



Placer County

CEQA Active Projects, June 2014

alphabetical order

NEW PROJECTS SINCE MAY 1, 2014

AMAZING FACTS PARCEL MAP - PMLD - T20140156 - BOS4
GOTHAM SUBDIV MOD/EQ & VARIANCE - PSM - T20140144 - BOS4
RICKEY / REESE ESTATES - PMLD - T20140162 - BOS4

ALL AMERICAN SPEEDWAY AGREEMENT - PEIR - T20110351 - BOS1

Status: Phase I EIR contract signed and executed; Kick-Off meeting held 5/31/12; Phase II EIR contract pending
Lead: EJ IVALDI
Project Description: THE PROJECT IS A FIVE (5) YEAR AGREEMENT, WITH ONE (1) FIVE (5) YEAR EXTENSION OPTION, BETWEEN THE COUNTY OF PLACER AND THE PLACER COUNTY FAIR ASSOCIATION FOR THE OPERATION AND MANAGEMENT OF THE ALL AMERICAN SPEEDWAY IN ROSEVILLE, CA. THE PROJECT PROVIDES FOR OPERATION OF AUTOMOBILE RACING AND RELATED ACTIVITIES ON THE EXISTING ALL AMERICAN SPEEDWAY TRACK ON THURSDAYS, FRIDAYS, SATURDAYS AND SUNDAYS, MARCH THROUGH OCTOBER OF EACH CALENDAR YEAR, WITH AT 10:00 P.M. CURFEW ON SATURDAY; A 6:30 P.M. CURFEW ON THURSDAYS AND FRIDAYS AND A 6:00 P.M. CURFEW ON SUNDAY. THE PROJECT PROVIDES OTHER MAJOR REGIONAL RACING EVENTS EACH CALENDAR YEAR.
Applicant: PLACER COUNTY DEPARTMENT OF FACILITY SERVICES Work: 530-889-4957
Location: 800 ALL AMERICA CITY BLVD, ROSEVILLE
Acres: 39.07
Community Plan: City of Roseville
MAC Area: NONE
Owner: COUNTY OF PLACER

APN	Zoning
011-020-001-000	
011-020-002-000	
011-020-004-000	
011-030-001-000	
011-030-003-000	
011-030-006-000	
011-040-001-000	
011-040-003-000	
011-050-003-000	
011-050-004-000	

ALPINE SIERRA SUBDIVISION - PSUB - T20130004 - BOS5 - MAJ255

Status: Notice of Preparation public review ended 5/9/14; Administrative Draft EIR being prepared
Lead: ALEX FISCH
Project Description: The project proposes to create single-family lots and commonly held parcels in a 47-unit Planned Residential Development.
Applicant: TLA ENGINEERING & LAND PLANNING Home: 916-786-0685
Location: TERMINUS OF ALPINE MEADOWS ROAD NEAR ALPINE MEADOWS SKI RESORT
Acres: 44.43
Community Plan: Alpine Meadows Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: TAHOE ALPINE PARTNERS LLC ET AL

APN	Zoning
095-280-022-000	O
095-280-023-000	O
095-280-023-000	RS PD = 4
095-280-023-000	RS-B-20 PD = 2
095-280-023-000	RS-B-20 PD = 4

AMAZING FACTS PARCEL MAP - PMLD - T20140156 - BOS4 - MAJ127

Status: Applicant 1st submittal received 5/21/14; County comments due 6/19/14
Lead: MELANIE JACKSON
Project Description: The project proposes a Minor Land Division to subdivide the approximately 75 acres site into two parcels for financing purposes.
Applicant: ANDREGG Home: 530-885-7072 Work: 530-885-7072
Location: 6750 OAK HILL LANE
Acres: 74.58
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: AMAZING FACTS INC

APN	Zoning
046-050-006-000	F-B-X 20 AC. MIN.
046-050-008-000	F-B-X 20 AC. MIN.

AUBURN COSTCO - PCPA - 20130227 - BOS3 - MAJ267

Status: EIR is required; EIR contract being prepared
Lead: GEORGE ROSASCO
Project Description: The project proposes a Conditional Use Permit, Minor Land Division, and Design Review to build a 148,000 square-foot, member-only, wholesale warehouse with a fuel facility on a 16-acre lot.
Applicant: CONKEY REAL ESTATE DEVELOPMENT LLC Work: 916-783-3277
Location: F AVE & WILLOW CREEK ROAD, DEWITT CENTER, AUBURN
Acres: 117.96
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: PLACER COUNTY OF

APN	Zoning
051-120-010-000	C3-Dc
051-120-010-000	CPD-Dc
051-120-010-000	OP-DR-Dc
051-120-010-000	RM-DL6
051-120-064-000	C3-Dc
051-120-064-000	CPD-Dc

AUBURN CREEKSIDE CENTER - PEIR - T20050277 - BOS5 - MAJ98

Status: Additional information required from the applicant before 1st ADEIR can be prepared
Lead: GERRY HAAS
Project Description: The project proposes developing a commercial retail center on a 13.2 acre property located east of SR 49, and immediately north of the Target store, in the North Auburn area. The development areas are situated on the east and west sides of a tributary to Rock Creek, which traverses the site from south to north. This area is approximately 9 acres in area; the remaining 4.2 acres that are associated with the stream and riparian corridor will be protected as open space. The development will be phased, ultimately consisting of approximately 93,000 square feet of new retail space and parking for 345 vehicles. The project proposes extending Education Street east, bridging the creek, and terminating at a new traffic circle at a new Quartz Drive extension.
Applicant: AUBURN PACIFIC PROPERTIES Work: 530-898-0640
Location: ROCK CREEK ROAD AND HIGHWAY 49, AUBURN AREA
Acres: 13.63
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: Robert Wenzel

APN	Zoning
052-030-048-000	CPD-Dc
052-030-048-000	CPD-Dc-FH

BELCARA SUBDIVISION - PSUB - T20080156 - BOS5 - MAJ279

Status: Planning Commission hearing approved 12/12/13; Notice of Determination filed 12/12/13; Project being appealed

Lead: MELANIE JACKSON

Project Description: The Belcara Subdivision is a proposed planned development on a 169.2-acre site in the Foresthill area. The proposed project consists of 39 single-family residential lots ranging from .83 acres to 6.35 acres, though most homes will be on 1 to 1.5 acre lots, with three open space lots. The project will be developed in phases and will require a tentative map, final map(s), grading/improvement plans and building permits. Revisions to the plan may occur in response to public comments or additional analysis.

Applicant: KING RUSSELL Work: 530-272-8328

Location: 18399 FORESTHILL RD, FORESTHILL

Acres: 171.83

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM MAC

Owner: DUTRA PROPERTIES, LLC

APN	Zoning
078-191-060-000	RF-B-X 20 AC. MIN. PD = 0.44
078-191-060-000	RF-B-X 4.6 AC. MIN. PD = 0.44
078-191-062-000	RF-B-X 2.3 AC. MIN. PD = 0.44
078-191-062-000	RF-B-X 4.6 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 2.3 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 20 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 4.6 AC. MIN. PD = 0.44

BICKFORD RANCH SP AMENDMENT - PSPA - T20140024 - BOS3 - MAJ276

Status: Additional information required from applicant before environmental document can be prepared

Lead: EJ IVALDI

Project Description: The project proposes amendments to the previously-approved Specific Plan in the area of residential units types and conceptual lotting to reflect current market demands.

Applicant: JOHN TALLMAN Work: 916-774-3400

Location: EAST OF SIERRA COLLEGE BLVD, SOUTH OF SR193, NORTH OF ENGLISH COLONY WAY BETWEEN LINCOLN AND PENRYN

Acres: 1802.43

Community Plan: Placer County General Plan

MAC Area: NONE

Owner: LV BICKFORD RANCH LLC

APN	Zoning
031-101-043-000	F-B-X-DR 10 AC. MIN.
031-101-044-000	F-B-X-DR 10 AC. MIN.
031-101-045-000	F-B-X-DR 10 AC. MIN.
031-101-046-000	F-B-X-DR 10 AC. MIN.
031-101-047-000	F-B-X-DR 10 AC. MIN.
031-101-048-000	F-B-X-DR 10 AC. MIN.
031-101-049-000	F-B-X-DR 10 AC. MIN.
031-101-050-000	F-B-X-DR 10 AC. MIN.
031-101-051-000	F-B-X-DR 10 AC. MIN.
031-101-052-000	F-B-X-DR 10 AC. MIN.
031-101-053-000	F-B-X-DR 10 AC. MIN.
031-101-054-000	F-B-X-DR 10 AC. MIN.
031-101-055-000	F-B-X-DR 10 AC. MIN.
031-101-056-000	F-B-X-DR 10 AC. MIN.
031-101-057-000	F-B-X-DR 10 AC. MIN.
031-101-058-000	F-B-X-DR 10 AC. MIN.
031-101-059-000	F-B-X-DR 10 AC. MIN.
031-101-060-000	F-B-X-DR 10 AC. MIN.
031-101-061-000	F-B-X-DR 10 AC. MIN.
031-101-062-000	F-B-X-DR 10 AC. MIN.
031-101-063-000	F-B-X-DR 10 AC. MIN.
031-101-064-000	F-B-X-DR 10 AC. MIN.
031-101-065-000	F-B-X-DR 10 AC. MIN.
031-101-067-000	F-B-X-DR 10 AC. MIN.
031-101-068-000	F-B-X-DR 10 AC. MIN.
031-101-069-000	F-B-X-DR 10 AC. MIN.

031-101-070-000 F-B-X-DR 10 AC. MIN.
 031-101-071-000 F-B-X-DR 10 AC. MIN.
 031-101-072-000 F-B-X-DR 10 AC. MIN.
 031-101-073-000 F-B-X-DR 10 AC. MIN.
 031-101-074-000 F-B-X-DR 10 AC. MIN.
 031-101-075-000 F-B-X-DR 10 AC. MIN.
 031-101-076-000 F-B-X-DR 10 AC. MIN.
 031-101-077-000 F-B-X-DR 10 AC. MIN.
 031-101-078-000 F-B-X-DR 10 AC. MIN.
 031-101-079-000 F-B-X-DR 10 AC. MIN.
 031-101-080-000 F-B-X-DR 10 AC. MIN.
 031-101-081-000 F-B-X-DR 10 AC. MIN.
 031-101-082-000 F-B-X-DR 10 AC. MIN.
 031-101-083-000 F-B-X-DR 10 AC. MIN.
 031-101-084-000 F-B-X-DR 10 AC. MIN.
 031-101-085-000 F-B-X-DR 10 AC. MIN.
 031-180-024-000 F-B-X-DR 10 AC. MIN.
 031-180-025-000 F-B-X-DR 10 AC. MIN.
 031-180-026-000 F-B-X-DR 10 AC. MIN.
 031-180-027-000 F-B-X-DR 10 AC. MIN.
 031-180-028-000 F-B-X-DR 10 AC. MIN.
 031-180-029-000 F-B-X-DR 10 AC. MIN.
 031-180-030-000 F-B-X-DR 10 AC. MIN.
 031-190-013-000 F-B-X-DR 10 AC. MIN.
 031-190-014-000 F-B-X-DR 10 AC. MIN.
 031-190-015-000 F-B-X-DR 10 AC. MIN.
 031-190-016-000 F-B-X-DR 10 AC. MIN.
 031-190-017-000 F-B-X-DR 20 AC. MIN.
 031-190-018-000 F-B-X-DR 10 AC. MIN.
 031-190-019-000 F-B-X-DR 10 AC. MIN.
 031-190-020-000 F-B-X-DR 10 AC. MIN.
 031-190-021-000 F-B-X-DR 10 AC. MIN.
 031-190-022-000 F-B-X-DR 10 AC. MIN.
 031-190-023-000 F-B-X-DR 10 AC. MIN.
 031-190-024-000 F-B-X-DR 20 AC. MIN.
 031-190-025-000 F-B-X-DR 10 AC. MIN.
 031-200-016-000 F-B-X-DR 10 AC. MIN.
 031-200-017-000 F-B-X-DR 10 AC. MIN.
 031-200-018-000 F-B-X-DR 10 AC. MIN.
 031-200-019-000 F-B-X-DR 10 AC. MIN.
 031-200-019-000 F-B-X-DR 20 AC. MIN.
 031-200-020-000 F-B-X-DR 10 AC. MIN.
 031-200-021-000 F-B-X-DR 10 AC. MIN.
 031-200-021-000 F-B-X-DR 20 AC. MIN.
 031-200-022-000 F-B-X-DR 10 AC. MIN.
 032-010-039-000 F-B-X-DR 10 AC. MIN.
 032-010-040-000 F-B-X-DR 10 AC. MIN.
 032-020-039-000 F-B-X-DR 10 AC. MIN.
 032-020-040-000 F-B-X-DR 10 AC. MIN.
 032-020-041-000 F-B-X-DR 10 AC. MIN.
 032-020-042-000 F-B-X-DR 10 AC. MIN.
 032-020-043-000 F-B-X 10 AC. MIN.
 032-020-043-000 F-B-X-DR 10 AC. MIN.
 032-020-044-000 F-B-X 10 AC. MIN.
 032-020-044-000 F-B-X-DR 10 AC. MIN.
 032-020-045-000 F-B-X-DR 10 AC. MIN.
 032-020-046-000 F-B-X-DR 10 AC. MIN.
 032-020-047-000 F-B-X-DR 10 AC. MIN.
 032-020-048-000 F-B-X-DR 10 AC. MIN.
 032-020-049-000 F-B-X-DR 10 AC. MIN.
 032-041-005-000 F-B-X 20 AC. MIN.
 032-041-081-000 F-B-X-DR 10 AC. MIN.
 032-041-082-000 F-B-X-DR 10 AC. MIN.
 032-041-083-000 F-B-X-DR 10 AC. MIN.

CAMELS HUMP CARETAKERS RESIDENCE - PMPC - 20110109 - BOS5

Status: Zoning Administrator hearing approved 11/21/13; Notice of Determination filed 11/21/13; Planning Commission hearing approved 3/27/14; 2nd Notice of Determination filed 3/27/14; project being appealed to the Board of Supervisors

Lead: MELANIE JACKSON

Project Description: The project proposes to construct a caretaker's residence on the property.

Applicant: NELSON ENGINEERING Home: 530-432-4818
Location: YANKEE JIM ROAD, 1 MILE EAST OF CANYON WAY, COLFAX
Acres: 612.77
Community Plan: Placer County General Plan
MAC Area: WEIMAR/APPLEGATE/COLFAX MAC
Owner: BASQUIN FRED III & KAREN A TTEE ET AL

APN	Zoning
071-270-003-000	TPZ
071-310-001-000	TPZ
071-320-001-000	TPZ
071-330-008-000	TPZ

COURAGE HOUSE NOR CAL - PMPB - T20120036 - BOS2

Status: Applicant 3rd submittal received 3/24/14; Additional information required from the applicant before Initial Study Checklist can be prepared
Lead: LISA CARNAHAN
Project Description: The project proposes to construct cottages and facilities on a 52.9-acre property to provide homes for children rescued from unsafe circumstances.
Applicant: REAL ESTATE DEVELOPMENT CONSULTING Work: 916-871-3078
Location: MCCOURTNEY ORAD NEAR INTERSECTION WITH MERRITT LANE, LINCOLN
Acres: 52.65
Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: COURAGE TO BE YOU INC

APN	Zoning
020-167-015-000	F-B-X 10 AC. MIN.

DENNY'S TRAILER PARK - 7 LOTS - PSUB - T20090079 - BOS5 - MAJ177

Status: Mitigated Negative Declaration public review ends 6/20/14; Project entitlements due
Lead: ALLEN BREUCH
Project Description: The project proposes to reconfigure the seven existing non-conforming lots to conform to the layout of the existing manufactured homes in order to allow ownership to the rental park. No physical changes to the property are being proposed.
Applicant: SIMON ENVIRONMENTAL PLANNING Work: 530-577-0406
Location: 8679 TROUT AVENUE, KINGS BEACH
Acres: .5
Community Plan: North Tahoe Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: 8679 TROUT LLC

APN	Zoning
090-124-024-000	028 KINGS BEACH RESIDENTIAL

ENGLISH COLONY MINOR LAND DIVISION - PMLD - T20120372 - BOS3

Status: County comments sent 10/16/13; Applicant 4th submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes to subdivide a 43.5-acre parcel into 4 10-acre lots.
Applicant: PENRYN 81, LLC Home: 916-487-3434
Location: NORTHEAST CORNER OF ENGLISH COLONY WAY AND DEL MAR AVENUE, PENRYN
Acres: 13.36
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: NONE
Owner: PENRYN 81, LLC

APN	Zoning
032-051-028-000	RA-B-X 10 AC. MIN.

EVENT CENTER ZONING TEXT AMENDMENT - PCPJ - T20130133 -

Status: Revised Negative Declaration public review ends 6/30/14; Planning Commission hearing pending
Lead: GEORGE ROSASCO
Project Description: The project proposes a Zoning Text Amendment to revise Placer County Code Sections 17.04.030 and 17.06.050.D to regulate Community Centers. The Amendment will create an Event Center Section in the Zoning Ordinance that establishes five definitions for different types of event centers.

FALKNER UNDERGROUND GARAGE - PVAA - T20130303 - BOS5

Status: Mitigated Negative Declaration public review ends 6/19/14; Project entitlements due
Lead: ALLEN BREUCH
Project Description: The project proposes a Design Review and Variance to construct an underground parking garage approximately 26 feet by 26 feet on a 3-acre lot.
Applicant: GARY DAVIS Work: 530-583-9222
Location: 245 GRANITE CHIEF ROAD, OLYMPIC VALLEY
Acres: 3.33
Community Plan: Squaw Valley Community Plan
MAC Area: SQUAW VALLEY MAC
Owner: 3 CHIEFS LLC

APN	Zoning
096-030-025-000	FR
096-030-025-000	LDR PD = 10
096-030-034-000	HDR PD = 25
096-030-034-000	LDR PD = 10
096-030-043-000	LDR PD = 10
096-030-044-000	LDR PD = 10

FOX HILL LANE ESTATES - PSUB - T20070011 - BOS3

Status: County comments sent 8/25/08; Applicant 5th submittal pending DTSC's soil remediation determination
Lead: MELANIE JACKSON
Project Description: The project proposed to subdivide the 35.7-acre site into seven rural residential lots ranging in size from 4.6 +/- acres to 6.1 +/- acres. The project will be developed as a single phase over the period of two years for a subdivision.
Applicant: MORTON & PITALO, INC. Work: 916-773-7677
Location: APPROX 850 FEET NW OF THE INTERSECTION OF FOX HILL LANE & UNCLE JOE'S LANE, NEWCASTLE
Acres: 26.31
Community Plan: Placer County General Plan
MAC Area: NEWCASTLE/OPHIR MAC
Owner: JAVIER RENE (SUNSET GOLD)

APN	Zoning
031-161-006-000	F-B-X 4.6 AC. MIN. PD = 0.22
031-161-007-000	F-B-X 4.6 AC. MIN. PD = 0.22

GOTHAM SUBDIV MOD/EQ & VARIANCE - PSM - T20140144 - BOS4

Status: Applicant 1st submittal received 5/6/14; County comments due 6/2/14
Lead: MELANIE JACKSON
Project Description: The project proposes to construct a swimming pool and an associated deck.
Applicant: POOLS BY P S
Location: 7855 WINGATE CT, Granite Bay
Acres: 1
Community Plan: Granite Bay Community Plan

MAC Area: Granite Bay MAC
 Owner: GOTHAM DAVID
 APN 047-011-012-000 Zoning RA-B-43

GROGG MINOR LAND DIVISION - PMLD - T20120219 - BOS3

Status: County comments sent 4/29/14; Applicant 4th submittal pending
Lead: MELANIE JACKSON
Project Description: PROPOSAL TO DIVIDE 8.7 AC PARCEL INTO 4.6 AND A 4.2 AC PARCELS
Applicant: B.C. ANDERSON Home: 530-305-8516
Location: 10376 WISE ROAD, AUBURN
Acres: 8.77
Community Plan: Ophir General Plan
MAC Area: NEWCASTLE/OPHIR MAC
Owner: GROGG THOMAS J
 APN 040-111-006-000 Zoning RA-B-100
 040-111-040-000 RA-B-100

HILLS MINOR LAND DIVISION - PMLD - T20130390 - BOS4

Status: County comments sent 4/29/14; Applicant 3rd submittal pending
Lead: ROY SCHAEFER
Project Description: The project proposes to subdivide a 5.4-acre property into four single-family lots
Applicant: GHH ENGINEERING Work: 530-886-3100
Location: 8137 JOE RODGERS ROAD, WEST OF AUBURN FOLSOM ROAD, GRANITE BAY
Acres: 5.48
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: HILLS PAUL
 APN 048-103-022-000 Zoning RS-AG-B-20

HUTCHINSON, SUSAN MLD - PMLD - T20130380 - BOS2

Status: County comments sent 1/14/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes to subdivide a 41.5-acre property into four lots, each around 10 acres.
Applicant: ANDREGG Home: 530-885-7072 Work: 530-885-7072
Location: NORTH OF INTERSECTION OF MCCOURTNEY AND BIG BEN ROADS, LINCOLN
Acres: 38.99
Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: HUTCHINSON SUSAN L TR
 APN 020-165-031-000 Zoning F-B-X 10 AC. MIN.
 020-165-031-000 F-B-X 20 AC. MIN.

HUTCHINSON, WESLEY MLD - PMLD - T20130382 - BOS2

Status: County comments sent 1/15/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON

Project Description: PROPOSAL TO DIVIDE 40 AC PARCEL INTO FOUR 10 AC LOTS

Applicant: ANDREGG Home: 530-885-7072 Work: 530-885-7072

Location: NORTH OF INTERSECTION OF MCCOURTNEY AND BIG BEN ROADS, LINCOLN

Acres: 42.82

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: HUTCHINSON WESLEY D TR

APN	Zoning
020-165-030-000	F-B-X 10 AC. MIN.

JOEGER 20 SUBDIVISION - 17 LOTS - PSUB - T20120037 - BOS3 - MAJ233

Status: County comments sent 3/29/12; Applicant 2nd submittal pending

Lead: GERRY HAAS

Project Description: The project proposes a 20-acre Planned Residential Development (subdivision) consisting of 17 single-family lots, which will range in size from 30,000 to 41,000 square feet. The subdivision will include two open space lots and a new roadway connecting to Joeger Road approximately 0.3 miles south of Bell Road, in the North Auburn area.

Applicant: ANDREGG GEOMATICS Work: 530-885-7072

Location: JOEGER ROAD 1/4 MILE SOUTH OF BELL ROAD, AUBURN

Acres: 19.39

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: TOM MCNAMARA, CATHOLIC DIOCESE OF SAC

APN	Zoning
051-061-024-000	RA-B-100 PD = 1

LA FAILLE RANCH - 14 LOTS - PSUB - T20110084 - BOS3 - MAJ211

Status: County comments sent 4/29/14; Applicant 5th submittal due 5/29/14

Lead: MELANIE JACKSON

Project Description: The project proposes 14 residential lots, each 10-acre or larger, on a 165-acre property.

Applicant: THE MACDIARMID COMPANY Work: 916-772-3680

Location: SOUTHEAST INTERSECTION OF SR 193 AND CLARK TUNNEL ROAD, BETWEEN CITY OF LINCOLN & NEWCASTLE

Acres: 172.27

Community Plan: Placer County General Plan

MAC Area: PENRYN MAC

Owner: SOUTHFORK PARTNERSHIP

APN	Zoning
031-101-086-000	F-B-X 10 AC. MIN.
031-101-088-000	F-B-X 10 AC. MIN.
031-121-003-000	F-B-X 10 AC. MIN.

LASHLY MINOR LAND DIVISION - PMLD - T20140012 - BOS2

Status: County comments sent 2/28/14; Applicant 2nd submittal pending

Lead: LISA CARNAHAN

Project Description: The project proposes to subdivide a 16.6-acre property into three parcels.

Applicant: CLEAR PATH LAND EVOLVEMENT Home: 530-887-1410 Work: 530-320-0426

Location: END OF SYCAMORE HILL ROAD, NOTH OF HWY 193, NEWCASTLE

Acres: 29.82

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: LASHLY SANDRA J TR
APN **Zoning**
 031-110-004-000 F-B-X 5 AC. MIN.
 031-110-017-000 F-B-X 5 AC. MIN.

MARKHAM RAVINE RANCH GRADING PERMIT - DGP - 4951 - BOS2

Status: Mitigated Negative Declaration public review ended 2/21/12; Grading Plan to be approved by Engineering & Surveying Division

Lead: LISA CARNAHAN

Project Description: The project proposes a grading permit based on a conceptual Habitat Development Plan (HDP) to optimize the conservation values of the 305-acre site located on the border of Sutter and Placer Counties. The property consists of a SFR and approx 293 acres of irrigated pastureland, with approx 3.1 acres of wetland and other water of the US. The HDP plans to construct 64.35 acres of wetland habitats, 7.45 acres of other waters of the US, 305 acres of upland habitats, and various acreage for species habitat credits.

Applicant: RESTORATION RESOURCES Home: 916-408-2990 Work: 916-408-2990

Location: WEST OF BREWER ROAD, SOUTH OF NICOLAUS ROAD, NORTH OF MOORE ROAD, WEST PLACER

Acres: 410.83

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: PLACER 290 INVESTORS LLC

APN **Zoning**
 021-030-060-000 F-B-X 80 AC. MIN.
 021-030-065-000 F-B-X 80 AC. MIN.

MARTIS VALLEY WEST PARCEL - PGPA - T20130080 - BOS5 - MAJ258

Status: Notice of Preparation public review ended 4/28/14; Administrative Draft EIR being prepared

Lead: STACY WYDRA

Project Description: The project proposes a General Plan Amendment to shift a portion of allowed development from the East Parcel to the West Parcel, specifically to rezone 775 acres of the West Parcel from Timberland Production to residential and commercial. The remaining acres of the West Parcel would remain designated Forest. 660 acres of the East Parcel currently zoned for development would be re-designated Forest with a limited conservation easement. As a result, no development would occur on the East Parcel, and the total amount of development would be 600 residential units fewer than allowed under current zoning. The combination of uses on the West Parcel at build-out would be 760 residential units and 6.6 acres of commercial uses.

Applicant: KURT KRIEG Home: 530-550-2673

Location: SOUTHEAST OF NORTHSTAR RESORT, WEST OF SR 267, BETWEEN TOWN OF TRUCKEE & NORTHSORE TAHOE

Acres: 938.8

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: SIERRA PACIFIC INDUSTRIES

APN **Zoning**
 110-050-009-000 TPZ
 110-050-029-000 TPZ
 110-050-030-000 015 NORTHSTAR
 110-050-030-000 TPZ
 110-050-031-000 TPZ
 110-050-034-000 O
 110-050-034-000 TPZ
 110-060-029-000 O
 110-060-029-000 TPZ
 110-060-062-000 O
 110-060-062-000 TPZ

MILE RESIDENTIAL CARE HOME - PMPB - T20120102 - BOS3

Status: Mitigated Negative Declaration public review ends 6/13/14; Project entitlement pending

Lead: MELANIE JACKSON

Project Description: PROPOSAL TO ESTABLISH A 12 BED RESIDENTIAL CARE HOME WITHIN SECOND DWELLING AND GUEST HOUSE ON PROPERTY.

Applicant: PETRE MILE Home: 916-705-3318

Location: 7966 RASMUSSEN ROAD, LOOMIS
Acres: 4.97
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: HORSESHOE BAR MAC
Owner: MILE, PETRE & CARMEN
APN **Zoning**
 043-164-062-000 RA-B-X 4.6 AC. MIN.

MORGAN KNOLLS SUBDIVISION - PSUB - T20130316 - BOS1 - MAJ277

Status: County comments sent 3/18/14; Applicant 2nd submittal pending
Lead: LISA CARNAHAN
Project Description: The project proposes a 61-lot residential, single-family subdivision with one and two story houses on a 16.1-acre property.
Applicant: RCH GROUP Work: 916-782-4427
Location: NORTHEAST CORNER INTERSECTION OF WALERGA AND PFE ROADS, WEST PLACER
Acres: 16.05
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: WALERGA P F E PARTNERSHIP
APN **Zoning**
 023-221-015-000 CPD-Dc
 023-221-015-000 RM-DL8-Dc
 023-221-015-000 RS-AG-B-20 PD = 2

MOUNTAIN AIR SPORTS RAFTING PERMIT - PRFT - 20140022 - BOS5

Status: Planning Commission hearing approved 5/22/14; Notice of Determination filed 5/23/14; CEQA process complete
Lead: STACY WYDRA
Project Description: The project proposes renewal of their existing conditional use permit in order to continue operation of their commercial river raft rentals along the Truckee River.
Applicant: BELL RYAN ALEXANDER ET AL
Location: APPROXIMATELY A QUARTER MILE SOUTHWEST OF INTERSECTION OF HWY 89 AND WEST LAKE BOULEVARD, TAHOE CITY
Acres: 1.87
Community Plan: Tahoe City Area General Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: BELL RYAN ALEXANDER ET AL
APN **Zoning**
 094-190-005-000 001A TAHOE CITY COMMUNITY PLAN SA #1
 094-540-023-000 001A TAHOE CITY COMMUNITY PLAN SA #3
 095-050-051-000 RS-B-43 PD = 8
 095-050-051-000 W

NADER MINOR LAND DIVISION - PMLD - T20140060 - BOS3

Status: Mitigated Negative Declaration public review ends 6/6/14; Parcel Review Committee hearing to be scheduled
Lead: LISA CARNAHAN
Project Description: The project proposes to subdivide a 0.57-acre lot into two homesites.
Applicant: RALPH MILLER Work: 530-885-0882
Location: END OF MOUNTAIN VIEW COURT OFF BELL ROAD, AUBURN
Acres: .56
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC

Lead: GERRY HAAS

Project Description: NorthstarCalifornia proposes al Mountain Master Plan for the existing ski resort area. This will involve both project-level and program-level components. The project-level improvements will include five new lifts and associated terrain, snowmaking and associated infrastructure, additional trails and trail widening, five skier bridges, new half pipe and existing half pipe relocation, new skier service facilities, improvements to existing sites, cross country center relocation and campsite areas. Entitlements include Conditional Use Permit, Rezone and General Plan Amendment. The future development that will be considered at the program level will include two additional lifts and the Intercept Parking Lot Gondola and associated terrain, additional skier service sites, and the Backside campsite area.

Applicant: TRIMONT LAND COMPANY Work: 530-559-2136

Location: SIX MILES SOUTHEAST OF TRUCKEE OFF OF NORTHSTAR DRIVE VIA STATE ROUTE 267, NORTHSTAR

Acres: 4916.87

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: TRIMONT LAND COMPANY

APN	Zoning
080-260-002-000	FOR
080-260-002-000	O
080-260-002-000	TPZ
080-260-008-000	FOR-B-X 160 AC. MIN.
080-260-010-000	FOR-B-X 160 AC. MIN.
080-260-013-000	FOR-B-X 160 AC. MIN.
080-260-015-000	TPZ
080-260-016-000	FOR-B-X 160 AC. MIN.
080-260-017-000	FOR-B-X 160 AC. MIN.
080-260-017-000	TPZ
091-100-022-000	FOR-B-X 160 AC. MIN.
110-030-069-000	FOR-B-X 160 AC. MIN.
110-030-069-000	O
110-030-069-000	RES-UP-Ds
110-050-017-000	FOR-B-X 160 AC. MIN.
110-050-039-000	FOR-B-X 160 AC. MIN.
110-050-039-000	RES-Ds PD = 15
110-050-040-000	FOR-B-X 160 AC. MIN.
110-050-041-000	FOR-B-X 160 AC. MIN.
110-050-041-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-051-000	FOR-B-X 160 AC. MIN.
110-050-052-000	FOR-B-X 160 AC. MIN.
110-050-053-000	015 NORTHSTAR
110-050-053-000	FOR-B-X 160 AC. MIN.
110-050-054-000	015 NORTHSTAR
110-050-054-000	TPZ
110-050-055-000	TPZ
110-050-057-000	FOR-B-X 160 AC. MIN.
110-050-073-000	015 NORTHSTAR
110-050-073-000	FOR-B-X 160 AC. MIN.
110-070-008-000	015 NORTHSTAR
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	015 NORTHSTAR
110-070-009-000	FOR-B-X 160 AC. MIN.
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-015-000	015 NORTHSTAR
110-070-016-000	015 NORTHSTAR
110-070-016-000	FOR-B-X 160 AC. MIN.
110-081-021-000	FOR-B-X 160 AC. MIN.
110-081-021-000	RES-Ds PD = 15
110-081-022-000	FOR-B-X 160 AC. MIN.
110-081-041-000	FOR-B-X 160 AC. MIN.
110-081-041-000	RS PD = 3
110-081-043-000	FOR-B-X 160 AC. MIN.

PARK AT GRANITE BAY, THE - PSUB - T20140145 - BOS4 - MAJ288

Status: Applicant 1st submittal received 4/25/14; County comments due 5/30/14

Lead: LISA CARNAHAN

Project Description: The project proposes to develop a medium density, single-family, detached residential project with 77 lots on a 13.7-acre parcel.

Applicant: MAVERICK PARTNERS WEST Home: 916-773-7340

Location: 9530 SIERRA COLLEGE BLVD., ROSEVILLE
Acres: 13.35
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: SIERRA COLLEGE PARTNERS

APN	Zoning
468-050-024-000	RS-AG-B-40
468-050-026-000	RS-AG-B-40
468-060-039-000	RS-AG-B-40
468-060-040-000	RS-AG-B-40
468-060-041-000	RS-AG-B-40
468-060-042-000	RS-AG-B-40

PENRYN BOAT & RV STORAGE - PMPB - T20130049 - BOS3

Status: Mitigated Negative Declaration public review ends 6/13/14; Zoning Administrator hearing scheduled for 6/19/14
Lead: LISA CARNAHAN
Project Description: The project proposes a Minor Use Permit to create a self-serve storage yard for boats and smaller RVs on a 1.5-acre parcel. The project would provide 38 parking spaces for the long-term storage of boats and RVs. The site will be gated and accessed with passwords for ingress/egress. The site would have customer access 365 days/year. No site lighting is proposed. Hours of operation would be daylight hours. No on-site office is proposed.
Applicant: JOHN & KELLI WILLARD Work: 916-261-1818
Location: TAYLOR ROAD & SISLEY ROAD, PENRYN
Acres: 1.21
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: PENRYN MAC
Owner: THORSON LORAN C TR ET AL

APN	Zoning
032-220-038-000	C2-Dh
032-220-042-000	C2-Dh

PLACER VINEYARDS PROPERTY 1A - PSPA - T20140001 - BOS1 - MAJ282

Status: County comments sent 2/14/14; Applicant 2nd submittal pending
Lead: EJ IVALDI
Project Description: PROPERTY 1A IA A +/- 402 ACRE PORTION OF THE PLACER VINEYARDS SPECIFIC PLAN AREA COMPRISED OF LOW DENSITY RESIDENTIAL, RELIGIOUS, PARK, OPEN SPACE AND MAJOR ROAD. THE PROJECT PROPOSES TO PROVIDE FLEXIBILITY BY MAKING THE ACTIVE ADULT (55 AND OVER) RESERVATION ON THE LDR LAND USE OPTIONAL
Applicant: AKT DEVELOPMENT CORP Home: 916-383-2500
Location: 1800 FEET WEST OF INTERSECTION OF BASE LINE ROAD AND WALERGA ROAD ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 393.53
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: PLACER 400 INVESTORS LLC

APN	Zoning
023-200-005-000	SPL-PVSP
023-221-002-000	SPL-PVSP
023-221-057-000	O
023-221-057-000	O PD = 1
023-221-057-000	RS-AG-B-40 PD = 1
023-221-057-000	SPL-PVSP
023-221-058-000	SPL-PVSP

PLACER VINEYARDS SP AMENDMENT-OWNERS - PSPA - T20130242 - BOS1 - MAJ268

Status: Additional information required from the applicant before environmental document can be prepared
Lead: EJ IVALDI

Project Description: Amendment to the PLACER VINEYARDS SPECIFIC PLAN Base Plan to reflect the proposed changes to the 2007 Public Facilities Financing Plan

Applicant: PLACER VINEYARDS DEVELOPMENT GROUP, LLC Home: 916-772-3680

Location: SOUTH OF BASE LINE ROAD, WEST OF WALERGA ROAD IN SOUTHWEST CORNER OF WEST PLACER

Acres: 3713.29

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: PLACER VINEYARDS DEVELOPMENT GROUP, LLC

APN	Zoning
023-010-004-000	SPL-PVSP
023-010-006-000	SPL-PVSP
023-010-013-000	SPL-PVSP
023-010-014-000	SPL-PVSP
023-010-021-000	SPL-PVSP
023-010-022-000	SPL-PVSP
023-010-023-000	SPL-PVSP
023-010-026-000	SPL-PVSP
023-010-029-000	SPL-PVSP
023-150-026-000	SPL-PVSP
023-150-027-000	SPL-PVSP
023-160-004-000	SPL-PVSP
023-160-011-000	SPL-PVSP
023-180-005-000	SPL-PVSP
023-180-006-000	SPL-PVSP
023-180-007-000	SPL-PVSP
023-180-008-000	SPL-PVSP
023-190-016-000	SPL-PVSP
023-200-005-000	SPL-PVSP
023-200-006-000	SPL-PVSP
023-200-008-000	SPL-PVSP
023-200-009-000	SPL-PVSP
023-200-010-000	SPL-PVSP
023-200-011-000	SPL-PVSP
023-200-012-000	SPL-PVSP
023-200-013-510	SPL-PVSP
023-200-017-000	SPL-PVSP
023-200-018-000	SPL-PVSP
023-200-037-000	SPL-PVSP
023-200-041-000	O
023-200-041-000	SPL-PVSP
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP
023-200-067-000	SPL-PVSP
023-200-068-000	SPL-PVSP
023-200-069-000	SPL-PVSP
023-200-071-000	SPL-PVSP
023-221-002-000	SPL-PVSP
023-221-057-000	O
023-221-057-000	O PD = 1
023-221-057-000	RS-AG-B-40 PD = 1
023-221-057-000	SPL-PVSP
023-221-058-000	SPL-PVSP

PLACER VINEYARDS TOWN CENTER - PSPA - T20130159 - BOS1 - MAJ263

Status: County comments sent 12/20/13; Applicant resubmittal pending

Lead: EJ IVALDI

Project Description: The project proposes a Specific Plan Amendment to the Placer Vineyards Base Specific Plan to modify the land uses and road cross-sections within the 196-acre Town Center portion of the Plan area; and a Minor Land Division to subdivide the parcel into two lots.

Applicant: UBORA ENGINEERING Work: 916-780-2500

Location: SOUTH OF BASELINE ROAD, 1/2 MILE EAST OF PALLADAY ROAD, WEST PLACER

Acres: 195.51

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: IL CENTRO LLC
APN **Zoning**
 023-200-067-000 SPL-PVSP

PONDS, THE - PGPA - T20120354 - BOS4 - MAJ250

Status: County comments sent 10/25/13; ERC meeting on 11/14/13 to discuss comments; Applicant 3rd submittal pending

Lead: EJ IVALDI

Project Description: The project proposes the construction of an event pavilion and 26 working lofts on two separate parcels.

Applicant: POWERS EQUITY PROTECT & ENHANCE Home: 415-397-1115

Location: BETWEEN BERG STREET AND BARTON ROAD ON DOUGLAS BLVD., GRANITE BAY

Acres: 5.22

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: POWERS LISA TTEE
APN **Zoning**
 048-142-036-000 RA-B-100 PD = 0.44

PRUSS PARCEL MAP - PMLD - T20120303 - BOS5

Status: Application deemed complete 4/21/14; Initial Study Checklist being prepared

Lead: MELANIE JACKSON

Project Description: The applicant is requesting approval of a Minor Land Division of 10.33 acre property in order to create four parcels consisting of 2.59 acres, 2.78 acres, 2.47 acres and 2.49 acres. The resultant parcels will have the capability for the construction of single-family residences. Each parcel would be served by a well and onsite septic facilities. The residents would access their parcels from Neils Road, located on the western property line.

Applicant: MIKE MARTIN Home: 530-367-2131 Work: 367-2131

Location: NEILS ROAD, 0.2 MILE FROM DRY CREEK EXIT ON I-80, MEADOW VISTA

Acres: 10.24

Community Plan: Weimar/Applegate/Clipper Gap CP

MAC Area: WEIMAR/APPLEGATE/COLFAX MAC

Owner: PRUSS RANDY & BAYNE JOHN
APN **Zoning**
 077-150-073-000 RA-B-100

REYNOLDS MINOR LAND DIVISION - PMLD - T20130357 - BOS4

Status: Application deemed complete 5/6/14; Initial Study Checklist being prepared

Lead: ROY SCHAEFER

Project Description: THIS MINOR LAND DIVISION PROJECT (PMLD 20130357) IS TO SUBDIVIDE A 2.38-ACRE PARCEL INTO TWO LOTS - PARCEL A IS 1.26 ACRES AND PARCEL B IS 1.12 ACRES. THIS GRANITE BAY PROPERTY HAS AN ADDRESS OF 7925 SOUTH SHADOW OAKS LANE AND THE APN IS 046-140-027-510. THE PROPERTY IS ZONED RS-AG-B-40 (RESIDENTIAL SINGLE-FAMILY, COMBINING AGRICULTURE, COMBINING A BUILDING SITE MINIMUM OF 40,000 SQUARE FOOT). THE EXISTING SINGLE-FAMILY RESIDENCE AND RESIDENTIAL ACCESSORY STRUCTURES WILL REMAIN AS CONSTRUCTED ON PARCEL A AND A NEW SINGLE-FAMILY RESIDENCE WILL BE CONSTRUCTED ON PARCEL B. THE NEW DRIVEWAY FOR PARCEL B WOULD CREATE A FLAG LOT. THE CURRENT DRAINAGE PATTERNS WOULD BE MAINTAINED. THERE ARE NO KNOWN BIOLOGICAL RESOURCES OR CULTURAL RESOURCES ON THE SITE THAT WOULD REQUIRE ANY MITIGATION.

Applicant: SEAN REYNOLDS Home: 925-708-5450

Location: 7925 SOUTH SHADOW OAKS LANE, GRANITE BAY

Acres: 2.67

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: REYNOLDS SEAN & REYNOLDS JEANNE
APN **Zoning**
 046-140-027-510 RS-AG-B-40

RICKEY / REESE ESTATES - PMLD - T20140162 - BOS4

Status: Applicant 1st submittal received 5/12/14; County comments due 6/11/14
Lead: MELANIE JACKSON
Project Description: The project proposes to subdivide a 37-acre parcel into four lots at 9 acres each.
Applicant: REESE TERRY ET AL Home: 916.791.2277
Location: LESS THAN ONE QUARTER MILE SOUTH OF CAVITT STALLMAN ON AUBURN FOLSOM ROAD, GRANITE BAY
Acres: 37.35
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: REESE TERRY ET AL
APN **Zoning**
035-120-027-000 RA-B-X 4.6 AC. MIN.

RIDOLFI MINOR LAND DIVISION - PMLD - T20100382 - BOS3

Status: County comment sent 3/20/12; Project withdrawn 5/14/14
Lead: ROY SCHAEFER
Project Description: The project proposes to divide a 11.7-acre parcel into three lots of 3.37, 3.39, and 4.42 acres each.
Applicant: ANDREGG GEOMATICS Home: 530-885-7072 Work: 530-885-7072
Location: 9211 ROCK SPRINGS ROAD, NEWCASTLE
Acres: 11.79
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: HORSESHOE BAR MAC
Owner: RIDOLFI MARIAN J TTEE
APN **Zoning**
042-201-033-000 RA-B-100

RIOLO VINEYARDS SP UPDATE - PSPA - T20130392 - BOS1 - MAJ281

Status: Applicant 2nd submittal received 4/2/14; County comments due 6/6/14
Lead: LISA CARNAHAN
Project Description: The project proposes that the modifications and refinements to the Specific Plan be collectively evaluated and approved as an Administrative Modification pursuant to Section 8.3 under the Implementation Chapter of the Specific Plan.
Applicant: RCH GROUP Work: 916-782-4427
Location: NORTH OF PFE ROAD BETWEEN WALERGA, WATT, AND DRY CREEK ROADS, WEST PLACER
Acres: 280.13
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: HBT OF RIOLO VINEYARDS LLC
APN **Zoning**
023-200-023-000 SPL-RVSP
023-200-031-000 SPL-RVSP
023-200-055-000 SPL-RVSP
023-200-056-000 SPL-RVSP
023-200-072-000 SPL-RVSP
023-200-073-000 SPL-RVSP

ROBINSON SAND & GRAVEL GRADING PERMIT - PEAQ - 20060351 - BOS3

Status: Mitigated Negative Declaration public review ended 7/2/08; Grading Permit to be approved
Lead: GEORGE ROSASCO
Project Description: Review of grading permit (DGP T3769) Project includes grading for a new road to access a cellular site and for a pad for a future commercial use on three acre parcel.
Applicant: ROBINSON INA R TRUSTEE

Location: NORTHWEST CORNER OF LOZANOS RD & OPHIR RD
Acres: 19.45
Community Plan: Ophir General Plan
MAC Area: NEWCASTLE/OPHIR MAC
Owner: ROBINSON INA R TRUSTEE
APN **Zoning**
 040-320-057-000 F-MR-SP
 040-320-057-000 HS-B-43-MR-SP-Dc

ROCK HILL WINERY & EVENT CENTER - PMPB - T20120073 - BOS3

Status: County comments sent 9/11/12; Applicant 2nd submittal pending
Lead: LISA CARNAHAN
Project Description: The applicant is requesting a Minor Use Permit to allow the existing winery and tasting facilities to function as a "Community Center", with associated parking serving up to 200 patrons, in addition to 1 farm labor housing unit in an existing dwelling.
Applicant: DUPONT, DONALD Home: 916-259-2040
Location: 2970 DEL MAR AVENUE, LOOMIS
Acres: 17.18
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: PENRYN MAC
Owner: DUPONT DONALD F JR TR ET AL
APN **Zoning**
 032-070-062-000 RA-B-X 10 AC. MIN.

SHERIDAN COMMUNITY PLAN UPDATE - PGPA - T20130025 -

Status: Negative Declaration public review ended 1/29/14; Planning Commission hearing scheduled for 6/12/14
Lead: CHRIS SCHMIDT
Project Description: The Sheridan Community Plan Update work program will revisit the Sheridan General Plan and land use footprint to evaluate whether the 35-year old Assumptions and General Community Plan Goals and Policies remain valid and determine what changes, if any, are needed. Changes to the document would ensure that it is internally consistent with the 1994 General Plan and other related policy documents; ensure consistency with land development programs and ordinances; and ensure that the Plan accurately reflects the community's sentiments about the pattern and form of community growth.

SIAR MINOR LAND DIVISION - PMLD - T20130167 - BOS2

Status: County comments sent 2/3/14; Applicant 3rd submittal pending
Lead: ROY SCHAEFER
Project Description: The project proposes to create one new 10-acre parcel on a 20.6-acre lot.
Applicant: SACRAMENTO INDEPENDENT ANIMAL RESCUERS I Home: 916-409-9385
Location: 3830 GARDEN BAR, LINCOLN
Acres: 18.19
Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: SACRAMENTO INDEPENDENT ANIMAL RESCUERS I
APN **Zoning**
 026-141-037-000 F-B-X 10 AC. MIN.

SIGN ZONING TEXT AMENDMENT - PCPJ - T20120070 -

Status: Negative Declaration public review ended 4/24/12; Planning Commission hearing to be scheduled
Lead: GEORGE ROSASCO
Project Description: This Zoning Text Amendment will create consistency between Placer County Zoning Ordinance Sections 17.54.170 D (2) and 17.54.170 F, as they relate to animated and illuminated signs. The amendment will also prohibit message board signs and signs with changeable copy, except for time and temperature signs, traditional Barber Pole signs, and the fuel price display components on service station signs. The above listed exceptions allowing time and temperature signs, traditional Barber

Poles signs, and the fuel price display components on service station signs does not apply to properties zoned Design Sierra (DS). This amendment does not include any development proposal, and any future development would be subject to the provisions of CEQA and would require a separate environmental evaluation.

SQUAW VALLEY RANCH ESTATES - PSUB - T20130246 - BOS5 - MAJ272

Status: Application deemed complete 3/27/14; Initial Study Checklist being prepared
Lead: ALLEN BREUCH
Project Description: The project proposes a major subdivision to develop eight single-family residential lots with associated open space, access road and utilities on a 3.9-acre property.
Applicant: GARY DAVIS Work: 530-583-9222
Location: 1525 SQUAW VALLEY ROAD, OLYMPIC VALLEY
Acres: 3.66
Community Plan: Squaw Valley Community Plan
MAC Area: SQUAW VALLEY MAC
Owner: PAVEL MARIA T TR
APN **Zoning**
 096-060-049-000 FR

TAHOE BASIN COMMUNITY PLAN UPDATE - PGPA - T20110123 -

Status: EIR contract executed 4/23/14; Notice of Preparation being prepared
Lead: CRYSTAL JACOBSEN
Project Description: The County is updating its nine Community/General Plans within the Tahoe Basin. The Update includes a modified format, which will include one over-arching Community Plan policy document, with four sub-planning areas, for which four separate zoning ordinances will be developed. The four zoning ordinances will include design guidelines for the Planning Areas. This Update is coordinated with TRPA's Regional Plan Update process.

TOPLEAN MINOR LAND DIVISION - PMLD - T20140068 - BOS4

Status: County comments sent 4/9/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: PROPOSAL TO DIVIDE 3.036 AC PARCEL INTO 2 LOTS OF 1.13 & 1.736 AC.
Applicant: WONG AND ASSOCIATES Home: 916-769-0359 Work: 916-283-4800
Location: 200 FEET SOUTH OF INTERSECTION OF SPAHN RANCH AND OLD AUBURN ROADS, ROSEVILLE
Acres: 2.52
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: TOPLEAN PETE
APN **Zoning**
 467-090-004-000 RS-AG-B-40

TRUCKEE RIVER CORRIDOR ACCESS PLAN - PCPJ - T20130206 -

Status: Mitigated Negative Declaration being prepared; for policy document please visit <http://www.placer.ca.gov/departments/communitydevelopment/planning/placerlegacy/watershedplanning/truckeeriver>
Lead: ED SULLIVAN
Project Description: The proposed Truckee River Access Plan will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, in-line skating, equestrian, bicycle trails, and angling and boating access from Lake Tahoe to the Martis Valley. The project area, consisting of the Truckee River and its major tributaries, including Martis Creek, is located within the Truckee River watershed in eastern Placer and Nevada counties. The Access Plan will respect the natural waterways and protect the wide variety of ecological and cultural resources found throughout the Truckee River floodplain, provide compatible recreational opportunities that do not damage sensitive areas, and provide a continuous and coordinated system of preserved lands and enhanced access with a connecting corridor of trails.

TRUCKEE RIVER RAFTING PERMIT - PRFT - 20140021 - BOS5

Status: Planning Commission hearing approved 5/22/14; Notice of Determination filed 5/23/14; CEQA process complete

Lead: STACY WYDRA
Project Description: The project proposes renewal of their existing conditional use permit in order to continue operation of their commercial river raft rentals along the Truckee River.
Applicant: SIERRA NORTHWEST PROPERTIES LLC
Location: APPROXIMATELY A QUARTER MILE SOUTHWEST OF INTERSECTION OF HWY 89 AND WEST LAKE BOULEVARD, TAHOE CITY
Acres: .21
Community Plan: Tahoe City Area General Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: SIERRA NORTHWEST PROPERTIES LLC

APN	Zoning
094-190-004-000	001A TAHOE CITY COMMUNITY PLAN SA #1
094-540-024-000	001A TAHOE CITY COMMUNITY PLAN SA #3

TSE RESIDENCE MODIFICATIONS - PSM - T20130233 - BOS4 - MAJ274

Status: Applicant 1st submittal received 10/9/13; County comments sent 11/18/13; Applicant 2nd submittal pending
Lead: ED SULLIVAN
Project Description: The project proposes a Modification to Subdivision to mitigate 0.03 acre of wetland on a 2-acre property.
Applicant: Nick Alexander Home: 916-773-6108
Location: 5758 AVENIDA ROBLES, BOULDERS SUBDIVISION, GRANITE BAY
Acres: 2.07
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: TSE CYNTHIA WEIDEMAN & TSE KELVIN A TR

APN	Zoning
036-180-069-000	RA-B-X 20 AC. MIN. PD = 0.44

VILLAGE AT SQUAW VALLEY SPECIFIC PLAN - PSPA - T20110385 - BOS5 - MAJ230

Status: Revised Notice of Preparation public review ended 3/24/14; 1st Administrative Draft EIR being prepared
Lead: ALEX FISCH
Project Description: The Specific Plan establishes the guiding approach and land use goals for the comprehensive development and enhancement of approximately 101.5 acres of the previously developed Squaw Valley Olympic Village area located at the western end of Squaw Valley.
Applicant: ADRIENNE GRAHAM Work: 916.206.0135
Location: SQUAW VALLEY SKI AREA, OLYMPIC VALLEY
Acres: 213.76
Community Plan: Squaw Valley Community Plan
MAC Area: SQUAW VALLEY MAC
Owner: SQUAW VALLEY PRESERVE INC

APN	Zoning
096-020-012-000	VC
096-020-015-000	CP
096-020-015-000	HDR PD = 25
096-020-021-510	CP
096-020-021-510	HDR PD = 25
096-020-021-510	VC
096-020-027-000	FR
096-020-027-000	VC
096-060-065-000	VC
096-221-011-000	FR
096-221-011-000	HC
096-221-016-000	FR
096-221-016-000	VC
096-221-018-000	VC
096-221-019-000	FR
096-221-019-000	HC

096-221-021-000 VC
 096-221-025-000 VC
 096-221-026-000 FR
 096-221-026-000 VC
 096-221-029-000 HC
 096-221-029-000 VC
 096-230-035-000 CP
 096-230-035-000 EC
 096-230-035-000 HDR DF = 20
 096-340-023-000 HDR PD = 25
 096-340-030-000 CP
 096-340-030-000 HDR PD = 25
 096-490-015-000 VC
 096-490-017-000 FR
 096-490-017-000 VC
 096-490-018-000 FR
 096-490-018-000 VC
 096-540-009-510 CP
 096-540-009-510 FR
 096-540-009-510 HDR PD = 10
 096-540-009-510 VC
 096-540-015-000 VC
 096-540-016-000 CP
 096-540-016-000 FR
 096-540-016-000 VC

WALERGA TANK AND BOOSTER STATION - PMPB - 20140081 - BOS1

Status: Zoning Administrator approved 5/15/14; Notice of Determination filed 5/15/14; CEQA process complete

Lead: ALEX FISCH

Project Description: The project proposes to construct a 2.5-million gallon water storage tank and a 3,500-gallon per minute booster pump station to provide peak potable water use, emergency supply and fire protection.

Applicant: CALIFORNIA AMERICAN WATER COMPANY Home: 916-568-4215 Work: 916-568-4215

Location: 300 YARDS NORTHEAST OF THE INTERSECTION OF PFE ROAD AND WALERGA ROAD, THREE MILES WEST OF ROSEVILLE CITY LIMITS, IN THE DRY CREEK COMMUNITY PLAN AREA

Acres: 2.26

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: CALIFORNIA AMERICAN WATER COMPANY

APN	Zoning
023-221-051-000	O PD = 2
023-221-051-000	RS-AG-B-20 PD = 2

WALKUP RANCH STOCKPILE GRADING - PEAQ - T20140059 - BOS2

Status: Applicant 1st submittal received 2/27/14; County comments sent 4/9/14; Project pending Agricultural Commission's determination

Lead: ALEX FISCH

Project Description: The project proposes to import up to 100,000 cubic yards of fill within an 18-acre area for future use during construction of the approved Phase I of the Village 1 Specific Plan. The temporary stockpile will vary in height between 6 to 10 feet with 4:1 maximum slopes.

Applicant: LAKE DEVELOPMENT/LINCOLN, LLC Work: (949)221-0060

Location: 705 LINCOLN NEWCASTLE HWY, LINCOLN

Acres: 149.4

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: DUFF JEANNETTE W ET AL

APN	Zoning
021-272-017-000	F-B-X 20 AC. MIN.

WARNER CORDERO RESIDENCE - PVAA - T20140017 - BOS5

Status: Applicant 2nd submittal received 5/9/14; County comments due 6/10/14
Lead: ALLEN BREUCH
Project Description: The project proposes a Variance to construct a new single-family house with a detached garage that connects to the house by a covered bridge over streams.
Applicant: PAUL WARNER Home: 415-637-3998
Location: 1365 MINERAL SPRINGS TRAIL, ALPINE MEADOWS
Acres: .22
Community Plan: Alpine Meadows Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: FARKAS JOHN P TRUSTEE
APN **Zoning**
095-370-021-000 RS PD = 4

WILLOW CREEK SHOPPING CENTER - PCPA - T20140057 - BOS3 - MAJ285

Status: County comments sent 4/2/14; Applicant 2nd submittal pending
Lead: GERRY HAAS
Project Description: The project proposes to construct five buildings, approximately 70,000 square feet, of retail spaces with restaurants and shops on a 7.23-acre property.
Applicant: BEST DEVELOPMENT GROUP Home: 916-486-2694
Location: NORTHWEST CORNER OF HWY 49 & WILLOW CREEK DRIVE, AUBURN
Acres: 7.99
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: JOHN L SULLIVAN FAMILY LIMITED PARTNERSH
APN **Zoning**
052-041-004-000 C3-UP-Dc
052-041-004-000 CPD-Dc
052-041-005-000 CPD-Dc
052-041-006-000 CPD-Dc