



# Placer County CEQA Active Projects, December 2014

Board of Supervisor Districts

## NEW PROJECTS SINCE NOVEMBER 1, 2014

- BARTON RANCH - PLN14-00186 - BOS4 - MAJ301**
- CARLILE-CLASSON MINOR LAND DIVISION - PLN14-00200 - BOS3**
- DOANE MINOR LAND DIVISION – PLN14-000172 – BOS3**
- PG&E OPERATIONS CENTER, ROCKLIN – PLN14-00197 – BOS2**
- REGIONAL UNIVERSITY SPECIFIC PLAN AMENDMENT – PLN14-00185 – BOS2 – MAJ300**
- TRIMBLE MINOR LAND DIVISION – PLN14-00168 – BOS2**

## **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

<b>APN</b>	<b>Zoning</b>
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 4<sup>th</sup> 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 2<sup>nd</sup> 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; Board of Supervisors hearing scheduled for 12/9/14

**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 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

#### WINDING CREEK SUBDIVISION MODIFICATIONS – PSM 20140065 – BOS1 – MAJ286

**Status:** County comments sent 9/3/14; Applicant 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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**  
 017-200-010-510

**Zoning**  
 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.

**PG&E OPERATIONS CENTER, ROCKLIN – PLN14-00197 – BOS2**

**Status:** Applicant 1<sup>st</sup> submittal received 11/18/14; County comments due 12/15/14  
**Lead:** ALEX FISCH  
**Project Description:** The project proposes a Minor Use Permit and Design Review to renovate an existing 25,000 sf building and to construct a new 4,087 sf building for an operations center on a 4.95-acre lot.  
**Applicant:** CRESS, PGE, 245 MARKET ST., SAN FRANCISCO, CA 94105, 415-404-8234  
**Location:** 4180 DULUTH AVE., ROCKLIN  
**Acres:** 4.95  
**Community Plan:** SUNSET INDUSTRIAL AREA PLAN  
**MAC Area:** NONE  
**Owner:** LEBO NEWMAN

APN	Zoning
017-210-003-000	INP-Dc

**PLACER GOLD INDUSTRIAL PARK – PLN14-000138 – BOS2**

**Status:** County comments sent 10/29/14; Applicant 2<sup>nd</sup> 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

**REGIONAL UNIVERSITY SPECIFIC PLAN AMENDMENT – PLN14-00185 – BOS2 – MAJ300**

**Status:** Applicant 1<sup>st</sup> submittal received 11/17/14; County comments due 12/15/14  
**Lead:** EJ IVALDI  
**Project Description:** The RUSP is a 1,159-acre master planned community located to the west of the City of Roseville. The project was approved by the BOS in September 2008. The applicant is proposing to revise the mix of land uses and the allocation of residential units within the confines of the plan area. The overall vision, project boundary, roadway network, open space corridors, and University site are consistent with the previously approved land use plan.  
**Applicant:** JULIE HANSON, 916-774-6622  
**Location:** 2 miles north of Baseline, 2 miles west of Fiddymont Road, West Placer  
**Acres:** 1,159  
**Community Plan:** Placer County General Plan  
**MAC Area:** NONE  
**Owner:** PLACER UNIDERSITY COMMUNITY PROPERTY LLC

APN	Zoning
017-090-047-000	SPL-RUSP
017-090-048-000	SPL-RUSP
017-090-049-000	SPL-RUSP
017-090-050-000	SPL-RUSP
017-090-057-000	SPL-RUSP
017-090-058-000	SPL-RUSP
017-101-045-000	SPL-RUSP
017-150-085-000	SPL-RUSP

**TRIMBLE MINOR LAND DIVISION – PLN14-00168 – BOS2**

**Status:** Applicant 1<sup>st</sup> submittal received 11/6/14; County comments due 12/4/14  
**Lead:** MELANIE JACKSON

**Project Description:** The project proposes to create 4 10-acre parcels on a 44-acre lot.

**Applicant:** TERRY STURGIS, 916-215-9377

**Location:** SOUTHEAST CORNER OF VISTA AVE AND N. FORBES RD, LINCOLN

**Acres:** 44.5

**Community Plan:** Placer County General Plan

**MAC Area:** RURAL LINCOLN MAC

**Owner:** DANA TRIMBLE

<b>APN</b>	<b>Zoning</b>
018-130-004-000	F-B-X 10 AC. MIN.

#### **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:** 144.37

**Community Plan:** Placer County General Plan

**MAC Area:** RURAL LINCOLN MAC

**Owner:** DUFF JEANNETTE W ET AL

<b>APN</b>	<b>Zoning</b>
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

<b>APN</b>	<b>Zoning</b>
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 2<sup>nd</sup> 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

<b>APN</b>	<b>Zoning</b>
043-060-042	C1-UP-Dc

**CARLILE-CLASSON MINOR LAND DIVISION - PLN14-00200 - BOS3**

**Status:** Applicant 1st submittal received 11/18/14; County comments due 12/16/14  
**Lead:** MELANIE JACKSON  
**Project Description:** The project proposes a Minor Land Division to split a 16.5-acre parcel into three lots.  
**Applicant:** GEORGE ATTEBERRY, 530-888-1288  
**Location:** 9785 POWERHOUSE ROAD, NEWCASTLE  
**Acres:** 16.5  
**Community Plan:** Placer County General Plan  
**MAC Area:** Newcastle/Ophir  
**Owner:** POWERHOUSE DEVELOPMENT

<b>APN</b>	<b>Zoning</b>
042-032-069-000	RA-B-100
042-032-070-000	RA-B-100

**DOANE MINOR LAND DIVISION – PLN14-000172 – BOS3**

**Status:** Applicant 1<sup>ST</sup> submittal received 11/6/14; County comments due 12/3/14  
**Lead:** NIKKI STREEGAN  
**Project** The project proposes to create two 2.5-acre parcels on a 5-acre lot.

## Description:

**Applicant:** GREGG DAVIS CONSTRUCTION, 916-663-3342  
**Location:** ROCK SPRINGS ROAD, 0.5 MILE WEST OF AUBURN FOLSOM ROAD, PENRYN  
**Acres:** 5  
**Community Plan:** Horseshoe Bar/Penryn Community Plan  
**MAC Area:** Horseshoe Bar-Penryn  
**Owner:** DOANE FAMILY TRUST  
**APN** 042-201-091-000                      **Zoning** RA-B-100

**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** 032-051-028-000                      **Zoning** 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** 031-161-006-000                      **Zoning** 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:** Applicant 3<sup>rd</sup> submittal received 11/20/14; County comments due 12/12/14  
**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** 037-053-080-000                      **Zoning** RA-B-X 4.6 AC. MIN.

**GROGG MINOR LAND DIVISION - PMLD - T20120219 - BOS3**

**Status:** Parcel Review Committee approved 11/20/14; Notice of Determination filed 11/21/14; CEQA process complete  
**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 7<sup>th</sup> 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; Planning Commission hearing scheduled for 12/11/14  
**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:** Mitigated Negative Declaration public review ends 12/8/14; Design Review Agreement to be approved  
**Lead:** Lisa Carnahan  
**Project Description:** The project proposes the construction of a new fire station in Newcastle. This would include importation of approximately 13,600 cubic yards of fill, and the construction of an approximately 8,100-square-foot metal building, ten-stall paved parking area, site lighting and perimeter landscaping.  
**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:** Addendum to previously-certified EIR being prepared  
**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 Plan:** Horseshoe Bar/Penryn CP  
**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 2<sup>nd</sup> 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****BARTON RANCH - PLN14-00186 - BOS4 - MAJ301**

**Status:** Applicant 1st submittal received 11/5/14; County comments due 12/3/14  
**Lead:** MELANIE JACKSON  
**Project Description:** The project proposes a Major Subdivision, Conditional Use Permit, and Rezoning to create a 10-lot planned development with two open space areas on a 10-acre parcel.  
**Applicant:** RFE Engineering Inc. Work: 916-772-7800

**Location:** 8190 BARTON ROAD, GRANITE BAY  
**Acres:** 10  
**Community Plan:** GRANITE BAY Community Plan  
**MAC Area:** GRANITE BAY  
**Owner:** SALAMA IBRAHIM  
**APN** **Zoning**  
 048-082-083-000 RS-AG-B-40

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

**Status:** Project withdrawn 11/21/14  
**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** **Zoning**  
 047-011-012-000 RA-B-43

#### **GRANITE BAY MEDICAL OFFICE COMPLEX – PLN14-00152 – BOS4**

**Status:** County comments sent 11/12/14; Applicant 2<sup>nd</sup> submittal due 12/12/14  
**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:** County comments sent 12/1/14; Applicant 2<sup>nd</sup> submittal due 1/2/15  
**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 Plan:** GRANITE BAY  
**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

**POND PAVILION & LOFTS - PGPA - T20120354 - BOS4 - MAJ250**

**Status:** EQ Application deemed complete 11/7/14; Initial Study Checklist being prepared  
**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:** Mitigated Negative public review ends 1/2/15; Parcel Review Committee hearing pending

**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 2<sup>nd</sup> 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 2<sup>nd</sup> submittal pending

**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 Evolvment 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 & 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

#### 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

<b>APN</b>	<b>Zoning</b>
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 2<sup>nd</sup> 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 Plan:** Squaw Valley Community Plan  
**MAC Area:** Squaw Valley MAC  
**Owner:** CNCML

<b>APN</b>	<b>Zoning</b>
096-020-023-000	VC

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

**Status:** Mitigated Negative Declaration public review ends 1/2/15; Planning Commission hearing to be scheduled

**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 2<sup>nd</sup> submittal received 11/21/14; County comments due 12/5/14

**Lead:** Steve Buelna

**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 reviewed

**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:** Zoning Administrator hearing approved 11/5/14; Notice of Determination filed 11/5/14; CEQA process complete  
**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 2<sup>nd</sup> 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.