



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
*SPECIAL HEARING***

**AGENDA
DATE**

November 20, 2014

**OFFICE OF
Planning Services
Division**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), At-Large East of Sierra Crest; Ken Denio (Vice Chairman), District 2; Richard Roccucci (Secretary), District 1 (*absent*); Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest; and Miner “Mickey” Gray, District 5 (*absent*)

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Planning Director, reported on the following updates to the Commission:

Board of Supervisors action: On November 18th the Board of Supervisors considered the Sheridan Community Plan with much discussion on the rezone of the Industrial to Farm. This item was continued to January 9, 2015.

Upcoming Planning Commission: December 11, 2014 will be the next Planning Commission hearing, tentatively scheduled is a Zoning Administrator Appeal of a residential care facility and a subdivision modification of Cambridge Estates to consider gates.

PUBLIC COMMENT – The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. *No public comment.*

1) 10:05 AM
10:05a-11:40a

**PLACER VINEYARDS SPECIFIC PLAN AMENDMENT
Amendments to the SPECIFIC PLAN, LAND USE AND DEVELOPMENT
STANDARDS, AND DEVELOPMENT AGREEMENT (PSPA 20130242)
ADDENDUM TO THE PREVIOUSLY CERTIFIED PLACER VINEYARDS
SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH#
1999062020)
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request submitted by the Placer Vineyards Development Group, LLC on behalf of the Placer Vineyards Owners Group, to amend the approved Placer Vineyards Specific Plan (“PVSP”), Land Use and Development Standards documents, and Development Agreement to reflect proposed revisions to certain residential and commercial land uses (with no increase in the approved 14,132

residential units), parks and recreational amenities, and roadway improvements. The Planning Commission will also consider an Addendum to the previously-certified Placer Vineyards Specific Plan Final Environmental Impact Report pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, and modifications to the adopted Mitigation Monitoring and Reporting Program. The Planning Commission will transmit its recommendations on the above to the Placer County Board of Supervisors.

Project Location: The PVSP is located in the unincorporated southwestern Placer County, bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road.

APNs: 023-200-037, 023-200-041, 023-200-045, 023-010-004, 023-010-006, 023-010-013, 023-010-014, 023-010-021, 023-010-022, 023-010-023, 023-010-026, 023-010-029, 023-150-026, 023-150-027, 023-160-004, 023-160-011, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-200-006, 023-200-008, 023-200-009, 023-200-010, 023-200-011, 023-200-012, 023-200-013, 023-200-017, 023-200-018, 023-200-068, 023-200-067, 023-200-005, 023-200-071, 023-200-069, 023-200-066, 023-221-002, 023-221-057, and 023-221-058. Non-participating Properties that are subject to the request to amend the Specific Plan include Assessor Parcel Numbers 023-200-062, 023-200-063, 023-200-015, 023-200-028, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028

Total Acreage: 5,230 gross acres,

Zoning: SPL-PVSP

Community Plan Area:

MAC Area: West Placer Municipal Advisory Counsel

Applicant: Placer Vineyards Development Group, LLC

Owner: Placer Vineyards Owners Group

County Staff:

Planning: Michele Kingsbury (530) 745-3166

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

Seven members from the public provided verbal comments.

***MOTION VOTE 4:0 Commissioner Moss, Commissioner Johnson second;
To recommend to the Board of Supervisors to modify the Placer Vineyards
Specific Plan, and findings included in staff report;***

- 1. Adopt the addendum to the certified Placer Vineyards Specific Plan Final
Environmental Impact Report (SCH#1999062020);***
- 2. Adopt an amendment to the Placer Vineyards Specific Plan Mitigation
Monitoring and Reporting Program;***
- 3. Approve amendments to the Placer Vineyards Specific Plan;***
- 4. Approve amendment to the Placer Vineyards Specific Plan Land Use
Development Standards; and***
- 5. Approve the Second Amended and Restated Development Agreement with
changes noted on the errata sheet provided today.***

AYE: Nader, Moss, Johnson, Severson

RECUSED: Denio

ABSENT: Gray, Roccucci

2) 10:25 AM
11:54a-12:31p

**RIOLO VINEYARD SPECIFIC PLAN AMENDMENT
AMENDMENTS TO SPECIFIC PLAN, DESIGN GUIDELINES, DEVELOPMENT
STANDARDS, AND DEVELOPMENT AGREEMENT, AND REZONE (PSPA
20130392)**

**ADDENDUM TO PREVIOUSLY CERTIFIED RIOLO VINEYARD SPECIFIC PLAN
FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2005092041)**

SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Dave Cook on behalf of Homes by Towne of Riolo Vineyard, LLC (HBT), to amend the approved Riolo Vineyard Specific Plan (“RVSP”), Development Standards and Design Guidelines documents, and Development Agreement to reflect proposed revisions to certain residential and commercial land uses (with no increase in the approved 933 residential units), parks and recreational amenities, and roadway improvements; and a rezone to SPL-RVSP for 322.8 of the total 525 acres. The Planning Commission will also consider an Addendum to the previously-certified Riolo Vineyard Specific Plan Final Environmental Impact Report pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, and modifications to the adopted Mitigation Monitoring and Reporting Program. The Planning Commission will transmit its recommendations on the above to the Placer County Board of Supervisors.

Project Location: The RVSP is located in the southern portion of Placer County, bounded on the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road.

APNs: 023-200-019, 023-200-023, 023-200-027, 023-200-031, 023-200-055, 023-200-056, 023-200-057, 023-200-072, 023-200-073, 023-221-004, 023-221-005, 023-221-006, 023-221-007, and 023-221-054

Total Acreage: 525 acres

Zoning:

Community Plan Area:

MAC Area:

Applicant: Dave Cook

Owner: Homes by Towne of Riolo Vineyard, LLC (HBT)

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

No members from the public provided verbal comments.

***MOTION VOTE 5:0 Commissioner Nader, Commissioner Moss second;
To recommend the amendment and restated development agreement Section 1.3.1 be
amended to establish the commencement of the term with the effective date of the
amended agreement.***

AYE: Nader, Moss, Johnson, Denio, Sevison

ABSENT: Gray, Rocucci

***MOTION VOTE 5:0 Commissioner Denio, Commissioner Nader second;
To recommend to the Board of Supervisors to modify Riolo Vineyard, and ;***

- 1. Adopt the Addendum to the certified Riolo Vineyard Specific Plan Final Environmental Impact Report (SCH# 2005092041);***
- 2. Adopt an amendment to the Riolo Vineyard Specific Plan Mitigation Monitoring and Reporting Program;***
- 3. Adopt a resolution approving amendments to the Riolo Vineyard Specific Plan;***
- 4. Adopt an ordinance for a rezone of 322.8 of the total 525 acres to SPL-RVSP;***
- 5. Adopt an ordinance approving amendments to the Riolo Vineyard Specific Plan Development Standards;***
- 6. Adopt a resolution approving amendments to the Riolo Vineyard Specific Plan Design Guidelines; and***

7. *Adopt an ordinance approving the Amended and Restated Development Agreement for the Riolo Vineyard Specific Plan; including the errata sheet and as further amended and include findings recommended.*

AYE: Nader, Moss, Johnson, Denio, Severson

ABSENT: Gray, Rocucci