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

1) 10:05 a.m.  **PLACER COUNTY CONSERVATION PROGRAM**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT / ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT**  
**ALL SUPERVISORIAL DISTRICTS**  
Conduct a public meeting to receive comments on the Draft Environmental Impact Study / Environmental Impact Report (Draft EIS/R) for the Placer County Conservation Program; a regional, comprehensive program intended to protect, enhance, and restore natural resources while streamlining permitting for public and private projects in Western Placer County, the City of Lincoln, and for projects carried out by the Placer County Water Agency (PCWA) and the South Placer Regional Transportation Authority (SPRTA). The Placer County Conservation Program (PCCP) encompasses approximately 269,118 acres of Western Placer County.  
**County Staff:**  
Planning Services – Gregg McKenzie, Program Administrator (530) 745-3037

2) 11:30 a.m.  **DOUBLE S RANCH SUBDIVISION**  
**VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PLN17-00324)**  
**MITIGATED NEGATIVE DECLARATION**  
**SUPERVISORIAL DISTRICT 1 (GORE)**  
Consider a request from Fritz Harris-Glade on behalf of William Sawtell et al, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to construct a 36-unit Planned Residential Development on a 37.25 acre project site. The project would also establish a 2.14-acre remainder parcel that would not include development rights as part of this action. The Planning Commission will also consider adoption of a Mitigated Negative Declaration (SCH# 2019069059) which was prepared for the project pursuant to the California Environmental Quality Act.  
**Project Location:** Southeast corner of Vineyard Road and Cook Riolo Road in the Dry Creek area  
**APN:** 474-080-001-000  
**Total Acreage:** 37.25 acres  
**Zoning:** RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential Development of 1 dwelling unit per acre)  
**Community Plan Area:** Dry Creek West Placer Community Plan  
**Applicant:** Fritz Harris-Glade on behalf of William Sawtell et al  
**Representative:** Dave Cook of Cook Development Consulting Services, LLC  
**County Staff:**  
Planning Services – Alex Fisch, Supervising Planner (530) 745-3081

3) 12:00 p.m.  **GRANITE BAY CONGREGATE LIVING HEALTH FACILITY**  
**REZONE / CONDITIONAL USE PERMIT / VARIANCE (PLN18-00314)**  
**MITIGATED NEGATIVE DECLARATION**  
**SUPERVISORIAL DISTRICT 4 (UHLER)**  
Consider an application from 421 San Juan LLC, and make a recommendation to the Board of Supervisors on the following requests: 1) Rezone from RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum building site of 40,000 square feet) to RA-B-40 (Residential Agriculture, combining minimum building site of 40,000 square feet); 2) Conditional Use Permit to operate an extended care facility in the RA zone district; and, 3) Variance to reduce the amount of required off-street parking from 18 spaces to nine. The applicant proposes to convert and expand
the existing single-family residence on the site for use as a congregate living health facility. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of the Granite Bay Congregate Living Health Facility Mitigated Negative Declaration which was prepared for the project pursuant to the California Environmental Quality Act.

**Project Location:** 3140 Spahn Ranch Road in Granite Bay  
**APN:** 467-090-009-000  
**Total Acreage:** 4.11 acres  
**Zoning:** RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum building site of 40,000 square feet)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant:** 421 San Juan LLC  
**County Staff:**  
Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

4) 12:30 p.m.  
**SHEBA DEVELOPMENT LLC / CAVITT RANCH ESTATES – LOT 24  
SUBDIVISION MODIFICATION AND VARIANCE (PLN19-00169)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Sheba Development LLC, to modify the approved Cavitt Ranch Estates Subdivision (SUB-385) Condition of Approval 71(D) to allow a concrete slab foundation on Lot 24 for the construction of a +/-10,000 square foot new single-family dwelling. The applicant is also requesting approval of two Variances, the first to allow for a six-foot-high wall with pilasters within the front setback, and the second, to allow a stepped retaining wall (height varies from three to six feet) to encroach within the front setback, where a maximum three-foot solid wall is allowed. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New Construction or Conversion of Small Structures).

**Project Location:** 4879 Cavitt Ranch Place, south of Sierra College Boulevard between Nightwatch Drive and King Ranch Place, in the Granite Bay area  
**APN:** 455-130-012-000  
**Total Acreage:** 6.4 acres  
**Zoning:** RA-B-X 4.6 Ac. Min. (Residential Agriculture, combining Minimum Building Site of 4.6 acres)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant:** Sheba Development LLC  
**County Staff:**  
Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187

5) 1:00 p.m.  
**SHEBA DEVELOPMENT LLC / CAVITT RANCH ESTATES – LOT 25  
SUBDIVISION MODIFICATION AND VARIANCE (PLN19-00154)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Sheba Development LLC, to modify the approved Cavitt Ranch Estates Subdivision (SUB-385) Condition of Approval 71(D) to allow a concrete slab foundation on Lot 25 for the construction of a +/- 10,000 square foot new single-family dwelling and detached garage. The applicant is also requesting approval of a Variance to allow for a six-foot-high wall with eight-foot pilasters within the front setback, where a maximum three-foot solid wall is allowed. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303(a) of
the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New Construction or Conversion of Small Structures).

**Project Location:** 4869 Cavitt Ranch Place, south of Sierra College Boulevard between Nightwatch Drive and King Ranch Place, in the Granite Bay area

**APN:** 455-130-013-000

**Total Acreage:** 7 acres

**Zoning:** RA-B-X 4.6 Ac. Min. (Residential Agriculture, combining Minimum Building Site of 4.6 acres)

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

**Applicant:** Sheba Development LLC

**County Staff:** Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187

**CONSENT AGENDA:**

A) [Approve Action Agenda of July 25, 2019 Planning Commission Meeting](#)

B) **RANCHO DEL ORO ESTATES EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND VARIANCE (PSUB 20070032 / PSM 20130186)**

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Tsakopoulos Investments LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance for Rancho Del Oro Estates, an 89-lot single-family residential subdivision that included eight open space lots and one common lot. The Variance was approved to allow entry gates up to 8 feet tall, zero feet from the edge of right of way of Road “B” and “D” at two locations that intersect with Olive Ranch Road. The project also included a rezone to the current zoning of RS-B-X-DL 0.83 42,000 Sq. Ft. Min. (Residential Single-Family, combining Minimum Building Site of 42,000 sq. ft. min., combining Density Limitation of .83 dwelling units per acre). The Rezone, Vesting Tentative Subdivision Map and Variance were approved by the Board of Supervisors on October 5, 2010 and an Environmental Impact Report was certified for this project at the same time. The Planning Commission will be asked to assess the prior environmental review documents and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

**Project Location:** North side of Olive Ranch Road, approximately 0.25 mile east of Cavitt Stallman Road, in the Granite Bay area

**APN:** 046-090-012-000

**Total Acreage:** 119.4 acres

**Zoning:** RS-B-X-DL 0.83 42,000 Sq. Ft. Min. (Residential Single-Family, combining Minimum Building Site of 42,000 sq. ft. min., combining Density Limitation of .83 dwelling units per acre)

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

**Applicant:** Tsakopoulos Investments LLC

**County Staff:** Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034