Placer County

CEQA Active Projects, November 2014

Board of Supervisor Districts

NEW PROJECTS SINCE OCTOBER 1, 2014

FORESTHILL DOLLAR GENERAL – PLN14-00170 – BOS5
GRANITE BAY MEDICAL OFFICE COMPLEX – PLN14-00152 – BOS4
GRANITE ESTATES PROFESSIONAL CENTER – PLN14-00169 – BOS4
SQUAW VALLEY SIBERIA LIFT REPLACEMENT – PLN14-00158 - BOS5

BOARD OF SUPERVISOR – DISTRICT 1

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	

MORGAN KNOLLS SUBDIVISION - PSUB - T20130316 - BOS1 - MAJ277

Status: Applicant 4th submittal received 10/29/14; County comments due 12/1/14

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

PLACER VINEYARDS HIGH MEADOWS (PROPERTY 4B) – PLN14-00039 – BOS1 – MAJ290

Status: County comments due 8/7/14; Applicant 2nd submittal pending

Lead: MICHELE KINGSBURY

Project Description: The project proposes an amendment to the PVSP to modify designated land uses and transfer residential units on a 114-acre parcel.

Applicant: AL JOHNSON, 916-773-6103

Location: 2500 FEET WEST OF WATT AVE ON BASE LINE, WEST PLACER

Acres: 114

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: PLACER 536, A CALIFORNIA LIMITED PARTNERSHIP, 916-965-7100

APN	Zoning
023-200-071-000	SPL-PVSP

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

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

Lead: Michele Kingsbury

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 UISE 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: Environmental document prepared 10/31/14; Planning Commission hearing scheduled for 11/20/14

Lead: Michele Kingsbury

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 3/7/14; Applicant resubmittal pending

Lead: Michele Kingsbury

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

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

Status: Environmental document prepared 10/30/14; Planning Commission hearing scheduled for 11/20/14

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 Modificaiton 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 Dry Creek West Placer Community Plan

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

WINDING CREEK SUBDIVISION MODIFICATIONS – PSM 20140065 – BOS1 – MAJ286

Status: County comments sent 9/3/14; Applicant 3rd submittal pending

Lead: Alex Fisch

Project Description: The project proposes to modify the originally approved Tentative Map from 11 to 20 residential single-family lots on a 24.5-acre parcel.

Applicant: TOWNE DEVELOPMENT OF SACRAMENTO

Location: WEST SIDE OF COOK RIOLO ROAD AND SOUTH OF VINEYARD ROAD NEAR ROSEVILLE

Acres: 24.45

Community Plan: Dry Creek/West Placer Community Plan

MAC Area: West Placer MAC

Owner: WINDING CREEK LLC

APN	Zoning
023-240-040-000	RS-AG-B-40

BOARD OF SUPERVISOR – DISTRICT 2

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.

DIVINE TRANSPORTATION TRUCKING FACILITY – PLN14-00053 – BOS2

Status: County comments sent 10/29/14; Applicant 3rd submittal due 12/1/14

Lead: Nikki Streegan

Project Description: The project proposes to construct a 39,722 square-foot truck terminal and associated parking on a 5-acre parcel.

Applicant: CLAYBAR ENGINEERING, INC., 916-684-7301

Location: Cincinnati Ave., Rocklin

Acres: 5

Community Plan: Sunset Industrial Area Plan

MAC Area: NONE

Owner: Nick Yarmolyuk

APN	Zoning

017-200-010-510 INP-Dc

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	Zoning
020-165-031-000	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.

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.

PLACER GOLD INDUSTRIAL PARK – PLN14-000138 – BOS2

Status: County comments sent 10/29/14; Applicant 2nd submittal due 12/1/14

Lead: SHERRI CONWAY

Project Description: The project proposes a major subdivision to divide 38.5 acres of a 182.59-acre lot into 8 parcels ranging from 2.78 to 6.43 acres.

Applicant: MORTON PITALO INC., 916-984-7621

Location: 3500 CINCINNATI AVE., ROCKLIN

Acres: 181.21

Community Plan: SUNSET INDUSTRIAL Community Plan

MAC Area: NONE

Owner: CP3500 CINCINNATI LLC 916-773-0550

APN	Zoning
017-063-025-000	INP-Dc
017-063-027-000	INP-Dc

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 furture 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: 144.37

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.

BOARD OF SUPERVISOR – DISTRICT 3

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

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: 1819.34

Community Plan: Placer County General Plan

MAC Area: Horseshoe Bar/Penryn

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.

BUCURENCIU GRADING PERMIT – DGP – 5407 – BOS 3

Status: County comments sent 7/25/14; Applicant 2nd submittal pending

Lead: Roy Schaefer

Project Description: The project proposes to grade a portion of the lot in order to facilitate a sewer line by gravity flow.

Applicant: BUCURENCIU MARIOARA TR 916-622-4804

Location: 4580 BARTON RD, Loomis

Acres: 5

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: Horseshoe Bar/Penryn

Owner: BUCURENCIU MARIOARA TR 916-622-4804

APN	Zoning
043-060-042	C1-UP-Dc

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: Horseshoe Bar/Penryn

Owner: PENRYN 81, LLC

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

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

GIBBS MINOR LAND DIVISION – PLN14-00050 – BOS3

Status: County comments sent 10/22/14; Applicant 3rd submittal due 11/21/14

Lead: MELANIE JACKSON

Project Description: The project proposes to divide a 9.6-acre parcel into two lots of 5 acres and 4.6 acres each.

Applicant: Nevada City Engineering Inc.

Location: Between Newcastle and Auburn Folsom Road, Horseshoe Bar

Acres: 9.5

Community Plan: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar/Penryn

Owner: Gibbs, Larry

APN	Zoning
037-053-080-000	RA-B-X 4.6 AC. MIN.

GROGG MINOR LAND DIVISION - PMLD - T20120219 - BOS3

Status: Mitigated Negative Declaration public review ends 9/26/14; Parcel Review Committee hearing scheduled for 11/20/14

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	Zoning
040-111-006-000	RA-B-100
040-111-040-000	RA-B-100

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 10/15/14; Applicant 7th submittal pending

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.

MILE RESIDENTIAL CARE HOME - PMPB - T20120102 - BOS3

Status: Zoning Administrator hearing approved 9/25/14; Notice of Determination filed 9/26/14; Project being appealed

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/Penryn

Owner: MILE, PETRE & CARMEN

APN	Zoning
043-164-062-000	RA-B-X 4.6 AC. MIN.

NEWCASTLE FIRE STATION – PLN14-00044 – BOS3

Status: Application deemed complete 10/1/14; Initial Study Checklist being prepared

Lead: Lisa Carnahan

Project Description: The project proposes to grade a portion of the lot in order to facilitate a sewer line by gravity flow.

Applicant: Roseville Design Group, Inc., 916-910-9345

Location: Old State Highway at Newcastle Road, Newcastle

Acres: 0.658

Community Plan: PLACER COUNTY GENERAL PLAN

MAC Area: NEWCASTLE/OPHIR MAC

Owner: Newcastle Fire Protection District, 916-663-3323

APN	Zoning
040-179-013-000	IN-Dc

ORCHARD @ PENRYN MODIFICATIONS – PLN14-00052 – BOS3 – MAJ120

Status: County comments sent 8/20/14; Applicant 2nd submittal pending; EIR contract being signed

Lead: SHERRI CONWAY

Project Description: The project proposes to modify a previously-approved EIR for 150 multi-family units to 54 single-family lots on a 15.1-acre property.

Applicant: Morton Pitalo Inc., 916-496-8788

Location: West of Penryn Road approximately 0.5 miles north of I-80, Penryn

Acres: 15.1

Community Horseshoe Bar/Penryn CP

Plan:

MAC Area: Horseshoe Bar/Penryn

Owner: Penryn Development LLC, 858-614-7200

APN	Zoning
043-060-053-000	RM-DL10 PD = 10
043-060-052-000	C1-UP-Dc

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: Horseshoe Bar/Penryn

Owner: DUPONT DONALD F JR TR ET AL

APN	Zoning
032-070-062-000	RA-B-X 10 AC. MIN.

SPEAR MINOR LAND DIVISION – PLN14-00006 – BOS3

Status: County comments sent 7/14/14; Applicant 2nd submittal pending

Lead: Melanie JACKSON

Project Description: The project proposes to divide a 4.8-acre parcel into two lots of 2.3-acre each.

Applicant: Giuliani & Kull Inc 530-885-5107

Location: 2280 VINEYARD ESTATES, AUBURN

Acres: 4.8

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: MANN LISA R

APN	Zoning
038-032-086-000	RA-B-100-FH

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

Status: Planning Commission hearing approved 9/25/14; Notice of Determination filed 9/26/14; CEQA process complete

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: 8.07

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: BEST DEVELOPMENT GROUP

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

BOARD OF SUPERVISOR – DISTRICT 4

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

Status: County comments sent 6/12/14; ERC meeting held 6/24/14; Applicant 2nd submittal pending

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	Zoning
047-011-012-000	RA-B-43

GRANITE BAY MEDICAL OFFICE COMPLEX – PLN14-00152 – BOS4

Status: Applicant 1st submittal received 10/9/14; County comments due 11/6/14

Lead: ROY SHAEFER

Project Description: The project proposes a Rezone, GPA, CUP, and MBLA to construct 2 medical buildings and associated parking on a 2.13-acre parcel.

Applicant: RFE ENGINEERING INC., 916-772-7800

Location: NORTHWEST CORNER OF DOUGLAS BLVD. & BERG STREET, GRANITE BAY

Acres: 2.13

Community Plan: GRANITE BAY

MAC Area: GRANITE BAY

Owner: FIT FAMILY DEVELOPMENT LP, 916-788-1703

APN	**Zoning**
048-081-056-000	RS-B-20
048-081-057-000	RS-B-20

GRANITE ESTATES PROFESSIONAL CENTER – PLN14-00169 – BOS4

Status: Applicant 1st submittal received 10/27/14; County comments due 12/1/14

Lead: ROY SCHAEFER

Project Description: The project proposes to construct 4 medical/professional office buildings and associated parking on a 4.4-acre lot.

Applicant: RFE ENGINEERING INC 916-772-7800

Location: 5408 DOUGLAS BLVD., GRANITE BAY

Acres: 4.4

Community GRANITE BAY

Plan:

MAC Area: GRANITE BAY MAC

Owner: GRANITE ESTATES PROFESSIONAL CENTER LLC 916-788-1703

APN	Zoning
048-142-023-000	C2-UP-Dc
048-083-017-000	C2-UP-Dc

HILLS MINOR LAND DIVISION - PMLD - T20130390 - BOS4

Status: Mitigated Negative Declaration public review ends 12/2/14; Parcel Review Committee hearing to be scheduled

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	Zoning
048-103-022-000	RS-AG-B-20

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

Status: EIR contract executed; Notice of Preparation being prepared

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

PONDS, THE - PGPA - T20120354 - BOS4 - MAJ250

Status: Applicant 5th submittal received 10/24/14; County comments due 11/7/14

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

RICKEY / REESE ESTATES - PMLD - T20140162 - BOS4

Status: Applicant 2nd submittal received 10/31/14; County comments due 12/2/14

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.

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: 2.71

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: TOPLEAN PETE

APN	Zoning
467-090-004-000	RS-AG-B-40

BOARD OF SUPERVISOR – DISTRICT 5

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

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

BELLA TUSCANY MINOR LAND DIVISION – PMLD – 20140183- BOS 5

Status: EQ application deemed complete 10/14/14; Initial Study Checklist being prepared

Lead: MELANIE JACKSON

Project Description: THE PROJECT PROPOSES TO CONVERT A 11-LOT MAJOR SUBDIVISION TO MINOR SUBDIVISION OF 4 PARCELS ON A 57-ACRE PROPERTY.

Applicant: BW BAKER WILLAIMS ENGINEERING GROUP 916-331-4336

Location: EAST SIDE OF BLACK OAK ROAD, 0.35 MILES NORTH OF DRY CREEK ROAD, AUBURN

Acres: 57

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: WELLS FARGO NA 925-686-8081

APN	Zoning
076-220-069	RA-B-100 PD=0.44
077-032-085	RA-B-100 PD=0.44

BOSS AUTOMOTIVE CENTER – PMPC – 20140083 – BOS 5

Status: County comments sent 7/25/14; Applicant 2nd submittal pending

Lead: GERRY HAAS

Project Description: The project proposes to redevelop existing parking lot to construct 5,830 square foot building for automotive center including parts and sales center.

Applicant: J. LEE BUCKINGHAM 530.886.0750

Location: 3930 GRASS VALLEY HIGHWAY, AUBURN

Acres: 0.7357

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: JOHN AND BEVERLY MILLER 530.888.0191

APN	Zoning
051-220-057	C3-UP-Dc

DADURKA MINOR LAND DIVISION – PLN14-000121 – BOS5

Status: County comments sent 10/30/14; Applicant 2nd submittal due 12/1/14

Lead: MELANIE JACKSON

Project Description: The project proposes a Minor Land Division to split a 26.61-acre lot into two parcel, one for 21.6 acres and one for 5 acres.

Applicant: Clear Path Land Evolvement 530-887-1410

Location: Eagle Ridge Road and Ponderosa Way, Foresthill

Acres: 26.61

Community Plan: Foresthill Divide Community Plan

MAC Area: Foresthill Forum

Owner: Robert Dadurka 415-317-4777

APN	Zoning
073-390-054-000	F-B-X 5 AC. MIN. PD = 0.2
073-390-057-000	RS-AG-B-X 3 AC. MIN.

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

Status: Mitigated Negative Declaration public review ended 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

FALKNER UNDERGROUND GARAGE - PVAA - T20130303 - BOS5

Status: Mitigated Negative Declaration public review ended 6/19/14; Planning Commission hearing continued from 6/26/14

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

FORESTHILL DOLLAR GENERAL – PLN14-00170 – BOS5

Status: Applicant 1st submittal received 10/28/14; County comments due 12/1/14

Lead: GERRY HAAS

Project Description: The project proposes a Minor Use Permit to construct a 9,100-square-foot retail store on a 1.3-acre lot.

Applicant: SIMONCRE ABBIE III LLC 480-745-1956

Location: 5830 SUNSET DRIVE, FORESTHILL

Acres: 1.3

Community Plan: FORESTHILL DIVIDE

MAC Area: FORESTHILL FORUM

Owner: FORESTHILL PROFESSIONAL BUILDING LLC 530-906-3751

APN	Zoning
007-030-015-000	MILL MIXED USE (INP-Dc)

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 & NORTHSHORE 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

MIDDLE MARTIS CREEK WETLANDS RESTORATION – DGP 5350 – BOS5

Status: EQ application deemed complete 10/30/14; Initial Study Checklist being prepared

Lead: Sherri Conway

Project Description: The project proposes to restore historic wetlands on north side of Hwy 267 by diverting peak flood flows at existing culvert and correct existing flooding, erosion and headcutting to enhance up to 60 acres of wetlands.

Applicant: TRUCKEE RIVER WATERSHED COUNCIL

Location: 7966 RASMUSSEN ROAD, LOOMIS

Acres: 11.3

Community Plan: Martis Valley

MAC Area: North Tahoe Regional Advisory Council

Owner: MILE, PETRE & CARMEN

APN	Zoning
110-010-011-000	RS-B-X 20 AC. MIN.
110-010-012-000	

NORTHSTAR AT TAHOE SKI TRAIL WIDENING - PEAQ - 20090250 - BOS5 - MAJ183

Status: Mitigated Negative Declaration public review ended 1/12/11; Grading Permit to be approved

Lead: MELANIE JACKSON

Project Description: The project proposes to widen the existing ski trails with associated snowmaking hydrant relocation and the Martis Camp lift access ski trail. Application deemed Cat Exempt by Michael Johnson 8/23/10.

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

Location: SKI TERRAIN @ NORTHSTAR @ TAHOE

Acres: 3144.66

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: CNL INCOME NORTHSTAR LLC

APN	Zoning
080-260-013-000	FOR-B-X 160 AC. MIN.
091-100-022-000	FOR-B-X 160 AC. MIN.
110-050-015-000	015 NORTHSTAR
110-050-017-000	FOR-B-X 160 AC. MIN.
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
110-050-053-000	015 NORTHSTAR
110-050-053-000	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.
110-070-014-000	015 NORTHSTAR
110-070-015-000	015 NORTHSTAR
110-070-016-000	015 NORTHSTAR
110-070-016-000	FOR-B-X 160 AC. MIN.

NORTHSTAR FOREST FLYER - PCPA - T20130040 - BOS5 - MAJ256

Status: Planning Commission hearing approved 5/23/13; Notice of Determination filed 5/23/13; Project being appealed

Lead: GERRY HAAS

Project Description: The project proposes a Conditional Use Permit to build an all-weather toboggan to enhance recreational opportunity in Northstar.

Applicant: TRIMONT LAND COMPANY ET AL Home: 530-562-8044

Location: BETWEEN VISTA EXPRESS AND VILLAGE EXPRESS NEAR HIGHLANDS VIEW ROAD AND 900 ROADWAY, NORTHSTAR

Acres: 876.44

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: TRIMONT LAND COMPANY ET AL

APN	Zoning
110-050-075-000	FOR-B-X 160 AC. MIN.
110-050-075-000	RES-Ds PD = 15
110-050-075-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-075-000	TPZ

NORTHSTAR MOUNTAIN MASTER PLAN - PEIR - T20070565 - BOS5 - MAJ121

Status: Final EIR released 6/9/14; Planning Commission hearing to be scheduled

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.

PLUMPJACK SQUAW VALLEY INN – PLN14-00047 – BOS5

Status: County comments sent 8/15/14; Applicant 2nd submittal pending

Lead: STEVE BUELNA

Project Description: The project proposes to replace the existing inn with a new hotel, residential buildings, underground parking, and a pool/outdoor activity area on an approximately 3.15-acre property.

Applicant: Garrett Simon, 970-596-6642

Location: 1920 Squaw Valley Road, Olympic Valley

Acres: 3.15

Community Squaw Valley Community Plan

Plan:

MAC Area: Squaw Valley MAC

Owner: CNCML

APN	Zoning
096-020-023-000	VC

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

SQUAW VALLEY SIBERIA LIFT REPLACEMENT – PLN14-00158 - BOS5

Status: Applicant 1st submittal received 10/14/14; County comments due 11/12/14

Lead: ALLEN BREUCH

Project Description: The project proposes a Conditional Use Permit to replace the existing detachable quad chairlift with a new six-passenger chairlift operating at an hourly capacity of 2,400 skiers.

Applicant: SQUAW VALLEY RESORT LLC 530-452-7150

Location: 1960 SQUAW VALLEY ROAD, OLYMPIC VALLEY

Acres: NA

Community Plan: Squaw Valley Community Plan

MAC Area: SQUAW VALLEY MAC

Owner: SQUAW VALLEY RESORT LLC 530-452-7150

APN	Zoning
069-310-011-510	FR
070-130-006-510	FR
095-190-011-510	FR

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

WARNER CORDERO RESIDENCE - PVAA - T20140017 - BOS5

Status: Mitigated Negative Declaration public review ended 10/17/14; Zoning Administrator hearing scheduled for 11/5/14

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

WEST END PARKING LOT – PLN14-00092 – BOS5

Status: Applicant 2nd submittal received 10/28/14; County comments due 12/1/14

Lead: Stacy Wydra

Project Description: The project proposes to construct a 29-space public parking lot in Kings Beach as part of the Kings Beach Commercial Core Improvement Program.

Applicant: Auerbach Engineering

Location: 8200-8230 Rainbow Ave. between Secline & Deer Streets, Kings Beach

Acres: 21,875 square feet

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: County of Placer

APN	Zoning
090-071-034-000	029 KINGS BEACH SPECIAL AREA #2:
090-071-008-000	029 KINGS BEACH SPECIAL AREA #2:

COUNTY-WIDE

SHERIDAN COMMUNITY PLAN UPDATE - PGPA - T20130025 -

Status: Negative Declaration public review ended 1/29/14; Board of Supervisors hearing pending

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.

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.

TAHOE BASIN COMMUNITY PLAN UPDATE - PGPA - T20110123 -

Status: Notice of Preparation public review from 7/16/14 to 8/15/14; Project being revised and re-noticed

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.

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: Crystal Jacobsen

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.