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.

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. **CAVITT RANCH ESTATES – LOT 2 (SINGH)**
SUBDIVISION MODIFICATION (PLN19-00314)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)
Consider a request from Kabul Singh, to modify the approved Cavitt Ranch Estates Subdivision (SUB-385) Condition Number 71(D) to allow a concrete slab foundation on Lot 2 for the development of a +/- 10,000 square foot new single-family dwelling. The Planning Commission will also consider a finding of Categorical Exemption 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:** 4424 Polo Ranch Place, approximately 1.3 miles north of the Sierra College Boulevard and Douglas Boulevard intersection in the Granite Bay area.
**APN:** 455-120-002-000
**Total Acreage:** 6 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:** Kabul Singh
**County Staff:** Planning Services – Delanie Farnham, Associate Planner (530) 745-3187

2) 10:15 a.m. **PLACER GOLD INDUSTRIAL PARK**
VESTING TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT MODIFICATION (PLN19-00109)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (WEYGANDT)
Consider a request from Brett Baumgarten on behalf of CP 3500 Cincinnati, LLC, for approval of a modification to a previously-approved Phased Vesting Tentative Subdivision Map and Conditional Use Permit (PLN14-00138) to add two additional industrial lots (Lots 10 and 11) and a drainage basin lot (Lot C) to the Placer Gold Industrial Park, an approved 9-lot industrial subdivision. All three additional lots proposed will be located on a portion of the existing remainder parcel. The proposed 11 industrial lots and the 3 lettered lots would total 79.06 acres and allow for a total of 460,000 gross square feet of industrial building space. The 103.84-acre remainder parcel would not receive entitlements or development rights as part of this project. In addition to the land uses already authorized with the current Conditional Use Permit, the applicant is proposing to add “Storage, mini-storage facilities” and “Vehicle Storage” as additional allowed uses. The Vesting Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on July 14, 2016. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that were prepared pursuant to the California Environmental Quality Act.
**Project Location:** Northern terminus of Cincinnati Avenue in the Sunset Industrial Area, in the Rocklin area.
**APNs:** 017-063-060-000, 017-063-063-000, 017-063-064-000, 017-063-065-000, 495-030-001-000, 495-030-002-000, 495-030-003-000, 495-030-004-000, and 495-030-005-000
**Total Acreage:** 182.90 acres
**Zoning:** INP-Dc (Industrial Park, combining Design Scenic Corridor)
**Community Plan Area:** Sunset Industrial Area Plan
**Applicant:** Brett Baumgarten on behalf of CP 3500 Cincinnati, LLC
**County Staff:** Planning Services – Nick Trifiro, Senior Planner (530) 745-3069
3) 10:30 a.m. **HOUSING LEGISLATION UPDATE**
A presentation by Planning Services on the 2019 California Bills signed into law relating to Housing.

**County Staff:** Planning Services – Shawna Purvines, Principal Planner (530) 745-3031

**CONSENT AGENDA:**

A) **Approve Action Agenda of October 24, 2019** Planning Commission Meeting

B) **Approve Revised 2019 Planning Commission Schedule** to add November 21, 2019 meeting in Auburn and December 5, 2019 meeting in Tahoe.

C) **AUBURN CREEK SIDE CENTER**
**EXTENSION OF TIME – TENTATIVE MAP / CONDITIONAL USE PERMIT / VARIANCE / DESIGN SITE REVIEW AGREEMENT (PLN16-00168 & PLN17-00258)**
**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2006032114)**

**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**
Consider a request from John Margowski, on behalf of Auburn Pacific Properties, LLC, for approval of a two-year Extension of Time for previous approvals including 1) a Tentative Map to subdivide the existing parcel into nine separate parcels; 2) a Conditional Use Permit for development and operation of a retail shopping center; 3) a Variance to the Sign Ordinance to allow multiple tenant names on freestanding signs; an increase in the maximum aggregate wall sign area; reduction in the 100 foot setback requirement from an intersection for freestanding signs; more than two freestanding signs per project site; and multiple tenant names on a wall sign on the south side of Building C; and 4) a Design Review Agreement for the shopping center design and improvements. The Tentative Map, Conditional Use Permit and Variance were approved on August 25, 2016. Concurrent with the action to approve the project, an Environmental Impact Report was certified, a both a Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations were adopted. Subsequent to these actions a Design Review Agreement was approved at a staff level in December 2017 and is included in this Extension of Time request. The Planning Commission will be asked to consider the previously certified Environmental Impact Report and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for this Extension of Time request.

**Project Location:** East side of State Route 49, between Rock Creek Road and Education Street, in the North Auburn area.

**APN:** 052-030-048-000

**Total Acreage:** 13.2 acres

**Zoning:** CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight) and CPD-Dc-FH (Commercial Planned Development, combining Design Scenic Corridor, combining Flood Hazard, combining Aircraft Overflight)

**Community Plan Area:** Auburn / Bowman Community Plan

**Applicant:** John Margowski, on behalf of Auburn Pacific Properties, LLC

**County Staff:** Planning Services – Alex Fisch, Supervising Planner (530) 745-3081
D) **GRANITE BAY PREMIER TOWNHOMES**  
**EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT (PSUB 20070571)**  
**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**  
**SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Brian Bergfalk on behalf of Auburn Douglas Duets, LLC, for approval a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit that allowed a 52-unit halfplex Planned Residential Development. The Tentative Subdivision Map and a Conditional Use Permit were approved by the Planning Commission on October 11, 2007. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted 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:** East of Auburn-Folsom Road and west of Melwood Lane in the Granite Bay area.  
**APNs:** 047-060-013-000 and 047-060-033-000  
**Total Acreage:** 8.2 acres  
**Zoning:** C1-UP-Dc (Neighborhood Commercial, combining Use Permit and Design Scenic Corridor)  
**Community Plan Area:** Auburn / Bowman Community Plan  
**Applicant:** Brian Bergfalk on behalf of Auburn Douglas Duets, LLC  
**County Staff:** Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076