



Placer County CEQA Active Projects, March 2015

Board of Supervisor Districts

NEW PROJECTS SINCE FEBRUARY 1, 2015

- GRANITE BAY MEMORY CARE – PLN15-00051 – BOS4 – MAJ306**
- PLACER VINEYARDS PROPERTY 1A – PLN15-00071 - BOS1 - MAJ282**
- PLACER VINEYARDS PROPERTY 3 – PLN15-00072 - BOS1 - MAJ308**
- PLACER VINEYARDS PROPERTY 7 – PLN14-00214 - BOS1 - MAJ302**
- PLACER VINEYARDS PROPERTY 12B – PLN15-00073 - BOS1 - MAJ309**
- PLACER VINEYARDS PROPERTY 15 – PLN15-00075 - BOS1 - MAJ310**
- PLACER VINEYARDS PROPERTY 19 – PLN15-00076 - BOS1 - MAJ311**
- PLACER VINEYARDS PHASE I DEVELOPMENT – PLN15-00070 - BOS1 - MAJ294**

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: Modified Mitigated Negative Declaration public review ends 3/25/15; Planning Commission hearing to be scheduled

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 – PLN15-00071 - BOS1 - MAJ282

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15
Lead: Alex Fisch
Project Description: The project proposes to subdivide the 400-acre property into 14 lots based on the PVSP land use plan.
Applicant: MacKay & Soms, 916-773-1189
Location: 1800 FEET WEST OF INTERSECTION OF BASE LINE ROAD AND WALERGA ROAD ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 400
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 SPL-PVSP
 023-221-057-000 SPL-PVSP
 023-221-057-000 SPL-PVSP
 023-221-057-000 SPL-PVSP
 023-221-058-000 SPL-PVSP

PLACER VINEYARDS PROPERTY 3 – PLN15-00072 - BOS1 - MAJ308

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15
Lead: Alex Fisch
Project Description: The project proposes to subdivide a 100-acre property into 12 lots based on the PVSP land use plan.
Applicant: MacKay & Soms, 916-773-1189
Location: SOUTHEAST CORNER OF INTERSECTION OF BASE LINE ROAD AND WATT ROAD ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 100
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: BASELINE & WATT LLC
APN **Zoning**
 023-200-037-000 SPL-PVSP

PLACER VINEYARDS PROPERTY 7 – PLN14-00214 - BOS1 - MAJ302

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15

Lead: Alex Fisch

Project Description: The project proposes to subdivide a 357-acre property into 25 lots based on the PVSP land use plan.

Applicant: MacKay & Somps, 916-773-1189

Location: SOUTH SIDE OF BASE LINE ROAD ABOUT 1.25 MILES WEST OF WATT AVE ON SOUTHSIDE OF BASE LINE, WEST PLACER

Acres: 357

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: BHT II NORTHERN CAL 1 LLC

APN	Zoning
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 12B – PLN15-00073 - BOS1 - MAJ309

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15

Lead: Alex Fisch

Project Description: The project proposes to subdivide a 102-acre property into 9 lots based on the PVSP land use plan.

Applicant: MacKay & Somps, 916-773-1189

Location: ABOUT .75 MILES SOUTH OF BASE LINE ROAD BOUND BY 14TH ST ON THE EAST, W. DYER LANE ON THE SOUTH, 16TH ST ON THE WEST, AND SOUTH TOWN CENTER DR ON THE NORTH, WEST PLACER

Acres: 102

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: PLACER 102

APN	Zoning
023-200-068-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 15 – PLN15-00075 - BOS1 - MAJ310

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15

Lead: Alex Fisch

Project Description: The project proposes to subdivide a 202-acre property into 30 lots based on the PVSP land use plan.

Applicant: MacKay & Somps, 916-773-1189

Location: ABOUT .5 MILES SOUTH OF BASE LINE ROAD BOUND BY 16TH ST ON THE EAST, W. DYER LANE ON THE SOUTH, PALLADAY ROAD ON THE WEST, AND TOWN CENTER DR ON THE NORTH, WEST PLACER

Acres: 202

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: PALLADY GREENS LLC

APN	Zoning
023-010-004-000	SPL-PVSP
023-010-029-000	SPL-PVSP
023-200-008-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 19 – PLN15-00076 - BOS1 - MAJ311

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15

Lead: Alex Fisch

Project Description: The project proposes to subdivide a 269-acre property into 17 lots based on the PVSP land use plan.

Applicant: MacKay & Somps, 916-773-1189

Location: SOUTHEAST CORNER OF INTERSECTION OF BASE LINE ROAD AND NEWTON ST, WEST PLACER
Acres: 269
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: BASELINE A& B HOLDING LLC

APN	Zoning
023-010-021-000	SPL-PVSP
023-010-022-000	SPL-PVSP
023-010-023-000	SPL-PVSP
023-150-026-000	SPL-PVSP
023-150-027-000	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

PLACER VINEYARDS PHASE I DEVELOPMENT – PLN15-00070 - BOS1 - MAJ294

Status: Applicant 1st submittal received 2/20/15; County comments due 3/17/15
Lead: Alex Fisch
Project Description: The project proposes to develop 1440 acres (Property 1A,3,7,12B,15,19) as Phase I Development in conformance with the land use designations in the PVSP land use plan and to meet the requirement in the Development Agreement.
Applicant: MacKay & Soms, 916-773-1189
Location: SOUTH OF BASE LINE ROAD, WEST OF WALERGA ROAD IN SOUTHWEST, CORNER OF WEST PLACER
Acres: 1440
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: various

APN	Zoning
023-010-004-000	SPL-PVSP
023-010-021-000	SPL-PVSP
023-010-022-000	SPL-PVSP
023-010-023-000	SPL-PVSP
023-010-029-000	SPL-PVSP
023-150-026-000	SPL-PVSP
023-150-027-000	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
023-200-005-000	SPL-PVSP
023-200-008-000	SPL-PVSP
023-200-037-000	SPL-PVSP
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP
023-200-068-000	SPL-PVSP
023-221-002-000	SPL-PVSP
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; Board of Supervisors hearing pending
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 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: Mitigated Negative Declaration public review ended 2/23/15; Zoning Administrator hearing scheduled for 3/19/15

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.

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

Status: Applicant 2nd submittal received 2/11/15; County comments due 3/9/15
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 3/3/15; Applicant 3rd submittal pending
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: County comments sent 1/14/15; Applicant 2nd submittal pending
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: County comments sent 12/5/14; Applicant 2nd submittal pending
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

APN	Zoning
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 withdrawn 2/27/15
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

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

BOARD OF SUPERVISOR – DISTRICT 3

AUBURN COSTCO - PCPA - 20130227 - BOS3 - MAJ267

Status: Project withdrawn by applicant on 2/9/15
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; Project withdrawn 2/27/15

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

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

Status: County comments sent 12/18/14; Applicant 2nd submittal pending

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
APN **Zoning**
 042-032-069-000 RA-B-100
 042-032-070-000 RA-B-100

DOANE MINOR LAND DIVISION – PLN14-000172 – BOS3

Status: County comments sent 12/4/14; Applicant 2nd submittal pending
Lead: NIKKI STREEGAN
Project Description: The project proposes to create two 2.5-acre parcels on a 5-acre lot.
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 **Zoning**
 042-201-091-000 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 **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; Project withdrawn 2/27/15
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: Parcel Review Committee approved 2/19/15; Notice of Determination filed 2/20/15; CEQA process complete
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.

HANSON MINOR LAND DIVISION – PLN14-00203 – BOS3

Status: County comments sent 1/9/15; Applicant 2nd submittal pending

Lead: MELANIE JACKSON

Project Description: The project proposes a Minor Land Division to create four 4.6-acre lots on an 18.5-acre parcel.

Applicant: Roses Engineering, Elk Grove

Location: 2901 Rattlesnake Road, Newcastle

Acres: 18.5

Community Plan: Horseshoe Bar/Penryn Community Plan

MAC Area: Horseshoe Bar/Penryn MAC

Owner: Seth Hanson

APN **Zoning**
042-225-008-510 RA-B-X 4.6 AC. MIN.
042-240-017-510 RA-B-X 4.6 AC. MIN.

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

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

Lead: GERRY HAAS

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

Applicant: ANDREGG GEOMATICS Work: 530-885-7072

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

Acres: 19.39

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: TOM MCNAMARA, CATHOLIC DIOCESE OF SAC

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

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

Status: County comments sent 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.

NEWCASTLE FIRE STATION – PLN14-00044 – BOS3

Status: Mitigated Negative Declaration public review ended 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

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

BARTON RANCH - PLN14-00186 - BOS4 - MAJ301

Status: County comments sent 12/8/14; Applicant 2nd submittal pending
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

COUNTRYHOUSE MEMORY CARE – PLN15-00021 – BOS4

Status: County comments due 2/18/15; Applicant 2nd submittal pending
Lead: Roy Schaefer
Project Description: The project proposes to develop a 48-bed extended care facility on a 1.7-acre site.
Applicant: AGEMARK, ORINDA, CA
Location: 8485 Barton Road, Roseville
Acres: 1.7
Community Plan: Granite Bay Community Plan
MAC Area: Granite Bay
Owner: COOPER BRUCE TR ET AL

APN	Zoning
048-101-066-000	OP-UP-DL0-Dc
048-101-067-000	OP-UP-DL0-Dc

GRANITE BAY MEDICAL OFFICE COMPLEX – PLN14-00152 – BOS4

Status: County comments sent 2/18/15; Applicant 3rd submittal pending

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 BAY MEMORY CARE – PLN15-00051 – BOS4 – MAJ306

Status: Applicant 1st submittal received 2/4/15; County comments due 3/5/15

Lead: Roy Schaefer

Project Description: The project proposes to develop a 34,000 sf memory care facility with 66 beds on a 3.5-acre lot.

Applicant: FCM Capital Partners Inc, 916-521-8856

Location: SOUTHSIDE OF DOUBLAS BLVD BETWEEN BARTON ROAD AND AUBURN FOLSOM ROAD, GRANITE BAY

Acres: 3.5

Community Plan: Granite Bay Community Plan

MAC Area: Granite Bay

Owner: GRANITE BAY MEMORY CARE LLC

APN	Zoning
048-132-069-000	RA-B-100

GRANITE ESTATES PROFESSIONAL CENTER – PLN14-00169 – BOS4

Status: County comments sent 2/17/15; Applicant 3rd submittal pending

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: Parcel Review Committee approved 2/19/15; Notice of Determination filed 2/25/15; CEQA process complete

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: Notice of Preparation public review ends 3/9/15; 1st Administrative Draft EIR 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: Mitigated Negative Declaration public review ended 2/6/15; Planning Commission hearing to be scheduled
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 3rd submittal received 2/9/15; County comments due 3/6/15
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 2/26/15; Applicant 3rd 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

VISTA LAGOS ESTATES – PLN14-00221 – BOS4

Status: County comments sent 1/12/15; Applicant 2nd submittal pending
Lead: Melanie Jackson
Project Description: The project proposes a Major Subdivision to create 15 single-family lots with supporting infrastructures on a 35.84-acre parcel. Lot sizes range from 1.12 to 2.4 acres.
Applicant: Burrell Consulting Group, Roseville, 916-783-8898
Location: On Boulder Road, south of Los Lagos Subdivision and east of Walden Woods Subdivision, Granite Bay
Acres: 35.84
Community Plan: Granite Bay Community Plan
MAC Area: Granite Bay MAC
Owner: LOA Properties, Sacramento, 916-952-6579
APN **Zoning**
 035-410-011-000 RA-B-X 20 AC. MIN. PD = 0.44
 035-300-095-000 RS-AG-B-40 PD = 1.1

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

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 pending

Lead: MELANIE JACKSON

Project Description: The project proposes a Minor Land Division to split a 26.61-acre lot into two parcels, 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; "Unreasonable Delay" letter sent 3/5/15

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: Application deemed complete; Initial Study Checklist being prepared

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

Plan:

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: Retreat @ Northstar Owner's Association
APN **Zoning**
 110-650-ROW-000 NA

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: EIR consultant Scope of Work being reviewed before contract can be prepared

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
APN **Zoning**
 096-020-023-000 VC

RIGBY MINOR LAND DIVISION – PLN14-00226 – BOS5

Status: County comments sent 1/22/15; Applicant 2nd submittal pending
Lead: Nikki Streegan
Project Description: The project proposes a Minor Land Division to create two parcels on a 30-acre lot.
Applicant: Giuliani Kull Inc.
Location: 9010 Hubbard Road, Auburn
Acres: 30
Community Plan: Placer County General Plan
MAC Area: North Auburn MAC
Owner: Glen Rigby
APN **Zoning**
 026-320-041-000 F-B-X 10 AC. MIN

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

Status: Mitigated Negative Declaration public review ended 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: Mitigated Negative Declaration public review ended 2/12/15; Planning Commission hearing scheduled for 3/12/15
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; 2nd 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 93.7 acres of the previously developed Squaw Valley Olympic Village area located at the western end of Squaw Valley.

Applicant: CHEVIS HOSEA Work: 530.452.7287

Location: SQUAW VALLEY SKI AREA, OLYMPIC VALLEY

Acres: 93.7

Community Plan: Squaw Valley General Plan

MAC Area: SQUAW VALLEY MAC

Owner: SQUAW VALLEY REAL ESTATE, LLC

APN	Zoning
096-020-015-000	CP, HDR - 25
096-020-021-510	CP, HDR – 25, VC
096-060-065-000	VC
096-060-066-000	CP, VC
096-100-001-000	VC
096-220-013-000	VC, FR
096-220-014-000	VC, FR
096-221-011-000	FR, HC
096-221-015-000	VC
096-221-016-000	FR, VC
096-221-017-000	VC
096-221-018-000	VC
096-221-019-000	FR, HC
096-221-021-000	VC
096-221-025-000	VC
096-221-026-000	FR, VC
096-221-027-000	VC
096-221-029-000	HC, VC
096-230-035-000	CP, EC, HDR - 20
096-340-023-000	HDR - 25
096-340-030-000	CP, HDR - 25
096-490-015-000	VC
096-490-017-000	FR, VC
096-490-018-000	FR, VC
096-540-003-000	HDR - 25
096-540-009-510	CP, FR, HDR – 10, VC
096-540-015-000	VC
096-540-016-000	CP, FR, VC

WEST END PARKING LOT – PLN14-00092 – BOS5

Status: Mitigated Negative Declaration mailed to applicant for acknowledgement and signature 1/29/15

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

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: Stacy Wydra

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.