



Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Nela Luken, Senior Planner
Kathy Pease, Senior Planner
Steve Lindbeck, Project Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF NOVEMBER 18, 2010.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Cannon, Hinkle, Larson, Dugan, Huisking

Noes:

Abstain: Bernasconi, Brewer

Commissioner Bernasconi and Commissioner Brewer abstained from the minutes of November 18, 2010 due to their (excused) absence from the meeting.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. ANNEXATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONING ORDINANCE AMENDMENT, AND DEVELOPMENT AGREEMENT – CREEKVIEW SPECIFIC PLAN – 3000 BLUE OAKS BL – FILE #2007PL-059; PROJECT #ANN-000003; GPA-000037; SPA-000026; RZ-000040; & DA-000031.

This is an informational workshop on the Creekview Specific Plan Draft EIR. The Draft EIR was proposed for the Creekview Specific Plan (CSP) project which includes the following: Annexation of approximately 501 acres of undeveloped land generally located west of the West Roseville Specific Plan area and north of Blue Oaks Bl; a General Plan Amendment; Adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations; a Zoning Map Amendment to add the CSP and associated zoning to the City's zoning map; and a Development Agreement between the City and the property owners to provide the infrastructure needed to support the proposed development. (Luken, Pease, Lindbeck)

Senior Planner, Kathy Pease, presented the Draft E.I.R. for the Creekview Specific Plan and responded to questions.

Chair Huisking opened the public hearing and invited comments from the public.

Public Comment:

- No comments

Chair Huisking closed the public hearing and invited comments from the Commission.

Commission Discussion:

- Concern with noise levels and night flights generated from flights from McClellan Airport;
- Development time frames;
- Residential population estimates at buildout as proposed (estimate 5,000 residents (2011 du x 2.54);
- One elementary school is proposed with the West Plan high school absorbing high school age students;
- Types of planes and number of planes that fly into McClellan;
- Traffic improvements along main roads as a result of the annexation and development of the plan area;
- Impacts of stronger odor from both landfill and wastewater treatment plants during certain times of year;
- Number of residents attending Creekview public workshops;
- Possible habitat issues near the Reason Farms border and mitigation efforts on behalf of wildlife;
- Removal of irrigation constriction along Pleasant Grove Creek which annually flooded about 70 acres (rice fields);
- Pleasant Grove Creek bypass channel project;
- Developed area along creek will not require flood insurance;
- Timing of bypass channel part of phase 1 development;
- Timing of transportation improvements will also be phased with development;
- How is the noise associated with air traffic different from Sierra Vista;
- Would disclaimers in sales contracts referring to air noise prevent any future suits because of said air noise;

Chair Huisking thanked staff for their presentation.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

NONE

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Dugan, to adjourn to the meeting of January 27, 2011. The motion passed unanimously at 7:40 PM.