



## CEQA Active Projects

### August 2020

Sorted by Board of Supervisor District

#### NEW PROJECTS SINCE 7/1/2020

PLN20-00188

Penryn Pet Hospital

## District 1

### BASELINE COMMERCIAL CENTER

PLN20-00103

<b>Lead:</b>	Christopher Schmidt
<b>Status:</b>	The County received the additional information requested on 07/10/20 and is reviewing the information for completeness.
<b>Project Description:</b>	Repurpose a portion of an existing telecommunications industrial facility into a commercial center on approximately 6.8 acres located on the southeast corner of Baseline Road and Walerga Road, west of Crowder Lane.  Pre-Application project number is PLN18-00227
<b>Applicant:</b>	Bryan Landgraf
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Cal Holdings, Llc

APN	Address	Zoning	Acres
023-221-020-000	8000 CROWDER LN, ROSEVILLE	RS-AG-B-40 PD = 1	1.90
			1.90

### SILVER SAGE - RIOLO VINEYARD SPECIFIC PLAN PHASE 3

PLN18-00333

<b>Lead:</b>	Nick Trifiro
<b>Status:</b>	The proposed project is within the scope of impacts addressed in a previously-certified Environmental Impact Report (EIR). No further environmental document will be prepared. No change since last update.
<b>Project Description:</b>	270 residential lot subdivision located within 113.9 acres of the Riolo Vineyard Specific Plan, including trails and open space.

<https://www.placer.ca.gov/2479/Environmental-Coordination-Services>

Project description subject to change without notice

Planning\_CEQA\_Active\_Projects

**Applicant:** N/A

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Jen California 8 Llc

APN	Address	Zoning	Acres
023-200-031-000	5520 P F E RD, ROSEVILLE	SPL-RVSP	0.00
023-200-055-000		SPL-RVSP	93.90
023-200-072-000		SPL-RVSP	85.70
023-200-089-000			
			179.60

**PLACER VINEYARDS SP PROPERTY 1B AMENDMENT**

**PLN20-00118**

**Lead:** Kally Keding-Cecil

**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 07/02/20.

**Project Description:** The proposed project is a Specific Plan Amendment on Property 1B, a 56+/- acre property within the Placer Vineyards Specific Plan Area. The proposed Specific Plan will A) modify the alignment of Town Center Avenue, and B) modify the land use designations from the approved 2015 Placer Vineyards Specific Plan. A Development Agreement amendment will be included in order to update the land use exhibit. Please see the enclosed Project Narrative for additional information.

**Applicant:** Hodel Family Enterprises Lp

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Hodel Family Enterprises Lp

APN	Address	Zoning	Acres
023-200-006-000	5600 STRAIGHT RD, ROSEVILLE	SPL-PVSP	56.00
			56.00

**PLACER VINEYARDS SPECIFIC PLAN (PVSP) PROPERTY 3 SLTM - DEVELOPMENT P**

**PLN18-00365**

**Lead:** Kally Keding-Cecil

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 03/19/20 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** PVSP Prop 03 is a 100.3+/- acre project site comprised of Commercial, High Density Residential, Medium Density Residential, Open Space, and PQP/Religious land uses. The entitlements requested with this package are a Small Lot Vesting Tentative Map and an Administrative Modification. The Small Lot Tentative Map is comprised of 227 total Residential lots, 5 Commercial lots, 1 Religious lot, and 2 Open Space lots.

Please see the attached Project Narrative for additional information.

**Applicant:** Baseline & Watt Llc Et Al

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Baseline & Watt Llc Et Al

APN	Address	Zoning	Acres
023-200-037-000		SPL-PVSP	99.92
			<u>99.92</u>

**MASON TRAILS SUBDIVISION**

**PLN19-00077**

**Lead:** Nick Trifiro

**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 11/20/19. No change since last update.

**Project Description:** The Mason Trails Subdivision is a proposed residential subdivision in the Riolo Vineyards specific plan area that will subdivide 78.41 acres into 170 single family residential lots.

**Applicant:** Steve Greenfield

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Walker Elliott Family Partnership

APN	Address	Zoning	Acres
023-221-005-000	0 P F E RD, ROSEVILLE	RS-AG-B-20-DR PD = 2	77.00
			<u>77.00</u>

**PFE RANCH (FORMERLY GRASSY KNOLL SUBDIVISION)**

**PLN19-00294**

**Lead:** Angel Green

**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 04/28/20. No change since last update.

<b>Project Description:</b>	Create 10 lot, residential subdivision
<b>Applicant:</b>	Krg Investments
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Krg Investments

APN	Address	Zoning	Acres
023-250-062-000	9324 COOK RIOLO RD, ROSEVILLE	RS-AG-B-20	8.70
			<u>8.70</u>

## MILL CREEK

PLN16-00103

<b>Lead:</b>	Christopher Schmidt
<b>Status:</b>	Draft Environmental Impact Report (EIR) public review ended on 08/01/18. Application on hold. No change since last update.
<b>Project Description:</b>	Residential community of 308 homes with threeparks, open space and trails on a 110.1 acres site on the south side of PFE Road at Antelope Road in West Placer. Applicant is requesting a GPA, Rezoning, and Variance to lot coverage.
<b>Applicant:</b>	Rob Wilson
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Purett Robert J Jr Et Al

APN	Address	Zoning	Acres
474-120-017-000	0 NO ADDRESS ON FILE, ROSEVILLE	OP-Dc	44.90
474-130-007-000	9700 ANTELOPE RD, ROSEVILLE	RS-AG-B-20	19.00
474-130-009-000	0 P F E RD, ROSEVILLE	RS-AG-B-20	5.00
474-130-010-000	2755 P F E RD, ROSEVILLE	RS-AG-B-20	4.00
474-130-017-000	0 NO ADDRESS ON FILE, ROSEVILLE	RS-AG-B-20	1.50
474-130-018-000		RS-AG-B-20	6.40
474-130-022-000	2751 P F E RD, ROSEVILLE	RS-AG-B-20	2.00
474-130-024-000	2901 P F E RD, ROSEVILLE	RS-AG-B-20	24.70
			<u>107.50</u>

## SABRE CITY PARK ESTATES

PLN19-00392

<b>Lead:</b>	Christopher Schmidt
<b>Status:</b>	The public review period for the Mitigated Negative Declaration ended on 07/10/20. A Planning Commission public meeting is tentatively scheduled for 08/13/20.

**Project Description:** The project proposes a Rezoning, Vesting Tentative Subdivision Map, and setback Variance in order to allow construction of twenty-four single-family residences on 3.78 acres of land located on Vandenberg Circle in West Placer. The vacant site is located within the Dry Creek West Placer Community Plan area and was an unused portion of the Sabre City Park, deemed surplus by the Placer County Board of Supervisors.

On May 28, 2019, the Placer County Board of Supervisors approved a purchase and sale agreement with Infinity Homes, Inc., the project applicant, to purchase the project site, a 3.78 ± acre portion of a 5-acre parcel (APN: 023-301-004-000) located at 105 Vandenberg Circle. The parcel split was recorded in December 2019 that created the project site and the Sabre City Park on 1.22 acres.

The site is designated High Density Residential, 4 to 10 dwelling units per acre in the Dry Creek West Placer Community Plan and is zoned RM-DL8-Dc (Residential Multi-Family, Density Limitation of 8 units/acre, combining Design Scenic Corridor) and O (Open Space). The project requires a Rezoning of the project site to RM-DL10-Dc.

A Vesting Tentative Subdivision Map will split the 3.78-acre parcel into 24 single-family residential lots. Detached, modular single-family residences (avg. size of 1,200 sq.ft.) would be constructed within individual lots ranging in size from 5,172 to 10,086 square feet. Access to the site will be from Vandenberg Circle and Colin Kelly Drive, existing roadways within the Sabre City subdivision. Driveway parking will be provided for two vehicles on each lot with garages optional.

Pursuant to California Government Code Section 54222.5, the project is subject to a deed restriction requiring that at least 25 percent of residential units be made available at an affordable cost to lower income households.

A Variance has been requested to reduce the required side yard setbacks on the proposed lots from the required five feet to three feet.

Sidewalks are proposed along the lot frontages, connecting to existing sidewalks to the west and the sidewalk in front of the park site. Site development will be undertaken in one phase and will involve partial clearing and grading of the site, trenching and digging for underground utilities, and ultimately the construction of driveways, residential structures, and landscaping. Several portions of sewer lines will be upgraded.

**Applicant:** Keith Paulsen

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Placer County Of

APN	Address	Zoning	Acres
023-301-004-000		O; RM-DL8-Dc	5.00
023-301-005-000	105 VANDENBERG CIR, ROSEVILLE		
023-301-006-000			
			<hr/>
			5.00

## District 2

PLACER GOLD INDUSTRIAL PARK MLD

PLN20-00172

**Lead:** Nick Trifiro

<https://www.placer.ca.gov/2479/Environmental-Coordination-Services>

Project description subject to change without notice

Planning\_CEQA\_Active\_Projects

**Status:** The County received this application on 06/26/20 and the Environmental Review Committee (ERC) is reviewing the application for completeness. No change since last update.

**Project Description:** The project would divide lot 7 into four lots lot 7, lot 8, lot 9, and lot B. Lot 7 is proposed to be 6.24 acres. Lot 8 is proposed to be 5.24 acres. Lot 9 is proposed to be 13.76 acres. Lot B is proposed to be 1.16 acres and would be allocated as a detention basin for water quality. See attached project description for more information.

**Applicant:** Brett R Baumgarten

**Supervisor District:** District 2

**Community Plan:** Sunset Area Plan

**MAC Area:** N/A

**Owner:** Cp 3500 Cincinnati Llc

APN	Address	Zoning	Acres
017-063-060-000	0 NO ADDRESS ON FILE, ROCKLIN	LI-Dc	108.40
			<u>108.40</u>

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## VEHICLE INSPECTION CENTER

PLN20-00053

**Lead:** Kally Keding-Cecil

**Status:** Zoning Administrator approved the project and found the project consistent with the Sunset Area Plan / Placer Ranch Specific Plan EIR on 07/16/20. Third-party appeal received. Planning Commission hearing to be scheduled.

**Project Description:** APPEAL RECEIVED 7/27/20

This project is for the construction and operation of a 190,000 sf. vehicle storage and inspection center. In addition to the storage and inspection center, the project would include construction and operation of ancillary structures such as fueling islands and wash facilities, parking lots for cars and trucks, stormwater facilities and water quality basins, and landscaped areas. Project entitlements include a Minor Use Permit and Design Review.

**Applicant:** Todd Ward

**Supervisor District:** District 2

**Community Plan:** Sunset Industrial Area Plan

**MAC Area:** N/A

**Owner:** Cp 3500 Cincinnati Llc

APN	Address	Zoning	Acres
017-063-060-000	0 NO ADDRESS ON FILE, ROCKLIN	INP-Dc	108.40
017-063-064-000		INP-Dc	55.00
			<u>163.40</u>

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## OLSEN MINOR LAND DIVISION

PLN18-00217

**Lead:** Kelly Boyle

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.

**Project Description:**  
**Description:** The project proposes a Minor Land Division to subdivide a 12.07-acre parcel (021-250-290-000) into two parcels consisting of 6.02 acres (Parcel 1) and 6.05 acres (Parcel 2) (see Figure 1). Proposed Parcel 2 is developed with an existing 1,200 square-foot modular home that would remain following recordation of the parcel map. The home is served by an existing septic system that was tested and inspected for proper function as part of this project. A new potable water well was also constructed to serve the existing residence. A second well was constructed for proposed Parcel 1, and perc testing for future onsite sewage disposal for that parcel has been completed.

Prior to recordation of the parcel map new roadway improvements would be constructed. Those improvements consist of minor widening to Hungry Hollow Road to construct a right turn deceleration taper to Fox Lane and minor widening to Fox Lane to achieve compliance with Placer County's Minor Land Division Plate 100 roadway section, which requires a 20-foot improved roadway width with 2-foot gravel shoulders on both sides. Following construction of roadway improvements and recordation of the parcel map, the existing driveway to future Parcel 2 would be abandoned and access to both parcels would be from Fox Lane.

**Applicant:** Jaime Costo

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** Rural Lincoln Municipal Advisory Council

**Owner:** Olsen Carl Et Al

APN	Address	Zoning	Acres
021-250-029-000	1440 HUNGRY HOLLOW RD, LINCOLN	F 4.6 AC. MIN.	11.99
			<u>11.99</u>

## MILLER PARCEL SPLIT

PLN20-00136

**Lead:** Amy Rossig

**Status:** The County received this application on 05/21/20 and the Environmental Review Committee (ERC) is reviewing the application for completeness. No change since last update.

**Project Description:** Proposed minor land division to split 20ac (e)parcel to 2 10ac lots. There are no buildings or other structures on (e)parcel.

**Applicant:** Miller Mike

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** Rural Lincoln Municipal Advisory Council

**Owner:** Mike Miller

APN	Address	Zoning	Acres
020-167-075-000	1675 WISE RD, LINCOLN	F-B-X 10 AC. MIN.	20.30
			<u>20.30</u>

**DAMASCHIN MLD****PLN20-00054**

**Lead:** Bennett Smithhart

**Status:** The County received the additional information requested on 07/22/20 and is reviewing the information for completeness.

**Project Description:** The Damaschin Minor Land Division proposes to subdivide a 19-acre parcel into four parcels consisting of 4.6-acres (Parcel 1), 4.6-acres (Parcel 2), 5.1-acres (Parcel 3) and 4.6-acres (Parcel 4). Access to the parcels will be provided by a 25 foot wide access road compliant with Placer County Plate 101 with turnaround for emergency vehicles. Offsite improvements on Farrel Lane will also be done and includes construction of the half width of Farrell Lane designed per Placer County Plate 100. The new connection between Farrell Lane and Fruitvale Road and connection between the new access road and Farrell Lane shall be done in accordance with Placer County Plate 116.

**Applicant:** Ryan Huck

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** Rural Lincoln Municipal Advisory Council

**Owner:** Damaschin Slava

APN	Address	Zoning	Acres
021-210-045-000	2349 FARRELL LN, LINCOLN	F 4.6 AC. MIN.	18.20
			18.20

**LINCOLN HAY FEED - MUP TYPE B****PLN18-00420**

**Lead:** Bennett Smithhart

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 05/04/20 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** A Minor Use Permit for the construction and operation of a feed store located at 1330 Hungry Hollow Road. Lincoln Hay and Feed, is considered a "Farm equipment and supplies sales" use. This property is zoned Farm 4.6-acre min and the Placer County Zoning Ordinance allows the sale of "Farm equipment and supplies sales" such as hay, grain and feed sales with a minor use permit.

**Applicant:** Ericka Martinez

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** Rural Lincoln Municipal Advisory Council

**Owner:** Lammi Brian & Lammi Christie

APN	Address	Zoning	Acres
021-250-049-000	1330 HUNGRY HOLLOW RD, LINCOLN	F 4.6 AC. MIN.	5.80
			5.80



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**FOWLER ROAD SUBDIVISION****PLN17-00204**

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**Lead:** Nikki Streegan

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**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 06/01/20. No change since last update.

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**Project Description:** The requested entitlement is for a major subdivision to subdivide the existing 81-acre parcel into eight lots each with a minimum of ten acres.

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**Applicant:** Andi Panagopoulos

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**Supervisor District:** District 2

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**Community Plan:** Placer County General Plan

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**MAC Area:** Rural Lincoln Municipal Advisory Council

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**Owner:** Dwayne Nash

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-351-002-000	1275 FOWLER RD, LINCOLN	F-B-X 10 AC. MIN.	80.00
			80.00

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**District 3**

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**BARNETT EQ - GRADING PERMIT****PLN20-00162**

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**Lead:** Alex Fisch

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**Status:** The public review period for the Mitigated Negative Declaration (MND) ends on 08/28/20. The MND is for a grading permit. The Engineering Manager will adopt the MND at the time they approve the Grading Permit.

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**Project Description:** Existing 10 ac parcel with three existing ponds, ADU, single family home, and barn structure proposes to eliminate existing driveway connection to King Road and construct two new driveway connection on the West and East property line. This proposal also proposes combining the three man-made stock ponds and to grade one larger pond encompassing the southern two ponds (filling the norther pond).

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**Applicant:** Kevin Barnett

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**Supervisor District:** District 3

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

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**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

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**Owner:** Barnett Kevin

APN	Address	Zoning	Acres
037-042-029-000	9199 KING RD, LOOMIS	RA-B-100	9.60
			9.60

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**FOX HILL LANE ESTATES MINOR LAND DIVISION**
**PLN18-00116**

<b>Lead:</b>	Kally Keding-Cecil
<b>Status:</b>	The County received the additional information requested on 07/29/20 and is reviewing the information for completeness.
<b>Project Description:</b>	THREE-LOT MINOR LAND DIVISION.
<b>Applicant:</b>	Swec, Inc. (Dan Wilson And Cynthia Mitchell)
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Newcastle/Ophir Municipal Advisory Council
<b>Owner:</b>	Mitchell Cynthia A

APN	Address	Zoning	Acres
031-161-006-000		F-B-X 4.6 AC. MIN. PD = 0.22	12.20
031-161-007-000		F-B-X 4.6 AC. MIN. PD = 0.22	13.70
031-470-020-000		F-B-X 4.6 AC. MIN. PD = 0.22	9.80
			35.70

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**PENRYN PET HOSPITAL**
**PLN20-00188**

<b>Lead:</b>	Delanie Farnham
<b>Status:</b>	The County received this application on 07/13/20 and the Environmental Review Committee (ERC) is reviewing the application for completeness.
<b>Project Description:</b>	PROPOSED USES AND IMPROVEMENTS: The proposed Penryn Pet Hospital project consists of a two-building (each building is +/- 3,480 square feet) development with associated site, parking and utility improvements for a new small pet hospital. The project will develop approximately 1.5 acres of the 8.3 acres. Building A will be used as the small pet hospital with exam rooms, dental and surgical suite, pharmacy, boarding area and associated administrative / client areas. Building B will be allocated as a support building for the Loomis Basin Equine Hospital with CT scans, MRI and other types of medical procedure rooms for large animals. Site improvements include parking, pavements, concrete walks, trash enclosure and landscaping / vegetative swales. Site features such as granite rock outcroppings and trees will remain to the extent possible
<b>Applicant:</b>	Edward Mojica
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Horseshoe Bar/Penryn CP
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council
<b>Owner:</b>	Fielding Christopher Langdon

APN	Address	Zoning	Acres
043-060-054-000	3025 PENRYN RD, PENRYN	C1-UP-Dc	8.30
			8.30

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**UYEDA MINOR LAND DIVISION**
**PLN18-00058**

<b>Lead:</b>	Bennett Smithhart
<b>Status:</b>	The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.
<b>Project Description:</b>	Minor Land Division to subdivide a 15.2-acre parcels into three parcels.
<b>Applicant:</b>	Cliff Uyeda
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council
<b>Owner:</b>	Uyeda Joe Y & Michiko Ttees

APN	Address	Zoning	Acres
036-162-005-000	7063 WELLS AVE, LOOMIS	RA-B-X 4.6 AC. MIN.	13.38
			13.38

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**THE RIDGE**
**PLN19-00307**

<b>Lead:</b>	Christopher Schmidt
<b>Status:</b>	A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is being prepared. Release of the NOP to responsible agencies and the public is forthcoming. No change since last update.
<b>Project Description:</b>	The project proposes a single family detached residential village comprised of 28 low density residential lots, 6 rural residential lots and two common area lots situated on a 24.95 acre parcel.
<b>Applicant:</b>	Ken Topper
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council
<b>Owner:</b>	Southfork Lp

APN	Address	Zoning	Acres
031-106-030-000		F-B-X 10 AC. MIN.; SPL-BRSP	24.90
			24.90

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**ROBINSON NEWCASTLE PIT CUP AMENDMENT AND 2020 RENEWAL****PLN20-00016**

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**Lead:** Patrick Dobbs

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**Status:** The Environmental Review Committee (ERC) completed its review of the application on 03/02/20 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

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**Project Description:** The Project consists of the expansion of mining operations into the eastern portion of the project property to include 4.2 acres of additional land. Modifications to the mine site would include tree and vegetation removal and grading activities associated with mining practices. The project property has been used as a mining operation since 1976. The site has operated under a series of Conditional Use Permits (CUPs) since 1977. Currently, the mine is operating under a CUP most recently extended in 2010 which expires in January 2020. The Reclamation Plan was updated at the time of the CUP extension in 2010. To date, the mining operations have removed 1,126,000 yards of material.

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**Applicant:** Jan Ferreira

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**Supervisor District:** District 3

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**Community Plan:** Ophir General Plan

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**MAC Area:** Newcastle/Ophir Municipal Advisory Council

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**Owner:** Ophir Road Industrial Park Llc

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
040-320-057-000	9691 OPHIR RD, NEWCASTLE	F-MR-SP; HS-B-43-MR-SP-Dc	<u>20.00</u>
			20.00

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**BICKFORD RANCH MARKETPLACE****PLN18-00521**

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**Lead:** Christopher Schmidt

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**Status:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is being prepared. Release of NOP for public review and comment is forthcoming. No change since last update.

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**Project Description:** N/A

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**Applicant:** Mark Skreden

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**Supervisor District:** District 3

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**Community Plan:** Placer County General Plan

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**MAC Area:** N/A

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**Owner:** Mark Skreden

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-106-001-000		F-B-X-DR 10 AC. MIN.; F-B-X 10 AC. MIN.	<u>10.00</u>
			10.00

<b>Lead:</b>	Kelly Boyle
<b>Status:</b>	This application was withdrawn by the applicant on 07/10/20.
<b>Project Description:</b>	Minor land division whereby APNs 037-051-020 & 037-051-021 would be merged and then split into four parcels conforming to the RA-B-X 4.6 ac. min. zoning district. Existing structure to remain within one parcel while potential building envelopes are identified for the remaining three parcels. Access for parcels to be existing private driveway and/or Rattlesnake Road (F4101). No improvements are proposed at this time.
<b>Applicant:</b>	James Rodda
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Horseshoe Bar/Penryn CP
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council
<b>Owner:</b>	Rodda James W & Rodda Sharon L Tr

APN	Address	Zoning	Acres
037-051-020-000	3185 RATTLESNAKE RD, NEWCASTLE	RA-B-X 4.6 AC. MIN.	16.00
			16.00

## District 4

<b>Lead:</b>	Amy Rossig
<b>Status:</b>	The County received this application on 07/30/20 and the Environmental Review Committee (ERC) is reviewing the application for completeness.
<b>Project Description:</b>	This project is to divide an existing lot, A.P.N. 050-060-012, into 2 lots with an ingress/egress easement to access the proposed rear lot.
<b>Applicant:</b>	Jerel Olimpiada
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Shehadeh Nabil

APN	Address	Zoning	Acres
050-060-012-000	9145 AUBURN FOLSOM RD, GRANITE BAY	RS-AG-B-40	2.50

**SEHR WINERY****PLN18-00469**

<b>Lead:</b>	Nikki Streegan
<b>Status:</b>	The Planning Commission adopted the Mitigated Negative Declaration and approved the project on 05/28/20. The project has been appealed to the Board of Supervisors. A Board of Supervisors meeting will be scheduled. No change since last update.
<b>Project Description:</b>	The project proposes an Administrative Review Permit to operate a small winery that would produce up to 20,000 cases of wine annually and host six promotional events annually. The proposed project consists of construction of an approximately 11,200 square-foot facility inclusive of a 4,300 square-foot production area for processing grapes, a 4,600 square-foot tasting room, and a 2,300 square-foot wine cave. In addition to the winery, the project proposes to produce a small amount of olive oil from trees grown on the property. The project also proposes construction of approximately 6,200 square-feet of patio and covered porch. Additional site improvements include parking and circulation areas, landscaping, hardscaping, and an onsite sewage disposal area. The winery and associated improvements would be located within an approximately 11-acre area in the south-central portion of the 80-acre site.
<b>Applicant:</b>	Jim Bob Kaufmann
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Ajs Enterprised, Llc

APN	Address	Zoning	Acres
035-050-068-000	6635 CAVITT STALLMAN RD, Granite Bay	RA-B-X 4.6 AC. MIN.	78.70
035-050-073-000	6645 CAVITT STALLMAN RD, GRANITE BAY		
			78.70

**FIT DEVELOPMENT - MLD****PLN20-00176**

<b>Lead:</b>	Bennett Smithhart
<b>Status:</b>	The County received this application on 06/30/20 and the Environmental Review Committee (ERC) is reviewing the application for completeness.
<b>Project Description:</b>	Minor Land Division that would result in the creation of 4 office condominiums out of two existing structures.
<b>Applicant:</b>	Timothy Blair
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Fit Development

APN	Address	Zoning	Acres
048-142-084-000	5280 DOUGLAS BLVD, ROSEVILLE	C2-UP-Dc	0.47

**BAYSIDE FIELDS****PLN19-00327**

<b>Lead:</b>	Bennett Smithhart		
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 04/03/20. No change since last update.		
<b>Project Description:</b>	Bayside Church (Applicant) proposes to develop recreation uses on a 17.3-acre portion of the 34.6-acre Bayside Church campus in Granite Bay. Proposed uses include a field area for three to five soccer fields, children's play area, picnic area, concession/restrooms building, storage building, and parking. Approximately 5.7 acres of the 17.3-acre site would be used for passive recreation. See attached Project Description document.		
<b>Applicant:</b>	Kris Steward		
<b>Supervisor District:</b>	District 4		
<b>Community Plan:</b>	Granite Bay Community Plan		
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council		
<b>Owner:</b>	Bayside Covenant Church Incp O Box 2336		
<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
046-090-042-000		F-B-X 20 AC. MIN.	14.50
			<u>14.50</u>

**CATUNA RESIDENTIAL CARE HOME****PLN19-00275**

<b>Lead:</b>	Delanie Farnham		
<b>Status:</b>	The Zoning Administrator adopted the Mitigated Negative Declaration and approved the project on 05/21/20. Appealed by a third-party. Appeals Hearing to be scheduled for the Board of Supervisors' consideration. No change since last update.		
<b>Project Description:</b>	The applicant proposes a new 10,400 square foot, 15 bed Residential Care Home attached to the existing single-family dwelling. The subject property, Assessor's Parcel Number 048-132-056-000, comprises 1.90 acres and is currently zoned RA B-100 (Residential Agriculture, combining minimum building site of 100,000 square feet) and located at 6505 Arabian Circle in Granite Bay.		
<b>Applicant:</b>	David Catuna		
<b>Supervisor District:</b>	District 4		
<b>Community Plan:</b>	Granite Bay Community Plan		
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council		
<b>Owner:</b>	Catuna David & Catuna Reghina		
<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
048-132-056-000	6505 ARABIAN CIR, GRANITE BAY	RA-B-100	1.90
			<u>1.90</u>

**DZEMIDOVICH MINOR LAND DIVISION****PLN19-00328**

<b>Lead:</b>	Nick Trifiro
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 06/05/20. No change since last update.
<b>Project Description:</b>	DIVIDING A 0.97 ACRE PARCEL INTO 2 LOTS (24,000 SQFT PARCEL 1) AND (18,258 SQFT PARCEL 2)
<b>Applicant:</b>	Vladimir Gavriyuk
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	N/A
<b>Owner:</b>	Dzemidovich Siarhei & Dzemidovich Lyudmi

APN	Address	Zoning	Acres
471-040-012-000	208 LANGLEY AVE, ROSEVILLE	RM-DL10	1.00
			1.00

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

<b>Lead:</b>	Kally Kedingger-Cecil
<b>Status:</b>	On hold per Applicant. No change since last update.
<b>Project Description:</b>	The Granite Bay Medical Office Complex project includes the construction of two medical office buildings (7,955 SF each), associated parking, and circulation areas on two separate parcels (APN 048-081-056 and 057) that comprise approximately 2.13 acres total. The project site is located on the northwest corner of the intersection of Douglas Boulevard and Berg Street. Currently zoned RS-B-20, this application includes a request to ReZone to Office/Professional (OP) and a General Plan Amendment by the Placer County Board of Supervisors and the Placer County Planning Commission. Within OP Zoning, this type of proposed use requires a Zoning Clearance, also to be part of this application. This application also includes a Minor Boundary Line Adjustment so that each building will be on a separate lot.
<b>Applicant:</b>	Ron Wood
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Fit Family Development Lp

APN	Address	Zoning	Acres
048-081-056-000		RS-B-20	1.00
048-081-057-000		RS-B-20	1.00
			2.00



## District 5

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### ASHLEY MINOR LAND DIVISION

PLN19-00254

**Lead:** Bennett Smithhart

**Status:** The County received the additional information requested on 06/16/20 and is reviewing the information for completeness. No change since last update.

**Project Description:** \*\*\*MAJOR PROJECT\*\*\*

Minor land division in Gold Run, of two 160 acre parcels, into a resultant 10 parcels greater than 20 acres each.

**Applicant:** Ken Ashley

**Supervisor District:** District 5

**Community Plan:** Placer County General Plan

**MAC Area:** N/A

**Owner:** Deubel Enterprises Lp

APN	Address	Zoning	Acres
063-200-005-000		RF PD = 0.2	160.00
			<u>160.00</u>

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### BROWN MINOR LAND DIVISION

PLN19-00076

**Lead:** Bennett Smithhart

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared.

**Project Description:** PROPOSING TO DIVIDE A 1.55 ACRE PARCEL INTO THREE PARCELS OF APPROX 20,000 SQ FT EACH.

**Applicant:** Pat Druding

**Supervisor District:** District 5

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

**MAC Area:** North Auburn Municipal Advisory Council

**Owner:** Brown Craig S

APN	Address	Zoning	Acres
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052-043-020-000  
052-043-021-000

RS-B-20-AO PD = 2  
RS-B-20-AO PD = 2

1.20  
0.00  

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1.20

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**KINGS BEACH CENTER****PLN18-00415**

**Lead:** Heather Beckman

**Status:** Environmental Impact Report (EIR) required; Contract and scope of work for preparation of an Environmental Impact Report (EIR) is being prepared/finalized. No change since last update.

**Project Description:** Proposed redevelopment of numerous parcels. Propose 120 unit (key) hotel, 20 single family residential condos and retail/mixed use. Pre-Development process determined that this will require an EIR (joint EIS with TRPA).

**Applicant:** Wyatt Ogilvy

**Supervisor District:** District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Placer County

APN	Address	Zoning	Acres
090-126-021-000	8679 SALMON AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
			<hr/> 0.00

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**WAUTERS MINOR LAND DIVISION****PLN20-00086**

**Lead:** Amy Rossig

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 05/22/20 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** The project consists of a Minor Land Division to subdivide a 24.0 acre parcel located at 801 Clipper Gap Road into two resultant parcels: 10.2 acres and 13.8 acres. Proposed Parcel 1 is already developed with an existing residence, well and septic system. Proposed Parcel 2 is currently undeveloped. Perc & mantle testing has been conducted on each proposed parcel. Access to each parcel is via Clipper Gap Road. This Minor Land Division of 2 parcels is in conformance with the general plan and zoning. A categorical exemption pursuant to CEQA Section 15315, Class 15 (and Section 18.36.170 of the Placer County Development Code) is requested for your consideration.

**Applicant:** Robert Wood

**Supervisor District:** District 5

**Community Plan:** Weimar/Applegate/Clipper Gap CP

**MAC Area:** Weimar/Applegate/Colfax Municipal Advisory Council

**Owner:** Wauters Barbara R

APN	Address	Zoning	Acres
078-010-080-000	801 CLIPPER GAP RD, AUBURN	F-B-X 10 AC. MIN.	24.00

**HIDDEN FALLS REGIONAL PARK TRAILS EXPANSION PROJECT**

**PLN19-00187**

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**Lead:** Nikki Streegan

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**Status:** The Draft Environmental Impact Report (EIR) public review period ended on 05/21/20; the Final EIR is being prepared. Release of Final EIR is forthcoming. No change since last update.

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**Project Description:** N/A

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**Applicant:** Lisa Carnahan

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**Supervisor District:** District 5

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**Community Plan:** Placer County General Plan

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**MAC Area:** N/A

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**Owner:** Placer Land Trust

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APN	Address	Zoning	Acres
026-020-009-000		F-B-X 160 AC. MIN.	119.95
026-020-011-000		F-B-X 160 AC. MIN.	189.79
026-020-012-000		F-B-X 160 AC. MIN.	763.50
026-020-013-000		F-B-X 160 AC. MIN.	80.00
026-061-007-000		F-B-X 160 AC. MIN.	40.00
026-061-013-510	9799 BIG HILL RD, AUBURN	F-B-X 160 AC. MIN.	321.70
026-061-051-000		F-B-X 160 AC. MIN.	39.40
026-061-055-000		F-B-X 160 AC. MIN.	80.00
026-061-068-000		F-B-X 160 AC. MIN.	330.60
026-081-040-000		F-B-X 160 AC. MIN.	20.00
026-081-044-000		F-B-X 160 AC. MIN.	140.00
026-110-012-000	5345 BELL RD, AUBURN	F-B-X 10 AC. MIN.	10.00
026-110-018-000	0 NO ADDRESS ON FILE, AUBURN	F-B-X 10 AC. MIN.	40.00
			2,174.94

**BELLA TUSCANY MLD - PARCEL 2**

**PLN19-00272**

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**Lead:** Nick Trifiro

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**Status:** The County received the additional information requested on 07/29/20 and is reviewing the information for completeness.

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**Project Description:** The proposed project requests approval of a tentative subdivision map to subdivide Parcel 2 of the Bella Tuscany subdivision, filed in BK 35 of parcel maps PG 149, APN 076-220-080, into three single family lots.

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**Applicant:** Kurt Sandhoff

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**Supervisor District:** District 5

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

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**MAC Area:** North Auburn Municipal Advisory Council

**Owner:** Bella Tuscany Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
076-220-080-000	13781 LA DOLCE VITA PL, AUBURN	RA-B-100-AO PD = 0.44	13.39
			<u>13.39</u>

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## BELCARA SUBDIVISION

**PSUB 20080156**

**Lead:** Alex Fisch

**Status:** The Board of Supervisors took action continuing to an open date to allow for modification consideration of subdivision viewshed. No change since last update.

**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

**Supervisor District:** District 5

**Community Plan:** Foresthill Divide Community Plan

**MAC Area:** Foresthill Forum Municipal Advisory Council

**Owner:** Dutra Properties, Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
078-191-060-000		RF-B-X 4.6 AC. MIN. PD = 0.44	22.20
078-191-062-000		RF-B-X 4.6 AC. MIN. PD = 0.44	22.70
078-191-064-000	18395 FORESTHILL RD, FORESTHILL	RF-B-X 4.6 AC. MIN. PD = 0.44	124.30
			<u>169.20</u>

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## SQUAW VALLEY OLYMPIC MUSEUM AND WINTER SPORTS HERITAGE CENTER

**PLN16-00349**

**Lead:** Patrick Dobbs

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.

**Project Description:** Construction of a 10,000 SF Olympic Museum.

**Applicant:** Gary Davis

**Supervisor District:** District 5

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Owner:** Placer County Of

APN	Address	Zoning	Acres
096-290-056-000	101 SQUAW VALLEY RD, OLYMPIC VALLEY	FR	25.80
			25.80

## LAKESIDE REDEVELOPMENT

PLN17-00247

<b>Lead:</b>	Steve Buelna
<b>Status:</b>	The Planning Commission did not adopt the Mitigated Negative Declaratin and denied the project on 05/28/20. Project applicant has appealed to the Board of Supervisors. Meeting is forthcoming. No change since last update.
<b>Project Description:</b>	- APPEAL RECEIVED - FEE PAID ON PREAPP-200115 - Laulima Kings Beach, LLC
	The proposed redevelopment is a mixed-use commercial project on 1.8 acres (parcels #1-6) of lakefront land located within the Kings Beach Community Plan Area: Special Area #2 in Kings Beach, CA. The proposed project will include a 5,343 SF (approx.) lakefront amenity building (Participant Sports Facility), 1,600 SF (approx.) of street front retail and 10 second home residential units.
<b>Applicant:</b>	Brian Helm
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Tahoe City Area General Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Laulima Kings Beach, Llc

APN	Address	Zoning	Acres
090-072-006-000	8194 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-072-009-000	8226 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-072-027-000	8200 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.26
090-072-028-000	8258 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.42
090-073-005-000	8178 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-073-006-000	8200 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.21
090-073-007-000	8216 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
			0.89

## KINGS BEACH INDUSTRIAL CORE AND SHELL

PLN19-00131

<b>Lead:</b>	Steve Buelna
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 04/21/20. No change since last update.
<b>Project Description:</b>	NEW 19625 SF INDUSTRIAL BUILDING
<b>Applicant:</b>	Pr Design & Engineering, Inc.
<b>Supervisor District:</b>	District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Veeder View Llc

APN	Address	Zoning	Acres
090-092-042-000		Commercial and Industrial	0.00
			<hr/> 0.00

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## SQUAW VALLEY TIMBERLINE TWISTER

PLN17-00266

**Lead:** Steve Buelna

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.

**Project Description:** Bobsled-like ride mounted on tracks with a 1,370 foot long up-track and a 3,380 foot long down-track, approximately 440 feet in height, serving approximately 350-400 riders per hour from 7am to 10pm, 365 days per year.

**Applicant:** Mike Livak

**Supervisor District:** District 5

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Owner:** Squaw Valley Resort, Llc

APN	Address	Zoning	Acres
096-221-019-000	0 NO ADDRESS ON FILE, OLYMPIC VALLEY	HC	10.30
096-221-038-000		HC	80.70
096-221-045-000	1733 SQUAW VALLEY RD, OLYMPIC VALLEY		<hr/> 91.00

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## ALPINE VILLAGE APARTMENTS AFFORDABLE HOUSING CONVERSION

PLN20-00114

**Lead:** Stacy Wydra

**Status:** The project is determined to be exempt from CEQA per Section 18.36.030 of County Ord, or CEQA Section 15301.

**Project Description:** Conversion of 3 existing indoor raquetball courts to (12) twelve affordable housing apartments. Height and footprint of existing 4,343 s.f. building, will be maintained. A second floor will be increased internally to create more floor area, making building 6,548. s.f.

**Applicant:** Ben Tallarigo

**Supervisor District:** District 5

**Community Plan:** Alpine Meadows Community Plan

**MAC Area:** Joint Boundary Municipal Advisory Council

**Owner:** Tallarigo Benjamin & Joanne

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
095-050-042-000	235 ALPINE MEADOWS RD, ALPINE MEADO	C1-Ds-DL21.8	1.60
			<u>1.60</u>

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## PLUMPJACK SQUAW VALLEY INN CONDITIONAL USE PERMIT MODIFICATION

**PLN18-00205**

**Lead:** Steve Buelna

**Status:** Project on hold. No change since last update.

**Project Description:** proposing to modify the PlumpJack Squaw Valley Inn Project to reprogram the hotel portion of the project. Rather than the approved 60-room hotel, the reprogramming would include up to 64 for-sale condos containing up to 21 lock-off rooms, which would allow an owner to lock-off a portion of the condo to rent out to guests while still occupying the other portion of the condo. The condominium/hotel building would retain most of the ground floor commercial uses. The exterior design of the hotel building would remain largely unchanged but would include adding more exterior deck/patio spaces. The two previously proposed residential condominium buildings along Squaw Peak Road would not be modified. Whereas the previously approved project would have included 60 hotel rooms and 34 residences, the modified project would include up to 64 residences including up to 21 lock-off rooms.

**Applicant:** Merijack, Llc

**Supervisor District:** District 5

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Owner:** Plumpjack Sport Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
096-020-023-000	1920 SQUAW VALLEY RD, OLYMPIC VALLEY	VC	3.14
			<u>3.14</u>

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## NORTH SHORE GAS STATION MODIFICATION

**PLN18-00100**

**Lead:** Stacy Wydra

**Status:** Application deemed complete on 6/3/19. Initial Study Checklist is being prepared. No change since last update.

**Project Description:** 2018 Submittal / Project Description: MODIFYING BUILDING PROPOSAL BY ADDING TWO DWELLING UNITS ON TOP OF COMMERCIAL GAS STATION. SECOND STORY LEVEL WAS TO BE COFFEE SHOP ORIGINALLY INSTEAD OF RESIDENTIAL.

2020 Submittal / Project Description:

The current owner of the property wishes to add a residential component to the approved project in lieu of the second floor commercial as currently permitted. Specifics include: Addition of two residential units on top of the convenience store. (Removal of the second floor office and retail). Overall height to be increased to three stories. The total height will be approximately 43 feet 1/1 inches tall where 56 feet is allowed in the MU-MTC Town Center Plan in Kings Beach, Ca. The building to consist of an 1,828 sf first floor convenience market and second and third floor residential component.

The Residential Units to consist of:

One 2 bedroom 2 bath residential unit on the second floor; (approx. 1,574 sf) with 264 sf of deck and a 144 sf balcony.

One 1 bedroom 2 bath residential unit on the third floor; (approx. 1,454 sf) with 388 sf of balconies.

New design for a three-story building.

**Applicant:** Steve Sutton

**Supervisor District:** District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Stars Holding Company LLC

APN	Address	Zoning	Acres
090-192-061-000	8755 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.37
			0.37

## TRUCKEE RIVER RAFTING - TAHOE SIERRA RECREATION

PLN19-00394

**Lead:** Stacy Wydra

**Status:** Third party appeal denied, project approved, Mitigated Negative Declaration was adopted by the Board of Supervisors at it's 07/28/20 meeting. Notice of Determination has been posted.

**Project Description:** The project proposes renewal of their existing conditional use permit in order to continue operation of their commercial river raft rentals along the Truckee River. Specifically, the request is to renew the Conditional Use Permit - Rafting Permit for another term of three years. The project location is along the Truckee River from Tahoe City to Alpine Meadows. The project operations begins or the "put-in" in Tahoe City, approximately a quarter mile southwest of the Tahoe City intersection of State Route 89 and West Lake Boulevard. The terminus of the project or the "take-out" is located at the River Ranch near the intersection of Alpine Meadows Road and State Route 89.

**Applicant:** N/A

**Supervisor District:** District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Tahoe Sierra Recreation Inc

APN	Address	Zoning	Acres
094-054-024			
094-190-004-000	185 RIVER RD, TAHOE CITY	Mixed-Use (Greater Tahoe City)	0.00



**BROCKWAY CAMPGROUND****PLN15-00294**

<b>Lead:</b>	Stacy Wydra
<b>Status:</b>	On hold per Applicant. No change since last update.
<b>Project Description:</b>	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.
<b>Applicant:</b>	Crew Tahoe, LLC
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	North Tahoe Community Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Sierra Pacific Industries

APN	Address	Zoning	Acres
110-050-029-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	235.20
110-050-030-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	54.20
110-050-031-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	10.60
110-051-043-000			
110-051-044-000			
110-051-048-000	4699 NORTSHORE BLVD, TRUCKEE		
			300.00

**SUGAR BOWL TUBING PARK****PLN20-00110**

<b>Lead:</b>	Bennett Smithhart
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 07/23/20.
<b>Project Description:</b>	Summary: An entitlement request for a Minor Use Permit to construct and operate a snow tubing use on two parcels in an existing resort setting. The project would include regrading of roughly 7.75 acres of existing ground to create the use and associated parking lot. The parking lot would be of sufficient size to also allow the removal of some parking spaces on Donner Summit Road. The use is envisioned to eventually include a permanent building; for the time being however only temporary mobile building would be utilized. Access would be from internal Sugar Bowl resort road. For greater detail please refer to the attached, comprehensive project description.
<b>Applicant:</b>	Christopher Parker
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Donner Summit Municipal Advisory Council
<b>Owner:</b>	Sugar Bowl Corporation

APN	Address	Zoning	Acres
069-070-044-000	415 SUGAR BOWL RD, NORDEN	O; RF 5 AC. MIN. PD = 0.2	83.10
			83.10

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**8679 TROUT AVENUE SUBDIVISION TENTATIVE MAP**
**PLN19-00200**

**Lead:** Amy Rossig

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 08/15/19 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** Project has expired. Applicant is now requesting a new environmental questionnaire to obtain a new Vesting Tentative Subdivision Map for 7 lots.

**Applicant:** 8679 Trout Llc

**Supervisor District:** District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** 8679 Trout Llc

APN	Address	Zoning	Acres
090-124-024-000	8679 TROUT AVE, KINGS BEACH	Residential	0.00
			0.00

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**PAONE MINOR LAND DIVISION**
**PLN20-00030**

**Lead:** Amy Rossig

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 03/26/20 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** DIVIDING PROPERTY INTO ONE 3.24 ACRE PARCEL AND ONE 3.05 ACRE PARCEL

**Applicant:** Pat Druding

**Supervisor District:** District 5

**Community Plan:** Meadow Vista Community Plan

**MAC Area:** Meadow Vista Municipal Advisory Council

**Owner:** Paone James M & Paone Terry A Tr

APN	Address	Zoning	Acres
074-081-066-000	1489 MEADOW VISTA RD, MEADOW VISTA	RS-AG-B-40	6.30
			6.30

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**AUBURN RV RESORT CAMPGROUND MUP****PLN20-00041**

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<b>Lead:</b>	Amy Rossig
<b>Status:</b>	The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.
<b>Project Description:</b>	This project is a new phase to the existing Auburn RV Resort located at 14400 Musso Road in Auburn. The property is zoned Open Space. "Campground" is shown as an allowable land use requiring a Minor Use Permit. No zoning change nor zoning transfer is proposed for this project. The maximum number of sites per current zoning would be 40 sites based upon 5 acres . However, the project is only proposed for 20 sites that will have electricity, water and wifi. No sewer hookups will be allowed at the individual sites due to zoning requirements. A sewer dump station will be built at the entry/exit to the new phase to accommodate the 20 new sites and new building. The dump station grey and black water will be located within the project in accordance to the preliminary septic design just completed and will be very similar to the systems now being used in the current RV project. A 750 square foot laundry/restroom/recreational building will be constructed at the entrance of the new phase, near the new dump station. Treated water will be supplied by PCWA. Water storage tanks are proposed for domestic and fire suppression as is now being utilized for the current RV operation. An additional emergency exit is proposed to tie into the existing paved road coming into Dingus McGees restaurant. The new phase will utilize the existing main entry and exit of the current RV operation. The new phase will be owned and operated by the same entities.
<b>Applicant:</b>	Michael E. Reese
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Auburn/Bowman Community Plan
<b>MAC Area:</b>	North Auburn Municipal Advisory Council
<b>Owner:</b>	Musso Road Llc

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
053-020-044-000	0 NO ADDRESS ON FILE, AUBURN	O	1.10
053-020-049-000	14450 MUSSO RD, AUBURN	C2-UP-Dc ; O	1.10
053-140-030-000	14500 MUSSO RD, AUBURN	C2-UP-Dc ; O	8.00
			<hr/> 10.20

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**CHANCE AND DEAN REZONE****PLN19-00367**

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<b>Lead:</b>	Amy Rossig
<b>Status:</b>	The County received the additional information requested on 07/20/20 and is reviewing the information for completeness.
<b>Project Description:</b>	APPLICANT IS REQUESTING AN IMMEDIATE REZONE FROM TPZ TO FARM B-100. THE PROJECT SITE IS SERVE BY A PRIVATE WELL AND SEPTIC. ACCESS IS PROVIDED BY A PRIVATE GRAVEL DRIVEWAY OFF OF OLD BRIC ROAD. THE SITE IS CURRENTLY DEVELOPED WITH A 3,000 SQUARE FOOT CARETAKERS UNIT, A DETACHED GARAGI AN AGRICULTURAL BUILDING AND A 420 SQUARE FOOT SECOND UNIT. THE SECOND UNIT HAS BEEN CONSTRUCTED WITHOUT ANY BUILDING PERMITS. THE APPLICANT IS REQUESTING AN IMMEDIATE REZONE RATHER THAN A TEN YEAR ROLLOUT IN ORDER TO PERMIT THIS STRUCTURE.
<b>Applicant:</b>	Derek Chance
<b>Supervisor District:</b>	District 5

**Community Plan:** Colfax Community Plan

**MAC Area:** Weimar/Applegate/Colfax Municipal Advisory Council

**Owner:** Dean Erin Et Al

APN	Address	Zoning	Acres
099-090-004-000	931 OLD BRIDGE RD, COLFAX	TPZ	30.88
			<u>30.88</u>

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## TRUCKEE RIVER RAFTING - TAHOE MOUNTAIN AIR SPORTS

**PLN19-00375**

**Lead:** Stacy Wydra

**Status:** The Planning Commission adopted the Mitigated Negative Declaration and approved the project on 06/11/20. No change since last update.

**Project Description:** The project proposes renewal of their existing conditional use permit in order to continue operation of their commercial river raft rentals along the Truckee River. Specifically, the request is to renew the Conditional Use Permit - Rafting Permit for another term of three years. The project location is along the Truckee River from Tahoe City to Alpine Meadows. The project operations begins or the "put-in" in Tahoe City, approximately a quarter mile southwest of the Tahoe City intersection of State Route 89 and West Lake Boulevard. The terminus of the project or the "take-out" is located at the River Ranch near the intersection of Alpine Meadows Road and State Route 89.

**Applicant:** Bell Ryan Alexander Et Al

**Supervisor District:** District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Bell Ryan Alexander Et Al

APN	Address	Zoning	Acres
094-190-005-000	195 RIVER RD, TAHOE CITY	Mixed-Use (Greater Tahoe City)	0.00
			<u>0.00</u>

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## WHITE WOLF SUBDIVISION

**PLN16-00433**

**Lead:** Stacy Wydra

**Status:** The Notice of Preparation (NOP) of an Environmental Impact Report (EIR) public review period ended 12/05/19; the Draft EIR is being prepared. Release of Draft EIR for public review and comment is forthcoming. No change since last update.

**Project Description:** 38 single-family residential lots (.5-acre to 1.5-acre in size); 10,360sf clubhouse/lodge, ski resort facilities, warming hut, and ski lift on approximately 74 acres of a 460-acre property owned by applicant.

**Applicant:** Troy Caldwell

**Supervisor District:** District 5

**Community Plan:** Alpine Meadows Community Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Caldwell Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
095-190-005-000	2600 ALPINE MEADOWS RD, ALPINE MEADC	RS PD = 8	640.00
095-190-018-000		O	94.00
095-280-030-000		RS-B-20 PD = 2	158.00
095-290-022-000		O	205.50
			<u>1,097.50</u>

**N/A**

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**TRUCKEE RIVER CORRIDOR ACCESS PLAN**

**PCPJ 20130206**

**Lead:** Public Works

**Status:** Environmental Impact Report (EIR) required. Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming. No change since last update.

**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.

**Applicant:** N/A

**Supervisor District:** N/A

**Community Plan:** N/A

**MAC Area:** N/A

**Owner:** N/A

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**HOUSING STRATEGY & DEVELOPMENT PLAN**

**PLN18-00320**

**Lead:** Shawna Purvines

**Status:** The Notice of Preparation (NOP) of an Environmental Impact Report (EIR) public review period ended 09/27/19; the Draft EIR is being prepared. Release of Draft EIR for public review and comment is forthcoming. No change since last update.

**Project Description:** Zoning Text Amendment.

**Applicant:** N/A

**Supervisor District:** N/A

**Community Plan:** N/A

**MAC Area:** N/A

**Owner:** N/A

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## PLACER COUNTY CONSERVATION PLAN (PCCP)

PEIR 20050226

**Lead:** Gregg McKenzie

**Status:** The Final Environmental Impact Report was released on 05/21/20. At its 07/09/20 meeting, the Planning Commission recommended that the Board of Supervisors certify the EIR and approve the project. A Board of Supervisors meeting is tentatively scheduled for 08/25/20.

**Project Description:** The Placer County Conservation Plan (PCCP) is intended to be a wide-ranging program that will meet the requirements of various State and Federal regulatory programs. The permit will span a 50-year time frame, with implementation and land protection measures managed in perpetuity. The intent of the permit is to cover direct and indirect impacts to natural resources resulting from urban growth and infrastructure expansion.

**Applicant:** Placer County Planning Department

**Supervisor District:** N/A

**Community Plan:** N/A

**MAC Area:** N/A

**Owner:** N/A

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## DAVENPORT MLD

PLN20-00044

**Lead:** Delanie Farnham

**Status:** The County received the additional information requested on 07/28/20 and is reviewing the information for completeness.

**Project Description:** The Davenport Minor Land Division proposes to subdivide a 26-acre parcel into four parcels consisting of 7-acres (Parcel 1), 9.5-acres (Parcel 2), 6-acres (Parcel 3) and 3.5-acres (Parcel 4).

**Applicant:** Bob Keil

**Supervisor District:** N/A

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**Community Plan:** N/A

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**MAC Area:** N/A

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**Owner:** Davenport Jeffery L & Davenport Deborah

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
042-041-053-000	1870 VISTA CIELO DR, NEWCASTLE		<u>26.40</u>
			26.40