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.  **PUBLIC ROAD NAME CHANGE**  
**PEAR DRIVE IN THE NORTH AUBURN AREA**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 3 (HOLMES)**  
Consider a request from Elizabeth Vian on behalf of Vian Enterprises, for approval of a road name change from Pear Drive to Precision Place. The Planning Commission will be asked to make a recommendation on the proposed public road name change to the Board of Supervisors. Pear Drive is approximately 0.25 miles long, the northern 160 feet is public and maintained by Placer County, and the remaining 0.22 miles of Pear Drive is private and maintained by the property owners. The Planning Commission will also consider a recommendation of finding of an exemption pursuant to Section 15061 (b) (3) of the CEQA Guidelines and Section 18.08.020 of the Placer County Environmental Review Ordinance.  
**Project Location:** South of Kemper Road, west of Industrial Drive and east of Kemper Oaks Court, approximately 0.20 miles west of the intersection of Kemper Road and Highway 49 in the North Auburn area.  
**Applicant:** Elizabeth Vian  
**County Staff:** Engineering and Surveying Division – Ben Bardakjian, Senior Surveyor (530) 745-3179

2) 10:10 a.m.  **BRADY VINEYARD SUBDIVISION**  
**DRAFT ENVIRONMENTAL IMPACT REPORT (PLN18-00234)**  
**PUBLIC REVIEW AND COMMENT**  
**SUPERVISORIAL DISTRICT 1 (GORE)**  
Conduct a public meeting to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Brady Vineyard Subdivision project. The Brady Vineyard Subdivision project is a proposal to develop a 119-lot, detached single-family residential development on 35 acres of land located at the northwest corner of Brady Lane and Vineyard Road in the Dry Creek West Placer Community Plan area (DCWPCP). The project is designed in two residential “villages” (Northwest and Southeast). The 39 lots in the Southeast Village closest to existing residential development would have an average size of approximately 7,600 square feet, ranging from 6,600 to 11,538 square feet, while 80 smaller lots in the Northwest Village would have an average size of approximately 5,600 square feet, ranging in size from 5,000 to 8,604 square feet. In addition to the residential lots, the proposed project would include 1.44 acres for landscape corridors, 1.57 acres of private internal roadways, a 0.11-acre sewer lift station and flow meter station lot, and a 6.34-acre open space lot. Approximately 22 percent of the project site would remain as open space. A 0.31-mile multi-purpose trail and park areas are planned in the open space preserve on the western portion of the site and within the open space area.

A copy of the Draft EIR is available for review (public review period is open from November 20, 2019 through January 3, 2020) during normal business hours at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, County Clerk’s Office at 2954 Richardson Drive in Auburn; at the Roseville Library (225 Taylor Street), the Rocklin Library (4890 Granite Drive), the Lincoln Library (485 Twelve Bridges Drive), the Colfax Library (10 Church Street), the Auburn Library (350 Nevada Street. A copy of the DEIR is also available for checkout at the Rocklin, Auburn and Colfax libraries.

The Draft EIR is also available online at:  
https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir
3) 10:40 a.m. **PLACER COUNTY SUSTAINABILITY PLAN (PLN16-00411)**

**CATEGORICAL EXEMPTION**

**ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Planning Services Division, to consider a recommendation to the Board of Supervisors to adopt the Placer County Sustainability Plan (PCSP) including supporting appendices, a County-initiated comprehensive program that outlines various programs and policies that will be undertaken by the community and the County as a whole, in order to reduce greenhouse gas (GHG) emissions and enhance community resiliency to long-term changes associated with climate-related hazards. The PCSP will function as a stand-alone document that will help achieve multiple community-wide benefits, such as lowering energy costs, reducing air and water pollution, supporting local economic development, and improving public health, safety, and quality of life. The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a finding of exemption pursuant to CEQA Guidelines, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 18.36.100 (Class 8) of the Placer County Environmental Review Ordinance.

**County Staff:**
Planning Services – Angel Green, Senior Planner (530) 745-3084

4) 11:30 a.m. **CAMBRIDGE ESTATES - LOT 43 (TAYLOR)**

**SUBDIVISION MODIFICATION (PLN19-00308)**

**CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Steven Taylor, for approval of a Subdivision Map Modification for Lot 43 in the Cambridge Estates Subdivision (SUB-401). The proposed modification would adjust the western Wetland Preservation Easement as mapped on Lot 43 from the existing +/-18,530 square feet to +/-13,345 square foot (total reduction of +/-5,185 square feet). The subject property, Assessor's Parcel Number 037-320-013-000 comprises 2.4 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq. ft. or 2.3 acre minimum) and is located at 8350 Rustic Woods Way, approximately 0.4 miles north of King Road and Ashley Creek Dr. intersection in the Loomis area. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5, Minor Alterations in Land Use Limitations).
**Project Location:** 8350 Rustic Woods Way, Loomis.  
**APNs:** 037-320-013-000  
**Total Acreage:** 2.4 acres  
**Zoning:** RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum)  
**Community Plan Area:** Horseshoe Bar / Penryn Community Plan  
**Applicant:** Steven Taylor  
**County Staff:** Planning Services – Bennett Smithhart (530) 745-3039

**CONSENT AGENDA:**

A) **Approve 2020 Planning Commission Schedule**

B) **BRIAR MEADOWS ESTATES II**  
**EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND VARIANCE (PSUB 20070437)**  
**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**  
**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**  
Consider a request from Oleg Vigdorchik, on behalf of New Airport Road, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance (building setbacks) that allowed for the development of 37 single-family residential lots averaging 10,000 square feet in area. The subject property, Assessor's Parcel Number 052-080-012-000, comprises 14 acres and is currently zoned RS-B-10-AO (Residential Single Family, combining minimum building site of 10,000 square feet, combining Aircraft Overflight) and is located on the south side of New Airport Road between Bell Road and Hwy 49 in North Auburn. The Vesting Tentative Subdivision Map and Variance was approved by the Planning Commission on December 13, 2007. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and adopted at the same time. The Planning Commission will be asked to make a finding 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:** 12520 New Airport Road in the North Auburn  
**APN:** 052-080-012-000  
**Total Acreage:** 14 acres  
**Zoning:** RS-B-10-AO (Residential Single Family, combining minimum building site of 10,000 square feet, combining Aircraft Overflight)  
**Community Plan Area:** Auburn / Bowman Community Plan  
**Applicant:** Oleg Vigdorchik, on behalf of New Airport Road, LLC  
**County Staff:** Planning Services – Bennett Smithhart, Assistant Planner (530) 745-3039

C) **PENRYN TOWNHOMES**  
**EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20060767)**  
**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**  
**SUPERVISORIAL DISTRICT 3 (HOLMES)**
Consider a request from the property owner, Jeremy Jaeger, for approval of a two-year Extension of Time, for a previously approved Tentative Subdivision Map and Conditional Use Permit to construct a planned residential development on 3.2 acres. The project would include 23 townhomes in seven separate buildings, three common area lots for interior circulation and parking as well as open space, passive recreation facilities, and landscape buffer areas. The subject property, Assessor’s Parcel Number 043-060-061-000 comprises 3.2 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit Required, combining Design Scenic Corridor) and is located east of Penryn Road, approximately 0.1 mile north of the 1-80 interchange in Penryn. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on October 11, 2007. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. The Planning Commission will be asked to make a finding 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 Penryn Road, approximately 0.1 mile north of the 1-80 Interchange in Penryn.

APN: 043-060-061-000

Total Acreage: 3.2 acres

Zoning: C1-UP-Dc (Neighborhood Commercial, combining Use Permit and Design Scenic Corridor)

Community Plan Area: Horseshoe Bar / Penryn Community Plan

Applicant: Jeremy Jaeger

County Staff: Planning Services – Amy Rossig, Assistant Planner (530) 745-3067