10:00 a.m.  FLAG SALUTE

10:00 – 10:11 a.m.

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

REPORT FROM THE PLANNING DIRECTOR:  Planning Director, E.J. Ivaldi reported that he had great news that Sue Colbert, Senior Board Clerk will be coming back to work this Friday, March 15th. He expressed his thanks to Kara Conklin and her Administrative Team for taking over during Sue’s absence. He introduced the Planning Division’s new Assistant Planner, Amy Rossig, who comes to us from Yuba County. E.J. updated the Commissioners on the February 26th Board of Supervisor (BOS) hearing, where Placer Vineyards Property 1A and the Chapter 17 Zoning Text Amendment items: Ground Mounted Solar and Cellular Facilities; were approved. On the March 12th BOS hearing, the Chabad of Roseville Appeal was denied and some conditions were modified. On March 28th, the Planning Commission hearing will be held here in Auburn, and there are five items on the agenda: two Nuisance Abatements, two Appeals from Zoning Administrator, one Conditional Use Permit Modification, and two Extensions of Time. The April 11th Planning Commission hearing will be held in Auburn.

PUBLIC COMMENT:  The opportunity to comment on matters not included on the current agenda was provided. One individual came up to podium and commented on items listed on the current agenda, so they were asked by Chairman Moss to present their comment once that item is presented.

CONSENT AGENDA:  All items on the Consent Agenda have been recommended for approval by the Development Review Committee and were approved by a single roll call vote.

TIMED ITEMS:  The following timed items are to be discussed at the time indicated.
PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE
GENERAL PLAN AMENDMENT, REZONE, ZONING TEXT AMENDMENT (PLN18-00195)
FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017092020)
SUPERVISORIAL DISTRICT 3 (HOLMES)

Conduct a public hearing, on the date and time noted above, to consider a recommendation to the Board of Supervisors on the County-initiated Placer County Government Center (PCGC) Master Plan Update that defines anticipated uses for the PCGC campus (formerly known as the Dewitt Center campus) over the next 20 years. The PCGC Master Plan Update provides a conceptual site plan for the PCGC property and establishes allowable land uses, development standards, and design guidelines that will shape future development projects. The PCGC Master Plan Update proposes construction of a County Health and Human Services building and a Multi-family Residential project on the PCGC campus. Requested entitlements include 1) General Plan Amendment to establish a Master Plan land use designation for the project site and amendments to the Placer County General Plan Tables 1-1 and 1-2, and Figures 1-1 and 1-2, to recognize the PCGC Master Plan; 2) Amend the Auburn/Bowman Community Plan Land Use Map to re-designate land uses within the PCGC area, and to replace and supersede all references to the “Dewitt Center” with the Placer County Government Center Master Plan as shown on the General Plan Amendment exhibit included with this notice; 3) Rezone portions of the PCGC campus as shown on the Rezone exhibit included with this notice; and 4) Amend Placer County Code Section 17.52.135 Town Center Commercial to allow modified development standards for development in areas that include the Town Center zoning overlay subject to approval of an area plan, master plan or specific plan. The Planning Commission will also consider a recommendation to the Board of Supervisors on certification of the Placer County Government Center Master Plan Environmental Impact Report which was prepared pursuant to the California Environmental Quality Act.

Project Location: The 200-acre proposed project site is located north of the City of Auburn and within the census-designated area of North Auburn, west of State Route 49, between Bell and Atwood Roads.
APN: 051-120-061-000, 051-120-010-000, 051-110-013-000, 051-120-064-000, 051-120-065-000, 051-120-066-000, and 051-120-067-000
Total Acreage: 200 acres
Zoning: If adopted, the Placer County Government Center Master Plan Update will update and supersede existing zoning in the Placer County Zoning Ordinance.
Community Plan Area: Auburn/Bowman Community Plan
Applicant: County initiated
County Staff:
Planning Services – Principal Planner, Crystal Jacobsen (530) 745-3085
Facility Services – Senior Architect, Paul Breckenridge (530) 889-6892

Six members of the public provided comments.

1. MOTION AS FOLLOWS: Recommend the Board of Supervisors certify the PCGC Master Plan Update Final Environmental Impact Report (SCH# 2017092020) prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Considerations.

Commissioner Nader moved; Commissioner Johnson second
2. MOTION AS FOLLOWS: Recommend to the Board of Supervisors to adopt items #2 through items #8 below, and supported by the findings in the staff report:

(2) Adopt a Resolution amending the Placer County General Plan to establish a Master Plan land use designation and apply it to the campus site, and edits to General Plan tables 1-1 and 1-2 and figures 1-1 and 1-2; and

(3) Adopt a Resolution amending the Auburn/Bowman Community Plan to replace and supersede all references to the Dewitt Center with the Placer County Government Center Master Plan Update and to re-designate lands for the PCGC campus; and

(4) Adopt a Resolution approving the PCGC Master Plan Update; and

(5) Adopt a Resolution approving the PCGC Master Plan Update Design Guidelines; and

(6) Adopt an Ordinance Rezoning portions of the PCGC campus; and

(7) Adopt an Ordinance amending text within Placer County Code Section 17.52.135 Town Center Commercial to allow modified development standards for development in areas that include the Town Center zoning overlay subject to approval of an area plan, master plan or specific plan; and

(8) Adopt an Ordinance to approve the PCGC Master Plan Update Development Standards.

Commissioner Nader moved; Commissioner Johnson second

MOTION VOTE
AYE: Cannon, Johnson, Nader, Hauge, Moss
NO: None
ABSENT: Sevison, Herzog

2) 10:45 a.m.  WHITEHAWK II
GENERAL PLAN AMENDMENT, REZONE, VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, AND VARIANCE (PLN15-00301) FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2016082009) SUPERVISORIAL DISTRICT 4 (UHLER)
Conduct a public hearing, on the date and time noted above, to consider an application from Meritage Homes, and make a recommendation to the Board of Supervisors on the following requests: 1) General Plan Amendment (Granite Bay
Community Plan) from Rural Low Density Residential (.9 to 2.3 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to .9 acres per dwelling unit) and Open Space, 2) Rezone from RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet) to RA-B-20 PD = 1.75 (Residential Agricultural, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.75 units per acre) and O (Open Space), 3) a Vesting Tentative Subdivision Map, 4) a Conditional Use Permit to construct a 55-unit Planned Residential Development (single-family residences), and 5) a Variance to lot coverage allowing up to 50 percent coverage for single-story residences where 30 to 40 percent is normally allowed. The Planning Commission will also consider a recommendation to the Board of Supervisors on certification of the Whitehawk I and II Environmental Impact Report (SCH# 2016082009) which was prepared pursuant to the California Environmental Quality Act.

Project Location: South side of Douglas Boulevard at Seeno Avenue, Granite Bay
APN: 048-151-061-000
Total Acreage: 33 acres
Zoning: RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet)
Community Plan Area: Granite Bay Community Plan
Applicant: Meritage Homes
Property Owner: Creekside Oaks, LLC (Cyrus Kwong)
County Staff:
Planning Services – Senior Planner, Christopher Schmidt (530) 745-3076

Nine members of the public commented

1. **MOTION AS FOLLOWS: Recommend the Board of Supervisors Certify the Whitehawk I & II Final Environmental Impact Report (SCH # 2016082009 and 2016082010) and Erratum prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Consideration.**

   Commissioner Nader moved; Commissioner Johnson second

   **MOTION VOTE**
   AYE: Cannon, Johnson, Nader, Hauge, Moss
   NO: None
   ABSENT: Sevison, Herzog

2. **MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt a resolution to amend the Granite Bay Community Plan Land Use Diagram as shown in Attachment D and supported by the findings stated in the staff report.**

   Commissioner Nader moved; Commissioner Johnson second

   **MOTION VOTE**
   AYE: Cannon, Johnson, Nader, Hauge, Moss
   NO: None
   ABSENT: Sevison, Herzog
3. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors adopt an ordinance to rezone the Whitehawk II project site as shown in Attachment E and supported by the finding stated in the staff report.

   Commissioner Nader moved; Commissioner Johnson second

   **MOTION VOTE**
   AYE: Cannon, Johnson, Nader, Hauge, Moss
   NO: None
   ABSENT: Sevison, Herzog

4. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors approve the Whitehawk II Vesting Tentative Subdivision Map subject to the Conditions of Approval as modified and supported by the findings stated in the staff report.

   Commissioner Nader moved; Commissioner Johnson second

   **MOTION VOTE**
   AYE: Cannon, Johnson, Nader, Hauge, Moss
   NO: None
   ABSENT: Sevison, Herzog

5. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors approve variances to lot coverage allowing up to 50 percent coverage for single-story residences, where 30 to 40 percent is normally allowed, supported by the findings stated in the staff report.

   Commissioner Nader moved; Commissioner Johnson second

   **MOTION VOTE**
   AYE: Cannon, Johnson, Nader, Hauge, Moss
   NO: None
   ABSENT: Sevison, Herzog

6. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors approve the Conditional Use Permit for this Planned Residential Development subject to the Conditions of Approval as modified and supported by the findings stated in the staff report.

   Commissioner Nader moved; Commissioner Cannon second

   **MOTION VOTE**
   AYE: Cannon, Johnson, Nader, Hauge, Moss
   NO: None
   ABSENT: Sevison, Herzog

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3) **11:15 a.m.**

   Consider Commissioner Nader’s request to add to a future agenda an informational presentation from Alliance for Environmental Leadership on its proposal for the Sunset Area.
Three members of the public commented.

1. MOTION AS FOLLOWS: Add to a future Planning Commission agenda on an open date to hear a thirty-minute informational presentation from the Alliance for Environmental Leadership.

Commissioner Nader moved; Commissioner Hauge

MOTION VOTE
AYE: Cannon, Johnson, Nader, Hauge, Moss
NO: None
ABSENT: Sevison, Herzog

CONSENT AGENDA:

A) Approve Action Agenda of February 14, 2019 Planning Commission Meeting

B) HIDDEN RAVINE ESTATES
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20060791 / PSM 20080325)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)
Consider a request from Robert Hoffman, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 11-lot Planned Residential Development, including a 2.51-acre open space lot. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on January 10, 2007. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. In 2009, the project was revised and a new Mitigated Negative Declaration was prepared and adopted by the Board of Supervisors on March 10, 2009. The map received automatic extensions from the State, bringing the expiration date to January 22, 2017. A two-year Extension of Time was later approved by the Planning Commission on March 23, 2017 bringing a new expiration date of January 22, 2019. 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: Southwest corner of Richardson Drive and Kemper Road in Auburn, CA
APN: 051-100-069-000
Total Acreage: 12.5 acres
Zoning: RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 Square Feet, combining a Planned Residential Development of 1 dwelling unit per acre)
Community Plan Area: Auburn/Bowman Community Plan
Applicant: Robert J. Hoffman
Property Owner: Robert J. Hoffman
County Staff: Planning Services – Associate Planner, Kally Kedinger-Cecil (530) 745-3034

1. MOTION AS FOLLOWS: Approve all items on the Consent Agenda

Commissioner Cannon moved; Commissioner Hauge second
MOTION VOTE
AYE: Cannon, Johnson, Nader, Hauge, Moss
NO: None
ABSENT: Sevison, Herzog

2:06 PM MEETING ADJOURNED