COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, AUGUST 8, 2019
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603.

10:00 a.m.  FLAG SALUTE

10:01 – 10:07 a.m.

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

REPORT FROM THE PLANNING DIRECTOR:  Planning Director, E.J. Ivaldi noted the next Planning Commission hearing is scheduled for August 22nd in Auburn with the Placer County Sustainability Plan workshop item.

PUBLIC COMMENT:  The opportunity to comment on matters not included on the current agenda was provided. There were two public comments.

CONSENT AGENDA:  Item A on the Consent Agenda was recommended for approval by the Development Review Committee and approved by roll call vote. Item B was pulled from the Consent Agenda for presentation, public comment and vote.

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

There were four public comments, recorded by Court Reporter.
NO ACTION TAKEN – COMMENTS RECEIVED ONLY.

11:31 – 11:39 a.m.  BREAK

2) 11:30 a.m.  11:39 a.m. – 12:26 p.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

There was one public comment.

1. MOTION AS FOLLOWS:  Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program in accordance with the findings in staff’s report.

Commissioner Nader moved; Commissioner Herzog second

MOTION VOTE 5:0:2
AYE:  Herzog, Johnson, Nader, Moss, Sevison
NO:  None
ABSENT:  Cannon, Hauge

2. Approve the Vesting Tentative Map for the 36-lot Planned Residential Development subdivision in accordance with the findings in staff’s report and modified Conditions of Approval (#’s 1, 39, 47, 52).

Commissioner Nader moved; Commissioner Herzog second

MOTION VOTE 5:0:2
AYE:  Herzog, Johnson, Nader, Moss, Sevison
NO:  None
ABSENT:  Cannon, Hauge
3. **Approve the Conditional Use Permit and all conditions of approval for this Planned Residential Development in accordance with the findings in staff’s report and modified Conditions of Approval (#’s 1, 39, 47, 52).**

   Commissioner Nader moved; Commissioner Herzog second

   **MOTION VOTE 5:0:2**
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge

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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

   *There was no public comment.*

   1. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors adopt the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring program for the Granite Bay Congregate Living Health Facility Project, subject to the Findings and Conditions of Approval found in the staff report.

      Commissioner Nader moved; Commissioner Sevison second

      **MOTION VOTE 5:0:2**
      AYE: Herzog, Johnson, Nader, Moss, Sevison
      NO: None
      ABSENT: Cannon, Hauge
2. **Recommend the Board of Supervisors adopt an Ordinance to rezone the project site from RS-AG-B-40 to RA-B-40, subject to the Findings and Conditions of Approval found in the staff report.**

   Commissioner Nader moved; Commissioner Herzog second

   **MOTION VOTE 5:0:2**
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge

3. **Recommend the Board of Supervisors approve a Conditional Use Permit to allow a Medical Services – Hospital and Extended Care facility in the RA zoning district, subject to the Findings and Conditions of Approval found in the staff report.**

   Commissioner Nader moved; Commissioner Herzog second

   **MOTION VOTE 5:0:2**
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge

4. **Recommend the Board of Supervisors approve a Variance to parking standards to allow for nine parking spaces where 18 is normally required, subject to the Findings and Conditions of Approval found in the staff report.**

   Commissioner Nader moved; Commissioner Herzog second

   **MOTION VOTE 5:0:2**
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge

12:43 – 1:11 p.m.  **BREAK**

4) 12:30 p.m.  
1:11 – 1:57 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

There was one public comment.

1. MOTION AS FOLLOWS: Find the project categorically exempt from environmental review pursuant to provisions of 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 of Accessory Structures).

   Commissioner Johnson moved; Commissioner Herzog second

   MOTION VOTE 5:0:2
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge

2. Approve the Subdivision Modification (PLN19-00169) of SUB-385 condition no. 71(D) to allow for a slab foundation for a new single-family residence on Lot 24, subject to the findings and modified conditions of approval, with modification to the last sentence in Condition #5 (additional language read into the record, “The Grading Permit shall be approved and final inspection completed prior to the issuance of any Building Permits.”

   Commissioner Johnson moved; Commissioner Herzog second

   MOTION VOTE 5:0:2
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge

3. Approve the Variance to allow for a six-foot-high wall with eight-foot-high pilasters and a stepped retaining wall (height varies from three to six feet) within the front setback on Lot 24.

   Commissioner Johnson moved; Commissioner Herzog second

   MOTION VOTE 5:0:2
   AYE: Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Cannon, Hauge
5) 1:00 p.m.  1:58 – 2:37 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

There was one public comment.

1. **MOTION AS FOLLOWS:** Find the project categorically exempt from environmental review pursuant to provisions of 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 of Accessory Structures).

   *Commissioner Johnson moved; Commissioner Herzog second*

   **MOTION VOTE 5:0:2**

   **AYE:** Herzog, Johnson, Nader, Moss, Sevison

   **NO:** None

   **ABSENT:** Cannon, Hauge

2. **Approve the Subdivision Modification (PLN19-00154) of SUB-385 condition no. 71(D) to allow for a slab foundation for a new single-family residence on Lot 25, subject to the findings and modified conditions of approval, with modification to the last sentence in Condition #5 (additional language read into the record, “The Grading Permit shall be approved and final inspection completed prior to the issuance of any Building Permits.”)

   *Commissioner Johnson moved; Commissioner Sevison second*
MOTION VOTE 5:0:2
AYE: Herzog, Johnson, Nader, Moss, Sevison
NO: None
ABSENT: Cannon, Hauge

3. Approve the Variance to allow for a six-foot-high wall with eight-foot-high pilasters within the front setback on Lot 25.

Commissioner Johnson moved; Commissioner Sevison second

MOTION VOTE 5:0:2
AYE: Herzog, Johnson, Nader, Moss, Sevison
NO: None
ABSENT: Cannon, Hauge

CONSENT AGENDA:

A) Approve Action Agenda of July 25, 2019 Planning Commission Meeting


Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE 5:0:2
AYE: Herzog, Johnson, Nader, Moss, Sevison
NO: None
ABSENT: Cannon, Hauge

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

There were two public comments.

1. MOTION AS FOLLOWS: Approve the two-year Extension of Time request for the Rancho del Oro Estates Vesting Tentative Subdivision Map and Variance (PSUB 20070032 / PSM 20130186) in reliance on the previously certified Environmental Impact Report (SCH #2008092101) and modified Conditions of Approval, subject to the findings and conditions contained in the staff report.

   Commissioner Nader moved; Commissioner Sevison second

   MOTION VOTE 5:0:2  
   AYE: Herzog, Johnson, Nader, Moss, Sevison  
   NO: None  
   ABSENT: Cannon, Hauge

2:38 p.m.   ADJOURNED