



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PLANNING COMMISSION**  
**ACTION AGENDA**  
**DECEMBER 14, 2017**

The 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 with interactive video available at the Placer County Administrative Offices, located at 775 North Lake Boulevard, Tahoe City, CA 96145.

**10:00 a.m.**

*10:03 – 10:20 a.m.*

**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 [absent]; Merrill Haber, District 5 [absent]; and Larry Sevison, At-Large East of Sierra Crest.*

**REPORT FROM THE PLANNING DIRECTOR:** *The Planning Director, E.J. Ivaldi, noted Commissioner Haber's recovery and status after a fall on the ice. There were a total of 15 meetings including December which included 32 hours of meeting time. He expressed his gratitude for the hours Commissioners spent reviewing staff reports, environmental documents and meeting with proponents to process applications. One Commission meeting occurred in Tahoe; with additional meetings to be scheduled in the new year. Major projects were approved; Zoning Text Amendments and long term goals including the Water Efficiency Landscape and Second Dwelling Ordinances were accomplished, as well as updates on the status of the Winery/Brewery Ordinance, long term Planning programs and a comprehensive Housing update.*

**PUBLIC COMMENT:** *The opportunity to discuss with the Planning Commission, matters not included on the current agenda. One individual offered public comment.*

**CONSENT AGENDA:** *All but one item on the Consent Agenda was recommended for approval by the Development Review Committee and was approved by a single roll call vote. The other, Cabral Ranch, was pulled for discussion.*

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

**1) 10:05 a.m.**

*10:20 – 11:15 a.m.*

**GARY DAVIS BUILDING PARKING  
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE  
MODIFICATION (PLN16-00097)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)  
(Continued from October 26, 2017)**

Consider an appeal filed by the applicant, Gary Davis, of the Zoning Administrator's denial of a variance modification to allow for the removal of Condition of Approval No.

4. This condition requires the applicant to pay an in-lieu parking fee in the amount of \$30,000, or as an alternative, contribute land, transit facilities, or off-site parking of equal value. The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures).

**Project Location:** 165 River Road, in the Tahoe City area

**APN:** 094-190-006-000

**Total Acreage:** 9,024 square feet

**Zoning:** Tahoe City – Mixed Use Town Center

**Community Plan Area:** Tahoe City Mixed Use Town Center

**Applicant/Appellant:** Gary Davis Group

**Owner:** Davis – Gott, LLC

**County Staff:**

Planning: Steve Buelna (530) 581-6285

Engineering and Survey: Sarah Gillmore (530) 745-7538

Environmental Health: Joey Scarbrough (530) 745-2346

*There was no public comment.*

**1. MOTION AS FOLLOWS: Deny the appeal filed by Gary Davis.**

*Commissioner Roccucci moved; Commissioner Nader second*

**MOTION VOTE 4:1:2**

**AYE: Roccucci, Johnson, Nader, Moss**

**NO: Sevison**

**ABSENT: Arcuri, Haber**

**2. MOTION AS FOLLOWS: Uphold the Zoning Administrator’s decision and deny the Variance Modification (PLN16-00097), supported by the findings in the staff report.**

*Commissioner Roccucci moved; Commissioner Nader second*

**MOTION VOTE 4:1:2**

**AYE: Roccucci, Johnson, Nader, Moss**

**NO: Sevison**

**ABSENT: Arcuri, Haber**

**2) 10:25 a.m.**  
*11:16 – 11:45 a.m.*

**PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE  
PROPERTY 4B SMALL LOT VESTING TENTATIVE SUBDIVISION MAP  
(PLN17-00212)  
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 Alan Hersh, LDK-Arep III Placer Owner, LLC, for approval of a Small Lot Vesting Tentative Subdivision Map for Property 4B (SLVTSM-P4B) of the Placer Vineyards Specific Plan (PVSP) Area. The Property 4B Small Lot Vesting Tentative Subdivision Map would create 240 lots, including 225 Medium Density

Residential lots (52.2 acres) and 1 Commercial Mixed-Use lot (6.4 acres) with 88 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will create 1 Neighborhood Park (4.0 acres), 3 Open Space lots (15.3 acres), and 10 landscape lots (4.0 acres). The Planning Commission will also consider adoption of a finding that this Small Lot Vesting Tentative Subdivision Map is consistent with the previously certified PVSP Final Environmental Impact Report and meets the criteria in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Streamlined CEQA review for projects consistent with existing zoning and specific plan policies for which an EIR was certified) and CEQA Guidelines Section 15182 (Exemption for residential projects pursuant to an approved Specific Plan).

**Project Location:** 2.5 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:** 023-200-071-000 (Portion)

**Total Acreage:** 82.8 acres

**Zoning:** Placer Vineyards Specific Plan (PVSP)

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

**Applicant/Appellant:** Alan Hersh of McClellan Park

**Owner:** LDK-AREP III Placer Owner, LLC

**County Staff:**

Planning: Nick Trifiro (530) 745-3069

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joey Scarbrough (530) 745-2346

*One member of the public provided public comment.*

- 1. MOTION AS FOLLOWS: Determine the potential impacts of the proposed Property 4B Small Lot Vesting Tentative Subdivision Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report, supported by the findings contained within the Staff Report.***

***Commissioner Moss moved; Commissioner Sevison second***

***MOTION VOTE 5:0:2***

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

***NO: None***

***ABSENT: Arcuri, Haber***

- 2. MOTION AS FOLLOWS: Approve the Placer Vineyards Property 4B Small Lot Vesting Tentative Subdivision Map that will create 240 lots; within the previously approved Placer Vineyards Specific Plan area, subject to the conditions of approval, and supported by the findings contained within the Staff Report.***

***Commissioner Moss moved; Commissioner Nader second***

**MOTION VOTE 5:0:2**  
**AYE: Roccucci, Johnson, Nader, Moss, Sevison**  
**NO: None**  
**ABSENT: Arcuri, Haber**

11:45 – 11:55 a.m. **BREAK**

**3) 10:45 a.m. INFORMATIONAL UPDATE ON PLACER COUNTY'S HOUSING ELEMENT IMPLEMENTATION**

11:55 a.m. – 12:53 p.m.

The Planning Services Division is presenting information on Housing Element Implementation, the Placer County 2017-18 Housing Program Work Plan, the Eastern Placer Nexus Based Fee Study and the Western Placer Nexus Based Fee Study update, and a housing related legislative update.

**County Staff:**

Planning – Shawna Purvines (530) 745-3031

***NO ACTION WAS TAKEN ON THIS INFORMATIONAL ITEM.***

**CONSENT AGENDA:**

**A)** Approve Action Agenda of October 26, 2017 Planning Commission Meeting

**B)** Approve 2018 Planning Commission Meeting Calendar

**C) BRIAR MEADOWS ESTATES II  
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND  
VARIANCE (PSUB 20070437)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Oleg Vigdorichik, on behalf of New Airport Road, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance (building setbacks) that allowed for the development of 37 single-family residential lots averaging 10,000 square feet in area.

**Project Location:** South side of New Airport Road between Bell Road and Hwy 49 in the North Auburn area.

**APN:** 052-080-012-000

**Total Acreage:** 14 acres

**Zoning:** RS-B-10-AO (Residential Single Family, combining minimum building site of 10,000 square feet, combining Aircraft Overflight)

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

**Applicant / Owner:** New Airport Road, LLC – Oleg Vigdorichik

**County Staff:**

Planning – Bennett Smithhart (530) 745-3039

Engineering and Survey – Phil Frantz (530) 745-7584

***MOTION AS FOLLOWS: Approve Consent Items A), B) and C).***

***Commissioner Roccucci moved; Commissioner Nader second***

**MOTION VOTE 5:0:2**

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

**NO: None**

**ABSENT: Arcuri, Haber**

**D) ITEM PULLED FOR DISCUSSION 10:15 a.m.**

**CABRAL RANCH**

**EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP**

**(PSUB 20080105)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**

**SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Brad Shirhall of TLA Engineering and Planning, on behalf of Cabral Ranch LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map that allowed for the subdivision of a 12.4 acre parcel into 12 single-family residential lots (minimum lot sizes of 40,000 square feet).

**Project Location:** West side of Cook Riolo Road, 200 yards south of the intersection of Cook Riolo Road and Vineyard Road

**APN:** 023-240-079-000

**Total Acreage:** 12.4 acres

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

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

**Applicant:** TLA Engineering and Planning, Brad Shirhall

**Owner:** Cabral Ranch LLC

**County Staff:**

Planning – Patrick Dobbs (530) 745-3060

Engineering and Survey – Phil Frantz (530) 745-7584

**MOTION AS FOLLOWS:** *Approve a two year Extension of Time for the Cabral Ranch Vesting Tentative Subdivision map with a change noted to condition #121 in the Errata (removal of ‘unless exercised by the recordation of a Final Map’).*

**Commissioner Nader moved; Commissioner Roccucci second**

**MOTION VOTE 5:0:2**

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

**NO: None**

**ABSENT: Arcuri, Haber**