



Placer County CEQA Active Projects, April 2015

alphabetical order

NEW PROJECTS SINCE MARCH 1, 2015

- [NORTHSTAR BASIN RETROFIT PROJECT – PLN15-00114 - BOS5](#)
- [PLACER VINEYARDS PROPERTY 7 SMALL LOT– PLN15-00089 - BOS1 - MAJ302](#)
- [VOLTAIX COMMERCIAL PROJECT – PLN15-00092 – BOS5](#)

ALL AMERICAN SPEEDWAY AGREEMENT - PEIR - T20110351 - BOS1

Status: Phase I EIR contract signed and executed; Kick-Off meeting held 5/31/12; Phase II EIR contract pending

Lead: EJ IVALDI

Project Description: THE PROJECT IS A FIVE (5) YEAR AGREEMENT, WITH ONE (1) FIVE (5) YEAR EXTENSION OPTION, BETWEEN THE COUNTY OF PLACER AND THE PLACER COUNTY FAIR ASSOCIATION FOR THE OPERATION AND MANAGEMENT OF THE ALL AMERICAN SPEEDWAY IN ROSEVILLE, CA. THE PROJECT PROVIDES FOR OPERATION OF AUTOMOBILE RACING AND RELATED ACTIVITIES ON THE EXISTING ALL AMERICAN SPEEDWAY TRACK ON THURSDAYS, FRIDAYS, SATURDAYS AND SUNDAYS, MARCH THROUGH OCTOBER OF EACH CALENDAR YEAR, WITH AT 10:00 P.M. CURFEW ON SATURDAY; A 6:30 P.M. CURFEW ON THURSDAYS AND FRIDAYS AND A 6:00 P.M. CURFEW ON SUNDAY. THE PROJECT PROVIDES OTHER MAJOR REGIONAL RACING EVENTS EACH CALENDAR YEAR.

Applicant: PLACER COUNTY DEPARTMENT OF FACILITY SERVICES Work: 530-889-4957

Location: 800 ALL AMERICA CITY BLVD, ROSEVILLE

Acres: 39.07

Community Plan: City of Roseville

MAC Area: NONE

Owner: COUNTY OF PLACER

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

ALPINE SIERRA SUBDIVISION - PSUB - T20130004 - BOS5 - MAJ255

Status: Notice of Preparation public review ended 5/9/14; Administrative Draft EIR being prepared

Lead: ALEX FISCH

Project Description: The project proposes to create single-family lots and commonly held parcels in a 47-unit Planned Residential Development.

Applicant: TLA ENGINEERING & LAND PLANNING Home: 916-786-0685

Location: TERMINUS OF ALPINE MEADOWS ROAD NEAR ALPINE MEADOWS SKI RESORT

Acres: 44.43

Community Plan: Alpine Meadows Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: TAHOE ALPINE PARTNERS LLC ET AL

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

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 |

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 |

BELCARA SUBDIVISION - PSUB - T20080156 - BOS5 - MAJ279

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

Lead: MELANIE JACKSON

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

Applicant: KING RUSSELL Work: 530-272-8328

Location: 18399 FORESTHILL RD, FORESTHILL

Acres: 171.83

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM MAC

Owner: DUTRA PROPERTIES, LLC

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

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

Status: Additional information required from applicant before environmental document can be prepared
Lead: EJ IVALDI
Project Description: The project proposes amendments to the previously-approved Specific Plan in the area of residential units types and conceptual lotting to reflect current market demands.
Applicant: JOHN TALLMAN Work: 916-774-3400
Location: EAST OF SIERRA COLLEGE BLVD, SOUTH OF SR193, NORTH OF ENGLISH COLONY WAY BETWEEN LINCOLN AND PENRYN
Acres: 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. |

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|-----------------|----------------------|
| 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. |

BOSS AUTOMOTIVE CENTER – PMPC – 20140083 – BOS5

Status: Applicant 2nd submittal received 3/12/15; County comments due 4/10/15
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

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

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. |

COUNTRYHOUSE MEMORY CARE – PLN15-00021 – BOS4

Status: Applicant 2nd submittal received 3/27/15; County comments due 4/24/15

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 |

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

DIVINE TRANSPORTATION TRUCKING FACILITY – PLN14-00053 – BOS2

Status: Zoning Administrator hearing approved 3/19/15; Notice of Determination filed 3/19/15; CEQA process complete
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

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: Applicant 4th submittal received 3/26/15; County comments due 4/16/15
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.

FALKNER UNDERGROUND GARAGE - PVAA - T20130303 - BOS5

Status: Planning Commission approved 3/26/15; Notice of Determination filed 3/27/15; CEQA process complete

<http://www.placer.ca.gov/Home/CommunityDevelopment/EnvCoordSvcs/CurrentProjects.aspx>
 Project description subject to change without notice

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: Mitigated Negative Declaration public review ends 4/14/15; Project entitlements due
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) |

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 2nd submittal received 3/31/15; County comments due 4/28/15
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

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.

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.

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.

MARKHAM RAVINE RANCH GRADING PERMIT - DGP - 4951 - BOS2

Status: Mitigated Negative Declaration public review ended 2/21/12; Grading Plan to be approved by Engineering & Surveying Division
Lead: LISA CARNAHAN
Project Description: The project proposes a grading permit based on a conceptual Habitat Development Plan (HDP) to optimize the conservation values of the 305-acre site located on the border of Sutter and Placer Counties. The property consists of a SFR and approx 293 acres of irrigated pastureland, with approx 3.1 acres of wetland and other water of the US. The HDP plans to construct 64.35 acres of wetland habitats, 7.45 acres of other waters of the US, 305 acres of upland habitats, and various acreage for species habitat credits.
Applicant: RESTORATION RESOURCES Home: 916-408-2990 Work: 916-408-2990
Location: WEST OF BREWER ROAD, SOUTH OF NICOLAUS ROAD, NORTH OF MOORE ROAD, WEST PLACER
Acres: 410.83

Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: PLACER 290 INVESTORS LLC
APN **Zoning**
 021-030-060-000 F-B-X 80 AC. MIN.
 021-030-065-000 F-B-X 80 AC. MIN.

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

Status: Revised Notice of Preparation public review ended 3/30/15; 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: North of Hwy 267 near Estates Road and Waddle Ranch Road, Northstar, Tahoe
Acres: 11.3
Community Plan: Martis Valley Community Plan
MAC Area: North Tahoe Regional Advisory Council
Owner: various
APN **Zoning**
 110-010-011-000 RS-B-X 20 AC. MIN.
 110-010-012-000

MILL SITE ROAD/CROSS CUT COURT EASEMENT ABANDONMENT - PLN15-00030 – BOS5

Status: Application deemed complete 2/19/15; Initial Study Checklist being prepared
Lead: STEVE BUELNA
Project Description: The project proposes a Public Road Easement abandonment of Mill Site Road and Cross Cut Court within the Retreat @ Northstar Subdivision. The Easement is approximately 0.5 miles long.
Applicant: Retreat @ Northstar Owner's Association

Location: Intersection of Big Springs Drive & Mill Site Road, Northstar
Acres: NA
Community Plan: Martis Valley Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: Retreat @ Northstar Owner's Association
APN **Zoning**
 110-650-ROW-000 NA

MORGAN KNOLLS SUBDIVISION - PSUB - T20130316 - BOS1 - MAJ277

Status: Modified Mitigated Negative Declaration public review ends 3/25/15; Planning Commission hearing scheduled for 4/9/15
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

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

NORTHSTAR BASIN RETROFIT PROJECT – PLN15-00114 - BOS5

Status: Applicant 1st submittal received 3/24/15; Initial Study Checklist being prepared
Lead: GERRY HAAS
Project Description: The project proposes to replace portions of the existing interim storm drain system with a permanent system to provide long-term treatment of stormwater runoff.
Applicant: TRIMONT LAND COMPANY Work: 530-530-8044
Location: Adjacent to lower parking below the Village at Northstar, Northstar, Truckee
Acres: 4.3
Community Plan: Martis Valley Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: CLP NORTHSTAR LLC
APN **Zoning**
 110-081-021-000 RES-Ds PD = 15

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 a 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. |

ORCHARD @ PENRYN MODIFICATIONS – PLN14-00052 – BOS3

Status: Addendum to previously-certified EIR has been prepared; Planning Commission hearing scheduled for 4/9/15
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

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

Status: Notice of Preparation public review ended 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

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

Status: Application deemed complete 3/10/15; Initial Study Checklist being prepared
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 017-210-003-000 **Zoning** INP-Dc

PLACER GOLD INDUSTRIAL PARK – PLN14-000138 – BOS2

Status: County comments sent 3/18/15; 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 017-063-025-000 **Zoning** INP-Dc
 017-063-027-000 INP-Dc

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

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

PLACER VINEYARDS PROPERTY 1A – PLN15-00071 - BOS1 - MAJ282

Status: County comments sent 4/2/15; Applicant 2nd submittal pending
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 023-200-005-000 **Zoning** 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: County comments sent 4/2/15; Applicant 2nd submittal pending

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 LARGE LOT– PLN14-00214 - BOS1 - MAJ302

Status: County comments sent 4/2/15; Applicant 2nd submittal pending

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 & Soms, 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 7 SMALL LOT– PLN15-00089 - BOS1 - MAJ302

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

Lead: Alex Fisch

Project Description: The project proposes to subdivide a 175.7-acre parcel into 886 single-family lots in three phases within the Placer Vineyards Specific Plan area.

Applicant: MacKay & Soms, 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: 175.7

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: County comments sent 4/2/15; Applicant 2nd submittal pending

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 & Soms, 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: County comments sent 4/2/15; Applicant 2nd submittal pending

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 & Soms, 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: County comments sent 4/2/15; Applicant 2nd submittal pending

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 & Soms, 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: County comments sent 4/2/15; Applicant 2nd submittal pending

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 |

PLUMPJACK SQUAW VALLEY INN – PLN14-00047 – BOS5

Status: EIR contract signed; Kick-off meeting held 3/31/15; draft NOP being 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
096-020-023-000

Zoning
VC

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

Status: Mitigated Negative Declaration public review ended 2/6/15; Planning Commission hearing scheduled for 4/9/15

Lead: ROY SCHAEFER

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
048-142-036-000

Zoning
RA-B-100 PD = 0.44

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
017-090-047-000
017-090-048-000
017-090-049-000
017-090-050-000
017-090-057-000
017-090-058-000
017-101-045-000
017-150-085-000

Zoning
SPL-RUSP
SPL-RUSP
SPL-RUSP
SPL-RUSP
SPL-RUSP
SPL-RUSP
SPL-RUSP
SPL-RUSP

RICKEY / REESE ESTATES - PMLD - T20140162 - BOS4

Status: County comments sent 3/9/15; Applicant 4th submittal pending

Lead: Alex Fisch

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
035-120-027-000

Zoning
RA-B-X 4.6 AC. MIN.

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

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

Status: Board of Supervisors approved 3/24/15; Notice of Determination filed 3/25/15; CEQA process complete
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

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.

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.

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

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: Planning Commission approved 3/12/15; Notice of Determination filed 3/12/15; CEQA process complete
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

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.

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

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.

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.

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 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 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

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|-----------------|---------------------|
| 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, V |
| 096-540-015-000 | VC |
| 096-540-016-000 | CP, FR, VC |

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 |

VOLTAIX COMMERCIAL PROJECT – PLN15-00092 – BOS5

Status: Applicant 1st submittal received 3/11/15; County comments due 4/9/15

Lead: ALLEN BREUCH

Project Description: The project proposes to construct two two-story buildings with mixed uses on a .84-acre lot.

Applicant: OGILVY CONSULTING 530-583-5800

Location: 620 Bear Street, Kings Beach

Acres: .84

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: VOLTAIX LLC

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|-----------------|--|
| APN | Zoning |
| 090-092-050-000 | 026 KINGS BEACH INDUSTRIAL COMMERCIAL/PUBLIC SERVICE |

WEST END PARKING LOT – PLN14-00092 – BOS5

Status: Mitigated Negative Declaration public review ends 4/28/15; Project entitlements due

Lead: Stacy Wydra

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

Description: 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

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

WINDING CREEK SUBDIVISION MODIFICATIONS – PSM 20140065 – BOS1 – MAJ286

Status: Applicant 3rd submittal received 3/20/15; County comments due 4/10/15
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 |
| 023-240-081-000 | RS-AG-B-40 |