING DIRECTOR** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

**CONSENT AGENDA** - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

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

**1) 10:05 a.m. VENTURA AT GRANITE BAY  
MINOR BOUNDARY LINE ADJUSTMENT / VESTING TENTATIVE SUBDIVISION  
MAP / VARIANCES (PLN17-00131)  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Ron Higgins of L & H Construction, Inc. for approval of a Minor Boundary Line Adjustment, Vesting Tentative Subdivision Map, and Variances for a 33-lot detached single-family residential subdivision. Variances are being requested to 1) reduce front and side yard minimum setbacks required in the Residential Single Family (RS) zoning district from 75 feet of centerline for front setbacks and 20 feet from side to 68.5 feet and 10 feet respectively and 2) reduce side yard minimum setbacks for two-story residences in the Residential Multi-Family (RM) zoning district to five feet for the first floor where 7.5 feet is normally required. The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared in accordance with CEQA for this project.

**Project Location:** 6832 Eureka Road in Granite Bay

**APNs:** 050-160-026-000, 050-160-034-000 and 050-160-077-000

**Total Acreage:** 6.11 acres

**Zoning:** RM-DL10-DC (Residential Multi-Family, combining Density Limitation of 10 Dwelling Units/acre, combining Design Scenic Corridor) and RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.0 unit per acre)

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

**Applicant:** L & H Construction, Inc., Ron Higgins

**Owner:** Ridgeview Asset Partners LP, McKay Florence

**County Staff:**

Planning: Christopher Schmidt (530) 745-3076

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joseph Scarbrough (530) 745-2346

**2) 10:20 a.m. PLACER COUNTY SUSTAINABILITY PLAN UPDATE  
ALL SUPERVISORIAL DISTRICTS**

Conduct a public hearing to receive a report on the progress of the Placer County Sustainability Plan (PCSP) Work Program, to present the updated Greenhouse Gas Emissions (GHG) inventory, and to discuss the next steps to completing the PCSP. The PCSP is a comprehensive roadmap that outlines various programs and policies within the County's General Plan that will be undertaken by the community and the County as a whole, to achieve the largest and most cost-effective GHG emission reductions.

**County Staff:**

Planning: Angel Green (530) 745-3084

**3) 10:45 a.m. APPEAL OF AMOUNT OF PENALTIES IMPOSED BY HEARING OFFICER  
CHRISTOPHER M. LULL, APPELLANT  
10890 OPHIR ROAD, AUBURN, CA 95603  
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Conduct a public hearing to consider the appeal of Mr. Lull on the amount of the administrative penalties imposed by the hearing officer (PCC § 8.10.120 (H)(7)). This appeal is categorically exempt from environmental review pursuant to provisions of

Section 15321 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act, and Section 18.36.230 of the Placer County Environmental Review Ordinance (Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

**County Staff:**

Cannabis Code Compliance: Ryan Zender (530) 745-3019

**CONSENT AGENDA:**

- A)** Approve Action Agenda of February 22, 2018 Planning Commission Meeting