



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA  
JULY 13, 2017

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.*

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**10:00 am      FLAG SALUTE**

**ROLL CALL:** Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.

**REPORT FROM THE PLANNING DIRECTOR:** Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT:** Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

**CONSENT AGENDA:** All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

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

- 1) 10:05 am**      **PLACER VINEYARDS SPECIFIC PLAN 1<sup>st</sup> DEVELOPMENT PHASE  
PROPERTY 7 SMALL LOT VESTING TENTATIVE SUBDIVISION MAP  
(PLN15-00089)  
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT,  
CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND  
CEQA GUIDELINES SECTION 15182 (EXEMPTION)  
SUPERVISORIAL DISTRICT 1 (DURAN)**
- Consider a request from Rich Langdon, WCH Communities, LP, for approval of a Small Lot Vesting Tentative Subdivision Map for Property 7 (SLVTSM-P7) of the Placer Vineyards Specific Plan (PVSP) Area. The Property 7 Small Lot Vesting Tentative Subdivision Map would create 976 lots, including 912 Medium Density lots and 4 High Density lots (698 units on 49.2 acres) and 1 Commercial Mixed-Use lot (6.4-acres) with 82 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will also create 2 Neighborhood Parks (10.8 acres), 2 School lots (14.5 acres), 1 Transit Center lot (2 acres), 1 Fire Station lot (2.5 acres), 1 Power Center lot (0.4 acres), 4 Open Space lots (64.2 acres), 46 landscape lots (15.3+/- acres), 1 water tank lot and 1 Religious Site lot (2.1 acres).
- Project Location:** Three miles west of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated southwest corner of Placer County west of the City of Roseville.
- APN(s):** 023-200-045 and 023-200-066
- Total Acreage:** 357 acres
- Zoning:** Medium Density Residential, High Density Residential, Commercial Mixed-Use, Power Center, Religious, Parks, Open Space and Public / Quasi-Public land use designations as well as the location and configuration of roadway and public utility easements.
- Community Plan Area:** Dry Creek West Placer Community Plan
- Applicant:** Mike Smith, MacKay & Soms Engineering
- Owner:** Rich Langdon, WCH Communities, LP
- County Staff:**  
Planning – Jen Byous (530) 745-3008  
Engineering & Survey – Phil Frantz (530) 745-7584  
Environmental Health – Joey Scarbrough (530) 745-2346

**CONSENT AGENDA:**

- A)**                    **PENRYN TOWNHOMES  
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL  
USE PERMIT (PSUB 20060767)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 3 (HOLMES)**
- Consider on its consent agenda, a request from Ed Benoit on behalf of the Trustee of the Larry G. Epperson Trust A, for approval of a two-year Extension of Time, for a previously approved Tentative Subdivision Map and Conditional Use Permit that allowed planned residential development on 3.2 acres. The project would include 23 townhomes in seven separate buildings, and three common ownership lots for interior circulation and parking as well as open space, passive recreation facilities, and landscape buffer areas.

**Project Location:** East of Penryn Road, approximately 0.1 mile north of the 1-80 interchange in Penryn.

**APN:** 043-060-061-000

**Total Acreage:** 3.2 acres

**Zoning:** C1-UP-Dc (Neighborhood Commercial, combining Use Permit Required and Design Review)

**Community Plan Area:** Horseshoe Bar / Penryn Community Plan

**Applicant:** Ed Benoit

**Owner:** Alice F. Epperson, Trustee of the Larry G. Epperson Trust A

**County Staff:**

Planning: Emily Setzer (530) 745-3067

Engineering and Survey: Rebecca Taber (530) 745-7538

**B)** Approve Action Agenda of June 8, 2017 Planning Commission Meeting