



**COUNTY OF PLACER
PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 11, 2024
10:00 A.M.**

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

The Planning Commission meeting will be open to in-person attendance. The entire meeting will be available on livestream. Public Comment will be opened for each agenda item, and citizens may comment virtually through a Zoom meeting webinar <https://www.placer.ca.gov/AgendaCenter#cat53> utilizing the "raise hand" function or if you have joined the Zoom meeting via phone at 877-853-5247 using the Webinar ID **937 1373 2113** please dial *9 to "raise hand" and queue for Public Comment. Please raise your hand at the time the Chair announces the item. There will be no reservation line.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Clerk of the Board of Supervisors Office, 175 Fulweiler Avenue, Auburn, during normal business hours. Written or emailed public comments received less than two days prior to the meeting will be distributed to the Commission during the hearing with a copy available to the public at the hearing location only. All correspondence and documents received will be retained by the Clerk as part of the administrative record. Emails received through the Clerk's email address above during the meeting will still become part of the record for the Board meeting and retained by the Clerk. Citizens may submit their comments in written form by emailing comments to the Clerk of the Board at planningcommission@placer.ca.gov or mail the same through the U.S. Postal Service to the County, Attn: Clerk of the Board, 175 Fulweiler Avenue, Auburn, CA 95603.

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 accommodations, including auxiliary aids or services, please contact the Clerk of the Board. 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: THE 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.

FLAG SALUTE

ROLL CALL: Robyn Dahlgren, District 1 (Secretary); Nathan Herzog, District 2; Anthony DeMattei, District 3 (Vice Chair); Daniel Woodward, District 4; Jeff Ronten, District 5; Mark Watts, At-Large East of Sierra Crest Richard Johnson, At-Large West of Sierra Crest (Chair).

1. PLANNING COMMISSION

- A. Selection of Officers
 - 1. Selection of 2024 Chair.
 - 2. Selection of 2024 Vice-Chair.
 - 3. Selection of 2024 Secretary

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.

INTRODUCTION OF NEW PLANNING COMMISSION CLERKS

PUBLIC COMMENT: The public will be offered the opportunity to comment on 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 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 removed for discussion and/or hearing.

HEARING ITEMS to be considered for action as time allows

2. **COUNTRY ACRES SOLAR PROJECT**

**GENERAL PLAN AMENDMENT, REGIONAL UNIVERSITY SPECIFIC PLAN AMENDMENTS
CONDITIONAL USE PERMIT (PLN21-00484)
ENVIRONMENTAL IMPACT REPORT (SCH# 2021110307)
SUPERVISORIAL DISTRICT 2 (LONDON)**

- A. Receive a staff presentation and make a recommendation to the Board of Supervisors on the following:
1. Adopt a Resolution considering the Country Acres Solar Project Final Environmental Impact Report (SCH # 0021110307) prepared and certified by the Sacramento Municipal Utility District (SMUD), the CEQA lead agency, and adopting the Mitigation Monitoring Reporting Plan.
 2. Adopt a Resolution to amend the Placer County General Plan to modify General Plan Policy 8.B.1.4 and adding a new Policy 8.B.1.13 to allow nonpermanent solar electric generation projects proposed by a public utility with a conditional use permit within the 100-year floodplain.
 3. Adopt a Resolution to amend the Regional University Specific Plan to allow consideration of a conditional use permit for electric generation plant projects prior to approval of a Campus Master Plan
 4. Adopt an Ordinance to amend the Regional University Specific Plan Development Standards and Design Guidelines allow consideration of conditional use permit for electric generation plant projects prior to approval of a Campus Master Plan
 5. Approve the Conditional Use Permit for the construction and operation of a solar facility on 1,170 acres of land that includes PV solar panels, battery storage facilities, interconnection facilities including a high voltage substation, switching station, and interconnection to the existing SMUD transmission system for a period of 35 operational years.

Project Location: Southwestern Placer County, west of the City of Roseville, north of Baseline Road and east of South Brewer Road

Assessor Parcel Numbers: 017-090-024-000, 017-090-047-000, 017-090-048-000, 017-090-056-000, 017-090-057-000, 017-090-058-000, 017-130-015-000, 017-130-016-000, 017-130-057-000, 017-130-058-000, 017-130-061-000, 017-152-002-000 and 017-152-003-000.

Total Acreage: Approximately 1,170 acres

Zoning: F-B-X 80 (Farm, combining minimum building site of 80 acres); SPL-RUSP (Specific Plan – Regional University Specific Plan)

Community Plan Area: Placer County General Plan/Regional University Specific Plan Area

Applicant: Sacramento Municipal Utility District (SMUD)

County Staff: Jennifer Byous, Principal Planner (530) 745-3008 or jbyous@placer.ca.gov

CONSENT ITEMS

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 removed for discussion and/or hearing.

3. PLANNING COMMISSION

A. [Action Agenda](#)

1. Approve the Action Agenda of the December 14, 2023 Planning Commission Meeting.

ADJOURNMENT – To next regular meeting, on January 25, 2024.