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
10:03 – 10:20 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; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director, E.J. Ivaldi noted the adjustments made by the Telecommunications Team to improve the hearing room sound system. There were 524 entitlement submittals in 2018; a slight decrease this year with 250 to date. The number of EIRs and MNDs under review are similar to last year, though expect a slight decrease. There were 31 pre-development meetings in 2018; 17 to date in 2019. In the coming months, the Commission will take action on the Sustainability Plan, the Winery / Brewery Ordinance, Placer Ranch and Sunset Area Plans; as well as hear comments on the Hidden Falls Trail Expansion Draft EIR. The Board recently heard a report on the Housing Strategy and Development Plan. The September 12th PC meeting will be cancelled; the 26th is scheduled to be held in Auburn. Two meetings are on track for October.

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

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

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 a.m.  PLACER COUNTY SUSTAINABILITY PLAN - WORKSHOP
10:45 a.m. – 12:23 p.m.

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

There were three public commenters. NO ACTION TAKEN.

12:18 – 12:24 p.m. BREAK

2) 10:40 a.m. WINDING CREEK SUBDIVISION
12:24 – 12:47 p.m.

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

There was no public comment.

1. Uphold the previously adopted Mitigated Negative Declaration, Errata to Mitigated Negative Declaration and Mitigation Monitoring and Report Program and determine that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis as supported by the findings in staff’s report.
Commissioner Nader moved; Commissioner Hauge second

MOTION VOTE – 6:0:1  
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss  
NO: None  
ABSENT: Sevison

2. Approve the Tentative Subdivision Map to allow 19 single-family residential lots, as supported by the findings in staff’s report and subject to the conditions of approval.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE – 6:0:1  
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss  
NO: None  
ABSENT: Sevison

3. Approve the Conditional Use Permit for the Planned Residential Development, as supported by the findings in staff’s report.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE – 6:0:1  
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss  
NO: None  
ABSENT: Sevison

4. Approve the Variance to allow for a six-foot wrought iron fence with six-foot tall pilasters along the Cook Riolo Road frontage where a maximum height of three feet is normally allowed, as supported by the findings.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE – 6:0:1  
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss  
NO: None  
ABSENT: Sevison

CONSENT AGENDA:

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

1. MOTION AS FOLLOWS: Approve Consent Item A, the Action Agenda for the August 8, 2019 Planning Commission Meeting.

   Commissioner Nader moved; Commissioner Johnson second
B) 10:21 – 10:45 a.m.

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

There were four public commenters.

1. MOTION AS FOLLOWS: Approve a two-year Extension of Time request for the Lake Vista Estates Vesting Tentative Subdivision Map and Conditional Use Permit in reliance on the previously adopted Mitigated Negative Declaration and modified Conditions of Approval as recommended by staff, based on the findings contained in the Staff Report.

Commissioner Nader moved; Commissioner Hauge second

MOTION VOTE – 6:0:1
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss
NO: None
ABSENT: Sevison
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

1. MOTION AS FOLLOWS: Approve Consent Item C, Extension of Time for the Residences at Granite Bay.

Commissioner Nader moved; Commissioner Johnson second

MOTION VOTE – 6:0:1
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss
NO: None
ABSENT: Sevion

12:47 p.m. MEETING ADJOURNED