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.)

10:00 a.m.  FLAG SALUTE

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

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.**  

**PLACER COUNTY SUSTAINABILITY PLAN - WORKSHOP**  
**DRAFT PLACER COUNTY SUSTAINABILITY PLAN – PUBLIC REVIEW AND COMMENT (PLN16-00411)**  
**ALL SUPERVISORIAL DISTRICTS**  
Conduct a Public Workshop and receive a presentation on the Draft Placer County Sustainability Plan (PCSP), receive comments from the public and input from the Planning Commission. The PCSP, also known as a GHG reduction strategy or a climate action plan, is a comprehensive roadmap that outlines various programs and policies 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 Services – Angel Green, Senior Planner (530) 745-3084

2) **10:40 a.m.**  

**WINDING CREEK SUBDIVISION**  
**RE-APPROVAL – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT / VARIANCE (PLN19-00189)**  
**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 1 (GORE)**  
Consider a request from Curtis King of King Engineering on behalf of Winding Creek LLC, for Re-Approval of a Tentative Subdivision Map and Conditional Use Permit for development of 19 single-family residential lots including re-approval of a Variance to allow for a six-foot wrought iron fence with six-foot six-inch tall pilasters along the Cook Riolo Road frontage where a maximum height of three feet is allowed. Included in the Variance request is an extension of the pilasters along common boundaries with offsite properties to the north to a maximum height of six feet six inches where six feet is normally allowed. The Planning Commission originally approved the Winding Creek Subdivision in May 2005 and approved a modification to allow the 19-lot subdivision on May 25, 2017. A Revised Mitigated Negative Declaration was adopted at the same time. The Tentative Subdivision Map, Conditional Use Permit, and Variance expired on May 10, 2019 and a project reapplication was submitted on June 25, 2019. The Planning Commission will also be asked to find that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis beyond the Revised Mitigated Negative Declaration previously adopted for this project.  
**Project Location:** West side of Cook Riolo Road, immediately north of Dry Creek and 0.4 miles south of Vineyard Road in the Dry Creek West Placer community, near Roseville.  
**APN:** 023-240-081-000  
**Total Acreage:** 24.45 acres  
**Zoning:** RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining Minimum Building Site area of 40,000 square feet, combining Planned Residential Development of 1 dwelling unit per acre) and O PD=1 (Open Space combining Planned Residential Development of 1 dwelling unit per acre)  
**Community Plan Area:** Dry Creek West Placer Community Plan  
**Applicant:** Winding Creek LLC  
**Representative:** Curtis King, King Engineering  
**County Staff:**  
Planning Services – Amy Rossig, Assistant Planner (530) 745-3067
CONSENT AGENDA:

A) Approve Action Agenda of August 8, 2019 Planning Commission Meeting

B) **LAKE VISTA ESTATES (FORMERLY KNOWN AS VISTA LAGOS ESTATES) EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PLN14-00221)**

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Vujadin Jovic, on behalf of Lagos Vista Estates LLC, for approval of a two-year Extension of Time on a previously approved Vesting Tentative Subdivision Map and a Conditional Use Permit that allows for a 15-Lot Planned Residential Development, including 10.49 acres of open space, and multi-purpose trails. Custom home sites range in area from 1.15 acres to 2.14 acres. 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 new Extension of Time request. The Vesting Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on July 14, 2016. A Mitigated Negative Declaration was adopted for the project at the same time. 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.

**Project Location:** Boulder Road near its intersection with Walden Woods Way in the Granite Bay area

**APN:** 035-410-011-000 and 035-300-095-000

**Total Acreage:** 35.84 acres

**Zoning:** RA-B-X-20, PD = 0.44 (Residential-Agriculture, combining a minimum lot size of 20 acres, combining Planned Residential Development with a maximum of 0.44 dwelling units per acre)

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

**Applicant:** Vujadin Jovic, on behalf of Lagos Vista Estates LLC

**County Staff:** Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

C) **RESIDENCES AT GRANITE BAY GOLF CLUB, PHASE II EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20050394)**

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Dave Cook on behalf of Granite Bay LLC, for approval of a two-year Extension of Time for a previously-approved Tentative Subdivision Map and Conditional Use Permit that allowed a four lot Planned Residential Development with lot sizes ranging in area from .32 acres to .47 acres, including two common area lots for a private road and open space. 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 new Extension of Time request.

**Project Location:** Northwest corner of East Roseville Parkway and Barton Road in the Granite Bay area

**APN:** 465-140-004-000

**Total Acreage:** 2.5 acres
Zoning: RS-AG-B-40 PD = 1.1 (Residential Single Family, combining Agricultural, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.1 units per acre)
Community Plan Area: Granite Bay Community Plan
Applicant: Dave Cook on behalf of Granite Bay LLC
County Staff: Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076