



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
JULY 13, 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

10:00 am

10:00 – 10:10 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; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: *Deputy Planning Director, E.J. Ivaldi, reported 219 planning entitlement applications have been submitted this year to date (89% compared to last year at this time with 240 applications); Sixteen entitlement applications submittals are anticipated within the next six to nine months following predevelopment meetings held with planner staff and developers. The division is nearly fully staffed with eighteen planners and a full administrative support team. A new senior planner to start, leaving two additional planner positions to fill. Jeffrey Setterlund and Grace Magni have joined the department for the summer as interns from Cal Poly San Luis Obispo. Leigh Chavez from Contra Costa County, CDRA's new Environmental Coordinator, will begin July 31st. The July 27th Planning Commission meeting will be cancelled; the August 10th meeting to be held at the Board of Supervisors' Chambers with live feed to Tahoe. Another Small Lot Tentative Map item for the Placer Vineyards Specific Plan project and an informational Transportation item will be heard. The August 24th meeting will include the Water Efficient Landscape Ordinance and Second Dwelling Zoning Text Amendments.*

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There was one public comment.*

CONSENT AGENDA: *All items on the Consent Agenda were recommended for approval by the Development Review Committee. Item A (Penryn Townhomes Extension of Time Tentative Subdivision Map and Conditional Use Permit (PSUB 20060767) was moved for discussion by the Commission. Item B was approved by a single roll call vote.*

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

1) 10:05 am
10:21 – 10:35 a.m.

**PLACER VINEYARDS SPECIFIC PLAN 1st 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

One member of the public provided comments.

1) MOTION AS FOLLOWS: Determine the potential impacts of the proposed Property 7 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 Nader moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Rocucci, Sevison

NO: None

2) **MOTION AS FOLLOWS:** *Approve the Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map that will create 976 lots; within the previously approved Placer Vineyards Specific Plan area, subject to the Conditions of Approval, Errata to the Staff Report, and supported by the findings contained within the Staff Report.*

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Rocucci, Sevison

NO: None

CONSENT AGENDA:

A) 10:11 – 10:21
a.m.

**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

This item was pulled from the Consent Agenda for discussion. There was one public comment.

MOTION AS FOLLOWS: *Approve a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit (PSUB 20060767) for the construction of a Planned Residential Development on a 3.2-acre parcel. The project would include 23 townhomes in seven separate buildings, three open space lots to provide for passive recreation facilities, landscape buffers, and interior roadways subject to the Conditions of Approval and Errata.*

Commissioner Arcuri moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Johnson, Nader, Sevison, Moss

NO: None

B) Approve Action Agenda of July 13, 2017 Planning Commission Meeting

MOTION AS FOLLOWS: Approve the Action Agenda of July 13, 2017 Planning Commission Meeting.

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Johnson, Nader, Sevison, Moss

NO: None

11:32 AM

MEETING ADJOURNED