



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION AGENDA  
THURSDAY, FEBRUARY 22, 2018

The meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn, CA 95603

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**10:00 a.m. FLAG SALUTE**

*10:00 – 10:05 a.m.*

**ROLL CALL:** *Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary); Richard Roccucci, District 1; Richard Johnson, District 3; Vacant, District 2; Vacant, District 5.*

**REPORT FROM THE PLANNING DIRECTOR:** *The Planning Director, E.J. Ivaldi, noted the two vacant Planning Commission seats for Districts 2 and 5 to be approved by the Board of Supervisors; notices have been posted and applications are available on the website. The upcoming March 8<sup>th</sup> meeting agenda includes the Sustainability plan workshop, Ventura at Granite Bay and a Cannabis Code Enforcement Appeal. The March 22<sup>nd</sup> agenda is to be determined; a Tahoe meeting is tentatively planned for April.*

**PUBLIC COMMENT:** *The opportunity to discuss with the Planning Commission, matters not included on the current agenda. There was no public comment.*

**CONSENT AGENDA:** *The item on the Consent Agenda was recommended for approval by the Development Review Committee and was approved by a single roll call vote.*

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

**1) 10:05 a.m. ROLLING GREENS**

*10:06 – 10:20 a.m.*

**TENTATIVE SUBDIVISION MAP (PLN17-00388)  
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
(SCH 2007082114)  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Price Walker of Elliott Homes, Inc., on behalf of Rolling Greens Estates, LLC, for a Tentative Subdivision Map (PSUB 20060449), for the subdivision of a 22.3 acre parcel into nine single-family residential lots. A Tentative Subdivision Map was originally approved on October 11, 2007 and a Mitigated Negative Declaration was adopted on the same date. The term of the original approval expired and the applicant has resubmitted an application requesting a Tentative Subdivision Map in the same configuration as previously approved. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration that was prepared for the project in accordance with CEQA.

**Project Location:** 5572 Eureka Road in Granite Bay

**APNs:** 050-030-001-000 and 050-040-001-000

**Total Acreage:** 22.3 acres

**Zoning:** RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum)

**Community Plan Area:** Granite Bay Community Plan

**Applicant:** Wood Rogers – Stan Mette and Phil Tabor

**Owner:** Elliott Homes Inc. – Price Walker

**County Staff:**

Planning: Kally Keding- Cecil (530) 745-3034

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joseph Scarbrough (530) 745-2346

*There was no public comment.*

- 1. MOTION AS FOLLOWS: Adopt the Addendum to the Rolling Greens Mitigated Negative Declaration, and Mitigation Monitoring Program for the Rolling Greens Tentative Subdivision Map, supported by the findings contained in the staff report.***

*Commissioner Moss moved; Commissioner Sevison second*

**MOTION VOTE**

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

**NO: None**

**ABSENT: None**

- 2. MOTION AS FOLLOWS: Approve the Rolling Greens Tentative Subdivision Map to allow for the subdivision of a 22.3-acre parcel into nine single-family residential lots, subject to the Conditions of Approval and Errata, and supported by the findings contained in the staff report.***

*Commissioner Moss moved; Commissioner Sevison second*

**MOTION VOTE**

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

**NO: None**

**ABSENT: None**

**2) 10:20 a.m.**  
10:20 – 10:35 a.m.

**POND PAVILION & LOFTS (AKA PONDVIEW)**

**CONDITIONAL USE PERMIT MODIFICATION (PGPA 20120354)**

**ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Lisa Powers for approval of a Conditional Use Permit Modification. The Tentative Parcel Map, Conditional Use Permit, and Variances were approved by the Board of Supervisors for the Pond Pavilion & Lofts project on June 16, 2015 and a Mitigated Negative Declaration was adopted on the same date. The Applicant is seeking to eliminate the Commercial Event Center portion of the project and replace it with up to 24,000 square feet of office space in one or more buildings on Parcel 2. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration that was prepared for the project in accordance with CEQA.

**Project Location:** On the south side of Douglas Boulevard between Granite Estates Drive and Sheba Court in the Granite Bay area

**APN:** 048-142-036-000

**Total Acreage:** 5.2 acres  
**Zoning:** OP-Dc (Office and Professional, combining Design Scenic Corridor)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant / Owner:** Lisa Powers  
**County Staff:**  
Planning: Christopher Schmidt (530) 745-3076  
Engineering and Survey: Phil Frantz (530) 745-7584

*There was no public comment.*

1. **MOTION AS FOLLOWS:** *Adopt the Addendum to the Mitigated Negative Declaration, and Mitigation Monitoring Program for the Pond Pavilion & Lofts (AKA Pondview) project, supported by the findings contained in the staff report.*

*Commissioner Moss moved; Commissioner Rocucci second*

**MOTION VOTE**

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

**NO:** *None*

**ABSENT:** *None*

2. **MOTION AS FOLLOWS:** *Approve the Rolling Greens Tentative Subdivision Map to allow for the subdivision of a 22.3-acre parcel into nine single-family residential lots, subject to the modified Conditions of Approval, and supported by the findings contained in the staff report.*

*Commissioner Moss moved; Commissioner Rocucci second*

**MOTION VOTE**

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

**NO:** *None*

**ABSENT:** *None*

10:35 – 10:45 a.m.

**RECESS**

**3) 10:45 a.m.**  
10:45 a.m. – 12:40 p.m.

**SUNSET AREA PLAN / IMPLEMENTING ZONING REGULATIONS AND PLACER RANCH SPECIFIC PLAN WORKSHOP (PLN15-00283 / PLN16-00341) SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Conduct a public hearing/workshop to receive a report and seek public input on the County's Preliminary Public Review Drafts of the Sunset Area Plan and Placer Ranch Specific Plan. The Sunset Area Plan (SAP) is a County-initiated policy and zoning document intended to guide future development in the Sunset Area over the next 20 years. The SAP work program also incorporates the proposed Placer Ranch Specific Plan (PRSP). The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 9,344,487 square feet of university, employment, and commercial uses, as well as 342 acres of parks, open space, and paseos. The PRSP would also include approximately 758 acres of housing that would consist of 2,039 dwelling units of Low Density Residential, 720 dwelling units Low Density Residential Age-Restricted, 1,057 dwelling units of Medium Density Residential, and 2,011 dwelling units of High Density Residential. The Sunset Area Plan encompasses 8,497 acres located in unincorporated south Placer County west of

the Highway 65 corridor and situated between the Cities of Lincoln to the north, Rocklin to the east, and Roseville to the south. The proposed Placer Ranch Specific Plan property includes Assessor's Parcel Numbers 017-063-013-000, 017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-004-000, 017-063-039-000, 017-063-040-000, 017-063-012-000, 017-063-045-000, 017-063-046-000.

**County Staff:**

Planning: Crystal Jacobsen (530) 745-3085

*Twelve members of the public provided comments.*

**NO ACTION WAS TAKEN ON THIS INFORMATIONAL WORKSHOP ITEM.**

12:40 – 1:15 p.m.

**RECESS**

**4) 11:30 a.m.**

1:15 a.m. – 2:17 p.m.

**ZONING TEXT AMENDMENTS (COUNTY CODE CHAPTER 17) WORKSHOP  
ALL SUPERVISORIAL DISTRICTS**

Conduct a public hearing/workshop to receive a report and seek public input on proposed amendments to the Placer County Zoning Ordinance (County Code Chapter 17) that will clarify and simplify implementation and interpretation of the Zoning Ordinance. The most significant changes in the proposed Zoning Text Amendment include the creation of a street-side setback requirement, update of residential lot coverage standards, revisions to the nuisance abatement process, and the inclusion of setback regulations for solar panel arrays. Additionally, the proposed Zoning Text Amendment would include revisions to the Definitions, Allowable Land Uses and Permit Requirements, General Development Regulations, Antennae and Communications Facilities, and Temporary Outdoor Events sections.

**County Staff:**

Planning: George Rosasco (530) 745-3065

*Five members of the public provided comments.*

**NO ACTION WAS TAKEN ON THIS INFORMATIONAL WORKSHOP ITEM.**

**CONSENT AGENDA:**

- A) Approve Action Agenda of January 25, 2018 Planning Commission Meeting

**MOTION AS FOLLOWS: Approve Consent Agenda**

**Commissioner Johnson moved; Commissioner Moss second**

**MOTION VOTE**

**AYE: Roccucci, Moss, Sevison, Johnson, Nader Commission [Sevison was not present at the January 25, 2018 meeting but acknowledged on record that he had fully reviewed the meeting minutes]**

**NO: None**

**ABSENT: None**

**2:17 P.M.**

**MEETING ADJOURNED**