



# Placer County

## CEQA Active Projects, September 2015

alphabetical order

### NEW PROJECTS SINCE AUGUST 1, 2015

- BROCKWAY CAMPGROUND** - PLN15-00294 - BOS5 – MAJ323
- FLOOD PROTECTION GENERAL PLAN AMENDMENT** - PLN14-00187
- OWENS MINOR LAND DIVISION** – PLN15-00320 – BOS3
- WHITEHAWK I** – PLN15-00300 – BOS4 – MAJ324
- WHITEHAWK II** – PLN15-00301 – BOS4 - MAJ325

### **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:** 1<sup>st</sup> Administrative Draft EIR received 8/19/15; County comments due 9/16/15

**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:** Applicant 3<sup>RD</sup> submittal received 8/26/15; County comments due 9/24/15**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



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.

#### BOSS AUTOMOTIVE CENTER – PMPC – 20140083 – BOS5

**Status:** Zoning Administrator hearing approved 8/20/15; Notice of Determination filed 8/20/15; CEQA process complete

**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

#### **BROCKWAY CAMPGROUND - PLN15-00294 - BOS5 – MAJ323**

**Status:** EIR/EIS required; Scope of Work to be reviewed before contract signing  
**Lead:** STACY WYDRA  
**Project Description:** The project proposes a wide range of camping options, up to 550 campsites, and associated amenities on 104 acres of a 120.4-acre property near Brockway in the north Lake Tahoe area.  
**Applicant:** Crew Tahoe, LLC 530-550-2673  
**Location:** West of Brockway Summit at State Route 267  
**Acres:** 120  
**Community Plan:** North Tahoe Community Plan  
**MAC Area:** North Tahoe Regional Advisory Committee  
**Owner:** Sierra Pacific Industries  
**APN**                      **Zoning**  
 110-050-031-000      TPZ  
 110-050-029-000      TPZ  
 110-050-030-000      TPZ

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

**Status:** County comments sent 12/18/14; Applicant 2<sup>nd</sup> 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

#### **CHERNIOGLO MINOR LAND DIVISION - PLN15-00262 – BOS3**

**Status:** County comments sent 8/25/15; Applicant 2<sup>nd</sup> submittal pending  
**Lead:** KALLY KEDINGER-CECIL  
**Project Description:** The project proposes to subdivide a 10.2-acre lot into two parcels.  
**Applicant:** FEDOR CHERNIOGLO  
**Location:** 7765 KING ROAD, LOOMIS  
**Acres:** 10.2  
**Community Plan:** HORSESHOE BAR-PENRYN Community Plan  
**MAC Area:** HORSESHOE BAR-PENRYN  
**Owner:** FEDOR CHERNIOGLO  
**APN**                      **Zoning**  
 043-074-037-000      RA-B-X 4.6 AC. MIN.

#### **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

<b>APN</b>	<b>Zoning</b>
020-167-015-000	F-B-X 10 AC. MIN.

#### COUNTRYHOUSE MEMORY CARE – PLN15-00021 – BOS4

**Status:** Zoning Administrator hearing approved 8/20/15; Notice of Determination filed 8/20/15; CEQA process complete

**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

<b>APN</b>	<b>Zoning</b>
048-101-066-000	OP-UP-DL0-Dc
048-101-067-000	OP-UP-DL0-Dc

#### DADURKA MINOR LAND DIVISION – PLN14-000121 – BOS5

**Status:** Mitigated Negative Declaration public review ended 8/7/15; Parcel Review Committee continued from 8/20/15

**Lead:** MELANIE JACKSON

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

**Applicant:** Clear Path Land Evolvement 530-887-1410

**Location:** Eagle Ridge Road and Ponderosa Way, Foresthill

**Acres:** 26.61

**Community Plan:** Foresthill Divide Community Plan

**MAC Area:** Foresthill Forum

**Owner:** Robert Dadurka 415-317-4777

<b>APN</b>	<b>Zoning</b>
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; Additional information received for review

**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

<b>APN</b>	<b>Zoning</b>
090-124-024-000	028 KINGS BEACH RESIDENTIAL

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

**Status:** EQ Application deemed complete 7/30/15; Mitigated Negative Declaration sent to applicant for acknowledgement 8/27/15

**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

<b>APN</b>	<b>Zoning</b>
042-201-091-000	RA-B-100

**ENGLISH COLONY MINOR LAND DIVISION - PMLD - T20120372 - BOS3**

**Status:** Mitigated Negative Declaration public review ends 9/14/15; Parcel Review Committee hearing scheduled for 9/17/15

**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

<b>APN</b>	<b>Zoning</b>
032-051-028-000	RA-B-X 10 AC. MIN.

**FLOOD PROTECTION GENERAL PLAN AMENDMENT - PLN14-00187**

**Status:** Negative Declaration public review ends 9/21/15

**Lead:** NIKKI STREEGAN

**Project Description:** The project is a County-initiated amendment to bring the General Plan into compliance with State flood protection law. It will amend the Placer County General Plan Land Use Element, Natural Resources Element, Public Services and Facilities Element, and Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection.

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

**Status:** County comments sent 2/18/15; Applicant 3<sup>rd</sup> 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

<b>APN</b>	<b>Zoning</b>
048-081-056-000	RS-B-20

048-081-057-000 RS-B-20

**GRANITE BAY MEMORY CARE – PLN15-00051 – BOS4 – MAJ306**

**Status:** Mitigated Negative Declaration public review ended 8/24/15; Zoning Administrator hearing scheduled for 9/17/15  
**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

<b>APN</b>	<b>Zoning</b>
048-132-069-000	RA-B-100

**GRANITE ESTATES PROFESSIONAL CENTER – PLN14-00169 – BOS4**

**Status:** Planning Commission hearing approved 8/13/15; Notice of Determination filed 8/14/15; CEQA process complete  
**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

<b>APN</b>	<b>Zoning</b>
048-142-023-000	C2-UP-Dc
048-083-017-000	C2-UP-Dc

**GREYHAWK III – PLN15-00154 – BOS4**

**Status:** Applicant 2<sup>nd</sup> submittal received 8/6/15; County comments due 9/3/15  
**Lead:** NIKKI STREEGAN  
**Project Description:** The project proposes to develop a 17.5-acre site in two phases. The eastern 11.6-acre parcel of the project is proposed with 28 single-family residential units and rezone request from RS-B-40 PD=2 to RS-B-18 PD=2.8. The western 5.9-acre parcel is zoned CPD-Dc and is proposed with 44 multi-family residential units.  
**Applicant:** MORTON & PITALO INC 916-984-7621  
**Location:** NE CORNER OF SIERRA COLLEGE BLVD. & EUREKA ROAD, GRANITE BAY  
**Acres:** 17.5  
**Community Plan:** GRANITE BAY  
**MAC Area:** GRANITE BAY MAC  
**Owner:** PATTERSON PROPERTIES 916-797-3033

<b>APN</b>	<b>Zoning</b>
048-151-058-000	RS-B-X-18,000 PD=2.8
048-151-065-000	OP-UP-DL0-Dc

**HALES MINOR LAND DIVISION – PLN15-00177 – BOS5**

**Status:** County comments sent 6/3/15; Applicant 2<sup>nd</sup> submittal pending  
**Lead:** MELANIE JACKSON  
**Project Description:** The project proposes a Minor Land Division to create four lots on an 13.3-acre parcel.  
**Applicant:** Sam Hales 530-863-6334

**Location:** Eden Forest Drive at the split with Far Far A Way, Colfax  
**Acres:** 13.3  
**Community Plan:** Colfax Community Plan  
**MAC Area:** Weimar/Applegate/Colfax MAC  
**Owner:** Sam Hales 530-863-6334  
 APN Zoning  
 071-100-022-000 F-B-100 PD = 0.4

**HAWK HOMESTEAD – PLN15-00193 – BOS4**

**Status:** Notice of Preparation public review ended 8/27/15; 1<sup>st</sup> Administrative Draft EIR being prepared  
**Lead:** CHRIS SCHMIDT  
**Project Description:** The applicant requests approval of a 108-lot Planned Residential Development on 245.2 acres of land at the northwest corner of Cavitt-Stallman and Barton roads in Granite Bay. Requested entitlements include:  
 1. General Plan Amendment/Community Plan Amendment (Granite Bay Community Plan) from Rural Estate Residential (4.6 to 20 acre minimum parcel size) to Low Density Residential (0.5 to 2.3 acre minimum parcel size).  
 2. Rezone from RA-B-X 4.6 minimum and F-B-X 20 acre minimum to RA-B-100 PD=.44 (Residential Agricultural combining minimum Building Site of 2.3 acres combining Planned Residential Development of .44 units per acre); and  
 3. Vesting Tentative Subdivision Map for the subdivision of 245.2 acres into a 108-lot residential Planned Development with multiple open space/common area lots.  
 4. Conditional Use Permit for a Planned Residential Development  
 The plan proposes two non-gated access points into the site; one from Cavitt-Stallman Road on the south and one from Barton Road on the east. 120 acres of open space is planned accounting for 49 percent of the project site.  
**Applicant:** GBD Communities 916-960-0240  
**Location:** Northwest corner of Barton & Cavitt-Stallman Roads, Granite Bay  
**Acres:** 245.2  
**Community Plan:** Granite Bay Community Plan  
**MAC Area:** Granite Bay MAC  
**Owner:** FLA Roseville LP dba Broken Arrow Ranch  
 APN Zoning  
 046-101-006-000 RA-B-X 4.6 AC. MIN.  
 046-050-002-510 RA-B-X 4.6 AC. MIN.; F-B-X 20 AC. MIN

**HOMEWOOD FILL DEMONSTRATION PROJECT – PLN15-00209 – BOS5**

**Status:** EQ received 6/9/15; Initial Study Checklist being prepared  
**Lead:** Allen Breuch  
**Project Description:** The project proposes several different approaches to placing and stabilizing native fill in summer 2015 to formalize a protocol and set of criteria for future fill projects in Homewood Mountain Resort.  
**Applicant:** PR Design & Engineering Inc.  
**Location:** Tahoe Ski Bowl Way & Hwy 89, Homewood  
**Acres:** .96  
**Community Plan:** West Shore Area Plan  
**MAC Area:** Granite Bay MAC  
**Owner:** Homewood Village Resorts LLC  
 APN Zoning  
 097-050-058-000 157 HOMEWOOD SKI AREA CONSERVATION

**HUTCHINSON, SUSAN MLD - PMLD - T20130380 - BOS2**

**Status:** County comments sent 8/17/15; Applicant 3<sup>rd</sup> 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

**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 8/17/15; Applicant 3<sup>rd</sup> 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 8/24/15; ERC meeting scheduled for 9/1/15 before next resubmittal  
**Lead:** GERRY HAAS  
**Project Description:** The project proposes a 20-acre Planned Residential Development (subdivision) consisting of 17 single-family lots, which will range in size from 30,000 to 41,000 square feet. The subdivision will include two open space lots and a new roadway connecting to Joeger Road approximately 0.3 miles south of Bell Road, in the North Auburn area.  
**Applicant:** ANDREGG GEOMATICS Work: 530-885-7072  
**Location:** JOEGER ROAD 1/4 MILE SOUTH OF BELL ROAD, AUBURN  
**Acres:** 19.39  
**Community Plan:** Auburn/Bowman Community Plan  
**MAC Area:** NORTH AUBURN MAC  
**Owner:** TOM MCNAMARA, CATHOLIC DIOCESE OF SAC  
**APN**                      **Zoning**  
 051-061-024-000      RA-B-100 PD = 1

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

**Status:** County comments sent 10/15/14; Applicant 7<sup>th</sup> submittal pending  
**Lead:** MELANIE JACKSON  
**Project Description:** The project proposes 14 residential lots, each 10-acre or larger, on a 165-acre property.  
**Applicant:** THE MACDIARMID COMPANY Work: 916-772-3680  
**Location:** SOUTHEAST INTERSECTION OF SR 193 AND CLARK TUNNEL ROAD, BETWEEN CITY OF LINCOLN & NEWCASTLE  
**Acres:** 172.27  
**Community Plan:** Placer County General Plan  
**MAC Area:** PENRYN MAC  
**Owner:** SOUTHFORK PARTNERSHIP  
**APN**                      **Zoning**  
 031-101-086-000      F-B-X 10 AC. MIN.  
 031-101-088-000      F-B-X 10 AC. MIN.  
 031-121-003-000      F-B-X 10 AC. MIN.

**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:** 1<sup>st</sup> Administrative Draft EIR comments sent 7/9/15; 2<sup>nd</sup> ADEIR 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:** Mitigated Negative Declaration public review ends 9/25/15; Grading Permit to be approved

**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:** Addendum to previously-certified EIR prepared; Board of Supervisors hearing continued from 8/4/15

**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

**NORTHSTAR BASIN RETROFIT PROJECT – PLN15-00114 - BOS5**

**Status:** Mitigated Negative Declaration public review ended 8/17/15; Grading Plan to be approved

**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:** NorthstarCalifornia proposes al Mountain Master Plan for the existing ski resort area. This will involve both project-level and

**Description:** 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.

**OWENS MINOR LAND DIVISION – PLN15-00320 – BOS3**

**Status:** Applicant 1<sup>st</sup> submittal received 8/21/15; County comments due 9/18/15

**Lead:** Melanie Jackson

**Project Description:** The project proposes to subdivide a 12-acre parcel in two lots, 5.5 acres and 6.5 acres.

**Applicant:** None

**Location:** SQUAW VALLEY ROAD AND CREEKS END COURT, SQUAW VALLEY

**Acres:** 12



090-072-026-000 029 KINGS BEACH SPECIAL AREA #3: RECREATION AREA  
 090-073-014-000 029 KINGS BEACH SPECIAL AREA #3: RECREATION AREA

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

**Status:** County comments sent 8/24/15; Applicant 5<sup>th</sup> submittal pending  
**Lead:** ALEX FISCH  
**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

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

**Status:** County comments sent 7/31/15; Applicant 3<sup>rd</sup> submittal pending  
**Lead:** MICHELE KINGSBURY  
**Project Description:** The project proposes an amendment to the PVSP to modify designated land uses and transfer residential units on a 114-acre parcel.  
**Applicant:** AL JOHNSON, 916-773-6103  
**Location:** 2500 FEET WEST OF WATT AVE ON BASE LINE, WEST PLACER  
**Acres:** 114  
**Community Plan:** Dry Creek West Placer Community Plan  
**MAC Area:** WEST PLACER MAC  
**Owner:** PLACER 536, A CALIFORNIA LIMITED PARTNERSHIP, 916-965-7100  
**APN Zoning**  
 023-200-071-000 SPL-PVSP

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

**Status:** Applicant 2<sup>nd</sup> submittal received 8/6/15; County comments due 9/2/15  
**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 & Somps, 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 2<sup>nd</sup> submittal received 8/3/15; County comments due 8/31/15



**Community Plan:** Dry Creek West Placer Community Plan  
**MAC Area:** WEST PLACER MAC  
**Owner:** PLACER 102  
**APN** 023-200-068-000      **Zoning** SPL-PVSP

**PLACER VINEYARDS PROPERTY 12B SMALL LOT – PLN15-00190 - BOS1 - MAJ317**

**Status:** County comments sent 6/12/15; Applicant 2<sup>nd</sup> submittal pending  
**Lead:** Alex Fisch  
**Project Description:** The project proposes to subdivide parcels 1,2,3,4 within Property 12B, totaling 69.4 acres, into 342 single-family family lots in two phases.  
**Applicant:** MacKay & Soms, 916-773-1189  
**Location:** ABOUT .75 MILES SOUTH OF BASE LINE ROAD BOUND BY 14<sup>TH</sup> ST ON THE EAST, W. DYER LANE ON THE SOUTH, 16<sup>TH</sup> 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** 023-200-068-000      **Zoning** SPL-PVSP

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

**Status:** County comments sent 4/2/15; Applicant 2<sup>nd</sup> 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 16<sup>TH</sup> 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** 023-010-004-000      **Zoning** SPL-PVSP  
 023-010-029-000      SPL-PVSP  
 023-200-008-000      SPL-PVSP

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

**Status:** Applicant 2<sup>nd</sup> submittal received 8/3/15; County comments due 8/31/15  
**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 & 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** 023-010-021-000      **Zoning** 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 7/31/15; Applicant 3<sup>rd</sup> 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

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

<b>APN</b>	<b>Zoning</b>
023-200-067-000	SPL-PVSP

**PLUMPJACK SQUAW VALLEY INN – PLN14-00047 – BOS5**

**Status:** NOP public review ended 7/6/15; 1<sup>st</sup> ADEIR to 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

**RANA MINOR LAND DIVISION– PLN15-00236 – BOS2**

**Status:** County comments sent 7/23/15; Applicant 2<sup>nd</sup> submittal pending

**Lead:** Melanie Jackson

**Project Description:** The project proposes to subdivide a 67.54-acre parcel into three lots, approximately 20, 22, and 24 acres each.

**Applicant:** CNA Engineering Inc.

**Location:** End of Andressen Lane, Sheridan

**Acres:** 67.5

**Community Plan:** Placer County General Plan

**MAC Area:** Sheridan MAC

**Owner:** Jasvir Rana

APN	Zoning
020-020-034-000	F-B-X 20 AC. MIN.

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

**Status:** County comments sent 1/14/15; Applicant 2<sup>nd</sup> 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

**RICKEY / REESE ESTATES - PMLD - T20140162 - BOS4**

**Status:** EQ Application deemed complete 6/30/15; Mitigated Negative Declaration sent for acknowledgement 7/31/15

**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** **Zoning**  
 035-120-027-000 RA-B-X 4.6 AC. MIN.

#### RIGBY MINOR LAND DIVISION – PLN14-00226 – BOS5

**Status:** County comments sent 5/29/15; Applicant 3<sup>rd</sup> 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

#### 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:** EQ Application deemed complete 7/8/15; Initial Study Checklist being prepared  
**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

#### STANFORD CHALET SUBDIVISION – PLN15-00156 - BOS5

**Status:** County comments sent 8/25/15; County comments sent 9/25/15  
**Lead:** Steve Buelna  
**Project Description:** The project proposes to develop 18 halfplex residential units on an existing commercial facility of 2.5 acres.  
**Applicant:** CAPSTONE PARTNERS LLC 503-226-1972  
**Location:** 1080 CHALET ROAD, ALPINE MEADOWS  
**Acres:** 2.5  
**Community Plan:** ALPINE MEADOWS  
**MAC Area:** NORTH TAHOE MAC  
**Owner:** ALPINE CHALET INC 530-541-1244  
**APN**                    **Zoning**  
 095-280-003-000 RS PD = 8

#### TAHOE BASIN COMMUNITY PLAN UPDATE - PGPA - T20110123

**Status:** Revised Notice of Preparation public review ended 8/3/15; 1<sup>st</sup> Administrative Draft EIR/EIS being prepared  
**Lead:** CRYSTAL JACOBSEN  
**Project Description:** The County is updating its nine Community/General Plans within the Tahoe Basin. The Update includes a modified format, which will include one over-arching Community Plan policy document, with four sub-planning areas, for which four separate zoning ordinances will be developed. The four zoning ordinances will include design guidelines for the Planning Areas. This Update is coordinated with TRPA's Regional Plan Update process. The Tahoe City Lodge will be included in the Area Plan Update as a pilot project.

#### TOPLEAN MINOR LAND DIVISION - PMLD - T20140068 - BOS4

**Status:** Mitigated Negative Declaration public review ends 9/3/15; Parcel Review Committee hearing scheduled for 9/17/15  
**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 7/28/15; Applicant 4<sup>th</sup> 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:** Draft EIR public review ended 7/17/15; Final 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
096-010-012-510	FR
096-020-015-000	CP, HDR - 25
096-020-020-000	CP
096-020-021-510	CP, HDR – 25, VC
096-060-065-000	VC
096-060-066-000	CP, VC
096-104-001-000	VC
096-221-012-000	VC
096-221-013-000	VC
096-221-014-000	VC
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
096-221-029-000	HC, VC
096-221-030-000	VC
096-221-036-000	VC
096-221-038-000	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
096-490-019-000	FR, VC
096-540-003-510	CP
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 6/28/15; Applicant 3<sup>rd</sup> 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:** Mitigated Negative Declaration public review ends 9/4/15; Planning Commission hearing being scheduled

**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

<b>APN</b>	<b>Zoning</b>
090-092-050-000	026 KINGS BEACH INDUSTRIAL COMMERCIAL/PUBLIC SERVICE

**WEST END PARKING LOT – PLN14-00092 – BOS5**

**Status:** Zoning Administrator hearing approved 8/5/15; Notice of Determination filed 8/6/15; CEQA process complete

**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

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

**WHITEHAWK I – PLN15-00300 – BOS4 - MAJ324**

**Status:** Applicant 1<sup>st</sup> submittal received 8/7/15; County comments due 9/7/15

**Lead:** CHRISTOPHER SCHMIDT

**Project Description:** The project proposes a 24-lot Planned Development on an 17-acre property previously known as Beaver Creek (PSUB 20050366).

**Applicant:** Meritage Homes 707-359-2018

**Location:** SOUTH OF DOUGLAS BLVD. BETWEEN WOODGROVE AND SEENO AVE, GRANITE BAY

**Acres:** 17

**Community Plan:** GRANITE BAY

**MAC Area:** GRANITE BAY

**Owner:** Folsom Oak Tree LTD

<b>APN</b>	<b>Zoning</b>
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048-151-001-000 RS-AG-B-X-20

**WHITEHAWK II – PLN15-00301 – BOS4 - MAJ325**

**Status:** Applicant 1<sup>st</sup> submittal received 8/7/15; County comments due 9/7/15  
**Lead:** CHRISTOPHER SCHMIDT  
**Project Description:** The project proposes a 56-lot Planned Development on a 33-acre property.  
**Applicant:** Meritage Homes 707-359-2018  
**Location:** SOUTH OF DOUGLAS BLVD. BETWEEN WOODGROVE AND SEENO AVE, GRANITE BAY  
**Acres:** 33  
**Community Plan:** GRANITE BAY  
**MAC Area:** GRANITE BAY  
**Owner:** Creekside Oaks, LLC

<b>APN</b>	<b>Zoning</b>
048-151-061-000	RA-B-100

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

**Status:** County comments sent 4/15/15; Applicant 4<sup>th</sup> submittal pending  
**Lead:** Alex Fisch  
**Project Description:** The project proposes to modify the originally approved Tentative Map from 11 to 20 residential single-family lots on a 24.5-acre parcel.  
**Applicant:** TOWNE DEVELOPMENT OF SACRAMENTO  
**Location:** WEST SIDE OF COOK RIOLO ROAD AND SOUTH OF VINEYARD ROAD NEAR ROSEVILLE  
**Acres:** 24.45  
**Community Plan:** Dry Creek/West Placer Community Plan  
**MAC Area:** West Placer MAC  
**Owner:** WINDING CREEK LLC

<b>APN</b>	<b>Zoning</b>
023-240-081-000	RS-AG-B-40

**WINERY ORDINANCE UPDATE – ZTA – PCPJ 20130151**

**Status:** Mitigated Negative Declaration public review ended 8/10/15  
**Lead:** GEORGE ROSASCO  
**Project Description:** County update of the Winery Ordinance