

COUNTY OF PLACER  
PLANNING COMMISSION



**ACTION**  
**AGENDA**  
**DATE**  
**July 14, 2016**

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

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**10:00 am FLAG SALUTE**

**ROLL CALL:** Richard Roccucci, District 1 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Richard Johnson, District 3 (Secretary); Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest, Fred Arcuri, District 2 [*All Commissioners were present*]

**REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on Planning Commission agendas and Board of Supervisors hearing decisions.**

**PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.**

**CONSENT AGENDA – Consent Agenda Item B – Nellie Jo Ranch EOT was approved. Item A, C, D, E and F were removed from consent agenda at the request of Engineering and Surveying as it was determined that maps approved prior to July 1, 2015 were not subject to post construction LID and Hydro modification management as conditioned. Errata sheet for the items removed from consent agenda were provided and the public was given the opportunity to speak on each item removed.**

**TIMED ITEMS:** The following timed items are to be discussed at the time indicated.

- 1) 10:05 am MORGAN PLACE SUBDIVISION**  
*10:18am-10:23am* **EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/VARIANCES (PSUB 20060309)**  
**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2004062141)**  
**SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Moser Ventures Inc., on behalf of CNC Stoneridge LLC, for approval of a two-year Extension of Time, for a previously-approved Tentative Subdivision Map and Variances that allow for a 91-lot single-family residential subdivision. The approved Variances allow for the following development standards: Lot Size – 2,750 square feet, Coverage – 45% (two-story structures), Side yard setback – 5 feet (two-story structures), Front setback – 18 feet garage, Rear setback – 10 feet (two-story

structures). This Extension of Time recognizes minor changes made to the project since its original approval that were found to be in substantial conformance with the originally approved Tentative Subdivision Map. These changes included a reduction to 80 lots (with an increase in minimum lot size from 2,750 square feet to 4,217 square feet), minor revisions to on-site circulation, and a reconfiguration of the common area lots. This Extension of Time request will also recognize proposed changes to the approved front setback Variance where the minimum driveway standard length of 20 feet (to the face of the garage) will be met for all lots, consistent with County Code, except for lots 37 and 38, where the front setback would remain 18 feet to the garage due to the configuration of these two lots. The Tentative Subdivision Map and Variances were approved by the Planning Commission on May 25, 2006. A Final Environmental Impact Report prepared for the project in accordance with CEQA was certified at the same time.

**Project Location:** The subject property is located approximately 200 feet from the southeast corner of the intersection of Walerga Road and PFE Road, in the West Roseville area.

**APN:** 023-221-013-000

**Total Acreage:** 11.85 acres

**Zoning:** RM-DL8-Dc (Residential Multi-Family, Combining Density Limitation of 8 units/acre, Combining Design Scenic Corridor)

**Community Plan Area:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer MAC

**Owner/Applicant:** Moser Ventures Inc., on behalf of CNC Stoneridge LLC

**County Staff:**

Planning: Nikki Streegen (530) 745-3061

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

Environmental Health: (530) 745-2300

*Zero members from the public provided verbal comments*

***MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Sevison second;***

***Approved the two-year Extension of Time request for the Morgan Place Subdivision and Variances in reliance on the previously certified Environmental Impact Report and modified Conditions of Approval based on findings in the staff report.***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Rocucci,***

***NO: none***

***ABSENT: none***

**2) 10:10 am**  
*10:23am-10:39am*

**VISTA DEL LAGOS**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT**

**(PSUB 400/CUP2762)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (EIAQ-3557)**

**SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Marcella N. Crandall, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a 14-lot Planned Residential Development. The Tentative Subdivision Map and Conditional Use Permit were approved by the Board of Supervisors on May 28, 2002. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time.

**Project Location:** The subject property is located at the south end of Lake Forest Road approximately 1.3 miles east of Auburn-Folsom Road.

**APN's:** 036-190-024-000

**Total Acreage:** 50.5 acres

**Zoning:** RA-B-X 4.6 AC Min. PD = 0.44 (Residential Agriculture, combining minimum Building Site of 4.6 acres, combining Planned Residential Development with a factor of 0.44, or 1 unit per 2.3 acres),

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Owner/Applicant:** Marcella N. Crandall

**County Staff:**

Planning: Christopher Schmidt (530) 745-3076

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

Environmental Health: (530) 745-2300

*One member from the public provided verbal comments*

*MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Sevison second; Approved the two-year Extension of Time request for the Vista Del Lagos subdivision in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval subject to the findings in the staff report.*

*AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,*

*NO: none*

*ABSENT: none*

**3) 10:20 am**  
*10:39am-11:01am*

**PLACER GOLD INDUSTRIAL PARK**

**VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PLN14-00138)**

**MITIGATED NEGATIVE DECLARATION**

**SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Greg Bardini of Morton & Pitalo on behalf of CP 3500 Cincinnati, LLC, for approval of a Phased Vesting Tentative Subdivision Map and Conditional Use Permit to subdivide 52.33 acres into nine industrial lots ranging in size from 2.79 acres to 13.76 acres, and two lettered lots 'A' and 'B' for development of common storm water basins. The 52.33 acres is a portion of the total 182.89-acre Remainder Parcel created under a previously approved Minor Land Division for Placer Gold Industrial Park (PLN 14-00007). This subdivision would also create a 129.84-acre remainder parcel with no entitlements or development rights. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

**Project Location:** The subject property is located at the northern terminus of Cincinnati Avenue in the Sunset Industrial Area, in the Rocklin area.

**APN's:** 017-063-025-000 and 017-063-027-000

**Total Acreage:** 182.89 acres

**Zoning:** INP-Dc (Industrial Park, combining Design Scenic Corridor)

**Community Plan Area:** Sunset Industrial Plan

**MAC Area:** none

**Applicant:** Greg Bardini of Morton & Pitalo

**Owner:** CP 3500 Cincinnati, LLC,

**County Staff:**

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

*One member from the public provided verbal comments*

***MOTION VOTE 7:0 Commissioner Arcuri moved, Commissioner Gray second;  
Adopt the Mitigation Negative Declaration and the Mitigation Monitoring and Reporting Plan,  
and approve the proposed Phased Vesting Tentative Subdivision Map and Master Conditional  
Use Permit, subject to the findings and conditions of approval in the staff report and the errata  
sheet for the conditions of approval.***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

**4) 10:30 am**  
*11:01am-12:15pm*

**LAKE VISTA ESTATES  
VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT  
(PLN14-00221)**

**MITIGATED NEGATIVE DECLARATON  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Jerry Aplass of Burrell Consulting Group on behalf of LOA Properties Inc., for approval of a Vesting Tentative Subdivision Map and a Conditional Use Permit to allow a 15-Lot Planned Residential Development, including 10.49 acres of open space, and multi-purpose trails. Custom home sites would range in area from 1.15 acres to 2.14 acres. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project in accordance with CEQA.

**Project Location:** The subject property is located at Boulder Road near its intersection with Walden Woods Way in the Granite Bay area.

**APN's:** 035-410-011-000 and 035-300-095-000

**Total Acreage:** 35.84 acres

**Zoning:** RA-B-X-20, PD = 0.44 (Residential-Agriculture, combining a minimum lot size of 20 acres, combining Planned Residential Development with a maximum of 0.44 dwelling units per acre)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Applicant:** Jerry Aplass of Burrell Consulting Group

**Owner:** LOA Properties Inc.

**County Staff:**

Planning: George Rosasco (530) 745-3065

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 7:0 Commissioner Johnson moved, Commissioner Moss second;  
Adopted the Mitigated Negative Declaration and Mitigation Monitoring Program for this  
project in compliance with CEQA and approved the Vesting Tentative Subdivision map and  
Conditional Use Permit for the Lake Vista Estates Planned Residential Development as well as  
amended conditions, subject to the findings in the staff report. Amended conditions included  
modifications to the Errata sheet and renumbering; Condition #19 changed to Condition #20;  
new condition added as Condition 89 B, revised Condition #19 to add "... In coordination with  
the State Parks the project proponent and County staff will look at on-site fencing and perimeter  
fencing and insure wildlife can pass through."***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

**CONSENT AGENDA - *Consent Agenda approved Item B – Nellie Jo Ranch EOT; removed Items A, C, D, E and F from consent***

**A) HIDDEN CREEK SUBDIVISION**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PSUB 20060380)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Vance Jones, of McKay & Soms, on behalf of Atwood 20, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 18-lot Planned Residential Development. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on April 9, 2009. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time.

**Project Location:** The subject property is located on the north side of Atwood Road, approximately 0.4 miles west of Richardson Drive, in the North Auburn area.

**APN's:** 051-120-007-000

**Total Acreage:** 19.5 acres

**Zoning:** RS-AG-B-40 PD-1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)

**Community Plan Area:** Auburn/Bowman Community Plan

**MAC Area:** North Auburn MAC

**Applicant:** Vance Jones, of McKay & Soms

**Owner:** Atwood 20, LLC

**County Staff:**

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Moss second;***

***Approved a two-year Extension of Time, and modify conditions 1 and 29 subject to the conditions and findings in the staff report***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

**B) NELLIE JO RANCH SUBDIVISION**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PSUB 20060261)**

**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2003072086)**

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Geri Grant, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 80-lot Planned Residential Development. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on May 25, 2006. A Final Environmental Impact Report prepared for the project in accordance with CEQA was certified at the same time.

**Project Location:** The subject property is located northwest of Spring Garden Road and east of Eagle Crest Drive in the Foresthill area.

**APN's:** 258-100-001-000, 258-100-004-000, 258-150-001-000, 258-150-004-000, and 258-170-018-000



**Total Acreage:** 403.1 acres

**Zoning:** RF-B-X 20 Ac Min PD 0.44 (Residential Forest, combining minimum Building Site of 20 acres, combining Planned Residential Development with a factor of 0.44, or 1 unit per 2.3 acres)

**Community Plan Area:** Foresthill Divide Community Plan

**MAC Area:** Foresthill Forum

**Owner/Applicant:** Geri Grant

**County Staff:**

Planning: Kally Kedinger-Cecil (530) 745-3034

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

***MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Moss second;***

***Approve this consent item and remove items A, C, D, E and F***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

### **C) CERONIX CORPORATE CAMPUS**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/VARIANCE (PCPM20070128/PSUB 389/PCUP 2640)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Jack Remington on behalf of Don Whitaker, for approval of a two-year Extension of Time, for a previously approved Tentative Subdivision Map, Conditional Use Permit and a Variance. The approved Tentative Subdivision Map allows for a phased commercial subdivision (5 Phases) that would subdivide the original 20.12 acre parcel into 17-lots. The Conditional Use Permit allows for specific commercial uses, including light industrial, manufacturing, assembly, research and development and offices (where they are compatible with industrial uses) with an approved building area not to exceed 181,430 square feet. The approved Variance allows for a reduction of the side yard setback from the required 15 feet to 12.5 feet in order to preserve existing oak trees on the property. The final subdivision maps for Phase 1 have been recorded. Lots included in Phase 2 through 5. The Tentative Subdivision Map, Conditional Use Permit and Variance were approved by the Planning Commission on April 12, 2007. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time.

**Project Location:** The subject property is located at 13350 New Airport Road, in the Auburn area.

**APN's:** 052-190-085-000

**Total Acreage:** 12.30 acres

**Zoning:** INP-Dc (Industrial Park, combining Design Scenic Corridor),

**Community Plan Area:** Auburn Bowman Community Plan

**MAC Area:** North Auburn MAC

**Applicant:** Jack Remington

**Owner:** Don Whitaker

**County Staff:**

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Moss second;***

***Approved a two-year Extension of Time, and modify conditions 1, 21 and 23 subject to the conditions and findings in the staff report***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

**D) KEMPER WOODS SUBDIVISION**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP (PSUB 20050600)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (SCH#2006052139)  
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Alpha Real Estate Fund, LLC, for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map that allows a 23-lot single-family residential subdivision. This Extension of Time request recognizes minor changes made to the project since its original approval that were found to be in substantial conformance with the originally approved Tentative Subdivision Map. The Tentative Subdivision Map was approved by the Planning Commission on June 13, 2006. A Mitigated Negative Declaration (State Clearing House #2006052139) prepared for the project in accordance with CEQA was adopted at the same time.

**Project Location:** The subject property is located at the southeast corner of Kemper and Bean Road in North Auburn.

**APN's:** 051-090-031-000

**Total Acreage:** 24.3 acres

**Zoning:** RS-B-40 PD=1 (Residential Single-Family, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development with a factor of one unit per acre)

**Community Plan Area:** Auburn Bowman Community Plan

**MAC Area:** North Auburn MAC

**Owner /Applicant:** Alpha Real Estate Fund, LLC

**County Staff:**

Planning: Nikki Streegan (530) 745-3577

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

***MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Arcuri second;***

***Approved a two-year Extension of Time, and modify conditions 1, 16 A) and 16 B) as shown in errata subject to the conditions and findings in the staff report***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccutti,***

***NO: none***

***ABSENT: none***

**E) KEMPER OAKS UNIT 2 SUBDIVISION**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT  
(PSUB 200500842)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 3(HOLMES)**

Consider a request from 29<sup>TH</sup> Street Single Family Homes, for approval of a two-year Extension of Time, for a previously approved Tentative Subdivision Map and Conditional Use Permit that allowed a 47-lot Planned Residential Development. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on June 22, 2006. A Mitigated Negative Declaration, prepared for the project in accordance with CEQA, was adopted at the same time.

**Project Location:** The subject property is located at 11670 Kemper Road, south of the intersection of Wildberry Lane, in the North Auburn area.

**APN's:** 052-470-001

**Total Acreage:** 24 acres

**Zoning:** RS-B-20, PD 2.5 (Residential Single-family, combining minimum building site size of 20,000 square feet, combining Planned Residential Development with a factor of 2.5 dwelling units per acre)

**Community Plan Area:** Auburn Bowman CP

**MAC Area:** North Auburn MAC

**Owner/Applicant:** 29<sup>TH</sup> Street Single Family Homes

**County Staff:**

Planning: Kally Kedinger-Cecil (530) 745-3034

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

***MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Johnson second;***

***Approved a two-year Extension of Time, and modify conditions 1, 15 A) and 15 B) as shown in errata subject to the conditions and findings in the staff report***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

## **F) BROOKWOOD ESTATES**

**EXTENSION OF TIME - TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT  
(PSUB 20040812)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from RCH Group for approval of a two-year Extension of Time for a previously approved Subdivision Map and Conditional Use Permit that allows a 17-lot Planned Residential Development. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on April 27, 2006. A Mitigated Negative Declaration prepared for the project was adopted at the same time.

**Project Location:** The subject property is located at 3771 PFE Road, to the east of Walerga Road in the Roseville area.

**APN's:** 023-260-034-000

**Total Acreage:** 8.3 acres

**Zoning:** RS-AG-B-20 PD = 2 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 20,000 square feet, combining a Planned Residential Development of two units per acre)

**Community Plan Area:**

**MAC Area:** West Placer MAC

**Owner/Applicant:** RCH Group

**County Staff:**

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: (530) 745-2300

***MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Moss second;***

***Approved a two-year Extension of Time, and modify conditions 1 and 29 B) as shown in errata subject to the conditions and findings in the staff report***

***AYE: Arcuri, Sevison, Gray, Moss, Johnson, Nader, Roccucci,***

***NO: none***

***ABSENT: none***

***MEETING ADJOURNED 12:14 PM***