



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

HEARING DATE: July 13, 2017
ITEM NO.: 1
TIME: 10:05 A.M.

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: July 13, 2017

**SUBJECT: 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)**

COMMUNITY PLAN: Dry Creek West Placer Community Plan

COMMUNITY PLAN DESIGNATION: Placer Vineyards Specific Plan

ZONING: Specific Plan – Placer Vineyards Specific Plan (SPL-PVSP)

PLACER VINEYARDS SPECIFIC PLAN LAND USES: Medium Density Residential, High Density Residential, Commercial Mixed-Use, Power Center, Religious, Parks, Open Space and Public / Quasi-Public land uses including Elementary School, Middle School, Fire Station and Transit Center uses.

ASSESSOR'S PARCEL NUMBERS: 023-200-045-000 and 023-200-066-000

STAFF PLANNER: Jennifer Byous, Supervising Planner

LOCATION: Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map (project) is located 3 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.

APPLICANT: Rich Langdon, WCH Communities, LP

PROPOSAL: The applicant requests approval of a Small Lot Vesting Tentative Subdivision Map for Placer Vineyards Property 7 (Attachment B). The Placer Vineyards 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 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). Both on and off-site infrastructure such as road, utility, grading, and drainage improvements will also be developed.

CEQA COMPLIANCE:

Placer Vineyards Specific Plan Certified Final Project EIR

On July 16, 2007, the Board of Supervisors certified the Final EIR for the Placer Vineyards Specific Plan and took action to approve the Specific Plan and related entitlement approvals. As part of the Final EIR

certification the Board approved Findings of Fact and adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations. Feasible Mitigation Measures were identified and applied to the Placer Vineyards Specific Plan project and were incorporated into the approved Mitigation Monitoring and Reporting Program. All applicable Mitigation Measures will be applied to future Small Lot Tentative Maps and backbone infrastructure approvals, which will entitle specific construction activities.

On January 6, 2015, the Board of Supervisors adopted a resolution approving an Addendum to the Placer Vineyards Specific Plan certified Final EIR. The Addendum analyzed the effects of modifications to the specific plan to reduce park acreage consistent with the Placer County General Plan park acreage requirements; to reduce the acreage of linear and passive open space consistent with the Placer County General Plan open space acreage requirements; and to revise land use designations on adjacent parcels to residential and commercial land use with no change to the number of dwelling units or commercial square foot allocations. Additionally, the Addendum evaluated the effects of changes to the size and mix of capital facilities and modifications to the financing plan that would change the financing mechanisms for capital facilities, parks and open space. Pursuant to CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164 and 15168 the Addendum determined that the amendments to the PVSP and the modifications to funding of capital facilities would not result in new or more severe impacts than those analyzed in the previously certified Final EIR.

On October 8, 2016, the Board of Supervisors adopted a resolution approving an Addendum to the Placer Vineyards Specific Plan certified Final EIR. The Addendum analyzed the effects of a modification to the specific plan to remove Mitigation Measure 4.1-6 which required implementation of minimum setbacks from overhead high voltage utility corridors and easements (100 feet for 115kV lines and 150 feet for 230kV lines). The analysis in the Addendum determined that although the application of the mitigation measure would further reduce impacts related to land use compatibility application of the mitigation measure was not necessary to reduce impacts to land use conflicts with the existing utility corridors that pass through the plan area. Furthermore, the analysis determined that the application of this mitigation measure was not necessary to reduce potential health effects associated with exposure to electromagnetic frequencies (EMF's) because there is no conclusive evidence that exposure to EMF's is actually a health risk. Pursuant to CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164 and 15168 the Addendum determined that this change to the Mitigation Monitoring and Reporting Program would not result in new or more severe impacts than those analyzed in the previously certified Final EIR.

For the purposes of this staff report and analysis, the term "certified Final Environmental Impact Report" is intended to refer to the 2007 certified Final EIR and all subsequent adopted Addenda.

Subsequent Projects Undertaken in Accordance with Certified Final EIR

Public Resources Code section 21083.3 and CEQA Guidelines Section 15182 through 15183 provides a streamlined CEQA process where a subdivision map application is made for a parcel for which prior environmental review of a zoning or planning approval was adopted. If the proposed development is consistent with that zoning or plan, any further environmental review of the development shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior EIR or when substantial new information shows that impacts will be more significant than described in the EIR. Effects are not to be considered peculiar to the parcel or the project if uniformly applied development policies or standards have been previously adopted by the County, which were found to substantially mitigate the effect when applied to future projects.

The County, as lead agency, has determined that the Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map proposal is entirely consistent with the Placer Vineyards Specific Plan (PVSP). As a project that is consistent with existing plans and zoning and which would not result in any new or more severe environmental effects that are peculiar to the project or the parcels or which were not previously analyzed as significant effects in the PVSP EIR, Property 7 development is eligible for the exemption from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines Section 15182. Because the project is exempt from CEQA,

the County is not required to prepare a Negative Declaration or an Environmental Impact Report, or any specific type of environmental documentation. Nonetheless, an Environmental Checklist was prepared (Attachment C) to evaluate the environmental resource categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the previously certified EIRs. The Environmental Checklist provides a convenient vehicle for disclosing the County’s evidence and reasoning for determining the project’s consistency with the PVSP and eligibility for the CEQA exemptions. Staff concluded through preparation of the Environmental Checklist that the proposed project is consistent with the Specific Plan and there are no project-specific significant effects which are peculiar to the project or site.

All of the recommended feasible mitigation measures previously adopted for the PVSP EIR have been included as conditions of approval and/or incorporated by reference to the Mitigation Monitoring Reporting Program for this project. The County is not required to formally adopt any analysis under CEQA to make these determinations under Guidelines Section 15182 and 15183, except for a finding regarding the implementation of previously adopted mitigation.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee*. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. In addition, three Development Proposal Pending public notification signs were erected in three prominently visible locations along Baseline Road and Watt Avenue in accordance with provisions of the County Code. The Development Proposal Pending public notification signs were posted with hearing notification posters and copies of the legal notice for the Planning Commission hearing. Community Development Resource Agency staff including the Engineering and Surveying Division, Department of Public Works and Facilities, Environmental Health Services, the Fire Department and the Air Pollution Control District were transmitted copies of the project plans and application for review and comment. Comments from agency staff have been addressed in the analysis section of this report. No public comments were received at the time of report preparation.

SITE CHARACTERISTICS

The Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map is located within the PVSP Plan Area, which is currently rural in character. The site topography is characterized by flat terrain with subtle drainage swales, and gentle topographic relief. The property’s elevations on-site range from 104 feet above mean sea level (msl) in the eastern portion to 71 feet above msl in the northwest corner. The site is currently undeveloped grazing land, interspersed with trees. A southeast to northwest trending drainage swale is located along the site boundary and across the southeastern portion of the site. The swale is incised several feet deep and is approximately 3 to 5 feet wide, becoming wider toward the southern boundary.

EXISTING LAND USE AND ZONING

Location	Zoning	Existing / Proposed Conditions and Improvements
Site	SPL-PVSP	Medium Density Residential, High Density Residential, Commercial Mixed-Use, Power Center, Religious, Parks, Open Space and Public / Quasi-Public land uses including Elementary School, Middle School, Fire Station and Transit Center uses.
North	SPL-PVSP	Baseline Road and future PVSP Property 4B tentative map to be developed as single family residential, park, and commercial.
South	SPL-PVSP	Future East Town Center Dr. and PVSP Property 5C and PVSP Property 10 tentative maps to be developed as single family residential, school, commercial, and high density residential.
East	SPL-PVSP	Watt Avenue and future PVSP Property 5A tentative map to be developed as single family residential, park, high density residential, and commercial.
West	SPL-PVSP	Future 14 th Street and PVSP Property 12A tentative map to be developed as high density residential, mixed use, commercial, and multi-family residential (Town Center).

BACKGROUND

The Placer Vineyards Specific Plan is an approved specific plan consisting of 5,230 acres of land located in the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The plan area will construct up to 14,132 dwelling units plus commercial, retail, office and professional land uses, government and public facility land uses, open space, parks, schools and religious land uses. The specific plan provides a comprehensive policy framework to guide the build out of the plan area in conjunction with the land use and development standards, development agreements, and the approved master plans for transit, sewer, water, drainage, parks and public facilities. The Placer Vineyards Specific Plan was approved by the Board of Supervisors in July 2007 and the Board approved amendments to the plan in January 2015 and October 2016.

The proposed Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map site is part of the approved Placer Vineyards Specific Plan (PVSP) and is located in the north central portion of the plan area, south of Baseline Road, east of future 14th Street, north of future East Town Center Drive, and west of Watt Avenue (Attachment A).

Administrative Modification

An Administrative Modification for Property 7 was approved on September 6, 2016 in accordance with Section 9.2.7.B of the PVSP. It was approved by the Planning Director upon finding that the Administrative Modification would not have a significant impact on the character of the plan area and would be consistent with the spirit and intent of the vision, goals and policies of the PVSP.

The Administrative Modification amended the Property 7 land use diagram to reverse the locations of an elementary school and a public park in order to shift the elementary school further south in order to increase the linear separation between the school and a planned Pacific Gas & Electric high pressure gas pipeline that will be constructed along the north side of Baseline Road. This modification increased the separation between the gas pipeline and the school from 1,470 feet to 1,720 feet, thereby placing the school beyond the minimum safe separation distance of 1,500 feet incorporated into the State Code. The

acreage of the elementary school site and the park site were unchanged from their approved size of 13.0 and 4.7 gross acres, respectively.

1st Development Phase and Property 7 Large Lot Vesting Tentative Subdivision Map

On June 8, 2017, the Planning Commission approved the 1st Development Phase Phasing Plan and Property 7 Large Lot Vesting Tentative Map to create 25 large lots with no development rights on 357 acres of land located within the 1st Development phase project area of the PVSP.

PROJECT DESCRIPTION

The applicant is requesting approval of the Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map which will create 976 lots; including 912 Medium Density lots and 4 High Density lots and 1 Commercial Mixed-Use lot with 82 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will create 2 Neighborhood Parks, 2 School lots, 1 Transit Center lot, 1 Fire Station lot, 1 Power Center lot, 4 Open Space lots, 46 landscape lots, 1 water tank lot and 1 Religious Site lot.

As shown in Table 1, the requested dwelling units within this application remain the same as approved in the PVSP. The acres for some land uses have slight differences, but the area that would be disturbed by development would be less than what was approved in the PVSP. There is a small portion of Business Park / Power Center that is included in Property 7 (Lot 24). Lot 24 contains 0.4 acres and was created on Property 7 when the Watt Avenue / 'A' Street intersection were required to be located 1,200 feet from the Watt Avenue/ Baseline Road intersection.

Table 1 Property 7 – Adopted Versus Proposed								
Land Use	Adopted PVSP		Approved LLVTSM	Proposed SLVTSM			Difference Between Adopted PVSP and Proposed SLVTSM	
	Gross Area	Dwelling Units	Gross Area	Gross Area	Net Acres	Dwelling Units	Gross Area	Dwelling Units
Residential								
Medium Density Residential (MDR)	180.5	912	186.7	179.4	170.7	912	-1.1	0
High Density Residential (HDR)	49.5	698	54.2	52.3	49.2	698	2.8	0
Commercial								
Commercial/Mixed Use (C/MU)	6.5	82	8.8	6.7	6.4	82	0.2	0
Business Park/Power Center (BP/PC)	0		0.9	0.4	0.4	-	0.4	-
Public/Quasi-Public								
Public (P/QP)	4.5	-	5.7	5.0	4.5	-	0.5	-
Religious (P/QP)	1.5	-	2.2	2.1	2.1	-	0.6	-
School (P/QP)	14.5	-	15.7	14.9	14.6	-	0.4	-
Open Space/Park								
Park (PARK)	10.0	-	12.6	11.4	10.8	-	1.4	-
Open Space (OS)	62.0	-	70.2	67.4	67.1	-	5.4	-
Major Roads								
Major Roads	28.0	-	0	17.4	17.4	-	-10.6	-
Total	357.0	1,692	357.0	357.0	357.0	1,692	0.0	0
Notes: DU = dwelling units, GA = gross acres, LLVTSM = Large Lot Vesting Tentative Subdivision Maps, SLVTSM = Small Lot Vesting Tentative Subdivision Map								

Infrastructure Improvements & Phasing

The 1st Development Phase Development Plan has been approved for PVSP properties 1A, 3, 4B (portion), 7, 12B, 15 and 19 (portion). The Development Phase consists of the Development Phase Phasing Plan, an infrastructure phasing plan, and Large Lot Tentative Maps for each of the seven properties identified in the Development Phase. The Development Phase Area encompasses an approximately 1,535 acre portion of the 5,230 acre PVSP Area and contains descriptions of the backbone and secondary roadways, potable water, sanitary sewer, open space corridor drainage and recycled water infrastructure elements as well as the neighborhood parks, Class 1 bike paths and multi-purpose trails proposed to serve the Development Phase (including Property 7) as well as the construction triggers. The Development Phase will be implemented in accordance with the approved Placer Vineyards Specific Plan Master Plans, conditions of approval for small lot tentative maps and development agreements for each property. The Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map has been conditioned to construct improvements consistent with the Development Phase – Phasing Plan.

PVSP Public Improvements and Facilities

Construction of public improvements to serve the project area as well as the balance of the PVSP Plan Area, will be funded by a variety of mechanisms including Community Facilities Districts (CFD), County impact fees, developer financing and other methods. The Placer Vineyards Facilities Financing Plan identifies potential funding sources to pay for backbone infrastructure, and includes discussion regarding future fee programs or financing districts to pay for parks and capital facilities. Major infrastructure and facilities required for development of the PVSP will be funded through a combination of public and private sources.

PVSP public facilities which include the government center, parks and recreation facilities, on-site fire stations, sheriff facilities, transit, library, regional fire facilities and a corporation yard will be developed using a hybrid program where the developer would construct certain park improvements, but pay a fee for all other capital facilities, thereby shifting the ultimate responsibility for construction to the County for such facilities. The Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map has been conditioned to participate in future programs for capital facilities. In addition, Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map will build and dedicate two Neighborhood Parks, provide site improvements and offer for dedication two School lots, provide site improvement and offer for dedication the Transit Center lot and the Fire Station lot.

Traffic / Access / Circulation

The Specific Plan area is proposed to be served by a network of public roadways organized as a system of thoroughfares, arterials, major collectors, collectors, and local streets. The roadway circulation system is based on an interconnected system of streets that organizes and provides access into the Plan area. The Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map will provide roadway improvements consistent with the 1st Development Phase Development Plan. Vehicular access to the subdivision is initially proposed off of Baseline Road onto 12th Street and 14th Street. Subsequent village phasing will connect to Watt Avenue as shown on the tentative map (refer to Sheet 8 of 9, Attachment B). Connection with the adjacent future subdivisions to the west will be provided across 14th Street via East Town Center Drive and "A" Street. Connection with the adjacent future subdivision to the south will be provided via Tanwood Avenue, 14th, 13th, 12th and 11th Streets. All roadways proposed on the tentative map are required to be constructed and dedicated to the County. Road improvements will be as follows (refer to Sheet 1 of the Tentative Map, Attachment B for roadway cross sections):

- Baseline Road and Watt Avenue (ultimate buildout) – A 6-foot masonry sound wall may be constructed adjacent to a 50-foot landscape strip, along HDR frontage. The street landscape corridor will consist of a Class 1 meandering walking path with landscaping. Street improvement will consist of three 12-foot travel lanes and a 7-foot bike lane (including curb and gutter) with a 14-foot landscape median. In addition, a 12-foot Bus Rapid Transit lane will be reserved in the public right of way along Watt Avenue. Interim roadway improvements will be constructed as the

development occurs, resulting in both Baseline Road and Watt Avenue being built with 4 travel lanes for this Development Phase.

- East Town Center Drive – A 6-foot masonry sound wall will be constructed adjacent to the MDR lots and a 35-foot landscape strip. The landscape strip will consist of a 4 to 6-foot wide sidewalk with landscaping. Roadway improvements will consist of 13-foot travel lanes with 5-foot bike lane and 8.5-foot parking/shoulders and a 14-foot landscape median.
- Tanwood Avenue, 13th and 14th Streets and “A” Street – A 6-foot masonry sound wall will be constructed adjacent to the MDR lots and a 35-foot landscape strip. The landscape strip will consist of a 6-foot sidewalk with landscaping. Roadway improvements will consist of 11-foot travel lanes with 5-foot bike lanes and 8.5-foot parking/shoulders.
- ‘6A’ Lane – A 6-foot privacy wall will be constructed where houses back or side onto 6A Lane. General frontage improvements will consist of a 6 to 8 foot landscape strip with a 4 to 6-foot wide sidewalk. Roadway improvements will consist of 11-foot travel lanes with 5 foot bike lanes.
- Local Residential Streets will be constructed in accordance with the PVSP and general frontage improvements will consist of 4 to 6-foot sidewalks with 6 to 8-foot landscape strips. Roadway improvements will consist of a 10 foot travel lane and 8 feet for on-street parking in both directions.

The project will contain traffic calming features at the following locations:

- Roundabouts will be located at the intersections of 14th Street / East Town Center Drive; ‘A’ Street / Tanwood Avenue; East Town Center Drive / Tanwood Avenue; East Town Center Drive / 12th Street / ‘4H’ Lane; East Town Center Drive / 11th Street / ‘5A’ Lane.
- A pedestrian signal crossing or other traffic calming features will be installed where the Class 1 trail crosses ‘A’ Street and with the future development of the elementary school (Lot 13) across East Town Center Drive. Pedestrian crossings will have textured crosswalks.

Water Supply

Infrastructure to convey potable water will be developed for Property 7 connection to the existing Cal Am Services water supply line at Walegra/Baseline Roads. A water tank is proposed to be located on Lot 12 (Religious site) which will serve not only this property but the entire Specific Plan Area as well. In addition, California American Water has provided a Water Supply Verification that determined a sufficient water supply will be availability for long-term use.

Wastewater

Infrastructure to convey wastewater will be constructed to connect to the County’s Dry Creek Wastewater Treatment Plant located in the City of Roseville. A lift station will be constructed south of Dyer Lane (PVSP Property 16) with a forcemain back to the treatment plant. Connection to the forcemain and lift station for this subdivision will be via a gravity sewer line along 14th Street, South Town Center Drive, 16th Streets and Dyer Lane. Tentative Map Sheet 9 of 9 Attachment B provides details for sewer connection and layout.

Storm Drainage

The Placer Vineyards project Master Drainage Study has been developed for the entire PVSP, which include a series of Open Space Corridor Drainage Improvements that will be constructed to convey, detain and treat stormwater. Stormwater from this project will be conveyed to the drainage improvements via predominately channels and underground pipes. Tentative Map Sheets 4, 5, and 9, Attachment B, provides site specific drainage plans for this subdivision.

Utilities

Improvements to existing dry utilities including natural gas, electric, and communications would be constructed concurrent with project buildout. Natural gas will be provided by Pacific Gas & Electric (PG&E). Natural gas service will be extended to the project area from nearby existing facilities. PG&E

will also provide electric service to the project area via Consolidated Communications or a competitive provider will provide telephone services to the site. A private cable provider will serve the project area with a network of fiber lines, which extend from existing facilities. Each lot within the project area will be wired for high-speed internet connection.

Solid Waste Disposal

The proposed project will generate short-term construction debris and long-term solid waste. These materials will be collected by a private collection firm, and transported to the Western Placer Waste Management Authority for recycling recovery and disposal.

Affordable Housing Plan

The PVSP requires ten percent of the total residential units as affordable housing units (as defined by the State of California), exclusive of the SPA. Plan wide 1,372 affordable units will be constructed within the Specific Plan area with two percent (274 units) of the units being set aside for moderate income, four percent (549 units) being set aside for low income residents and four percent (549 units) being set aside for very low income households. Affordable units may be for-sale or rental units and will be distributed throughout the Plan area. The Development Agreements specify additional details for providing affordable units, including income range definitions, affordable unit transfers and credits, and construction timing. Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map has provided an Affordable Housing Plan which indicates two of the High Density Residential lots (Lot 9 and Lot 10) will provide 270 affordable units, which will satisfy the affordable housing requirement for this project.

GENERAL PLAN / COMMUNITY PLAN / SPECIFIC PLAN CONSISTENCY

The Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map underwent a conformity review pursuant to the PVSP, Chapter 9: Implementation, Sections 9.2.5 and 9.2.6 to determine consistency with the approved PVSP policy document (Attachment D) and Land Use Development Standards, the approved master plans, the Public Facilities Financing Plan, the Second Amended and Restated Development Agreement By and Between the County of Placer and BHT II Northern Cal 1 Relative to Property 7, and the approved 1st Development Phase. The proposed Placer Vineyards Property 7 land uses are in accordance with the approved Specific Plan which includes 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.

The Property 7 Small Lot Vesting Tentative Subdivision Map is conditioned to comply with the 1st Development Phase Phasing Plan. As approved and when implemented, the Development Phase will be consistent with all provisions of the Specific Plan, the Dry Creek West Placer Community Plan and the Placer County General Plan because all necessary public provisions to support urban growth and development of Property 7 and the other properties included in the Development Phase will be constructed, or funded for future construction, at the time that the improvements and services are needed.

WEST PLACER MUNICIPAL ADVISORY COUNCIL

The West Placer Municipal Advisory Council (MAC) heard an informational presentation on the Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map on May 10, 2016. Discussion from the MAC and community members expressed concerns regarding noise impacts along Baseline Road, drainage, and lighting. On June 14, 2017, the proposed project was presented as an "Action" item at the MAC. At that meeting, concern was expressed regarding impacts to the SPA area in terms of flooding and drainage. Staff indicated that the PVSP has an approved drainage master plan and with each development proposal, the proposal will be analyzed to conform with the requirements of the Specific Plan, Development Agreement, master plans, and County codes and policies. In addition, concern was expressed about potential conflicts between the urban/rural interface between the SPA and development within the PVSP Area. After some discussion, the MAC unanimously approved a motion to recommend that the Planning Commission take action to approve the project as it was presented (Vote: 3-0).

RECOMMENDATION

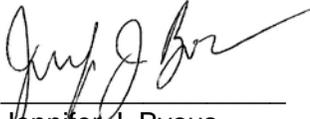
Based on the analysis in this report, the Development Review Committee recommends that the Planning Commission take the following actions, subject to the conditions of approval hereto attached (Attachment E):

1. 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 (SCH #1999062020), supported by the following findings:
 - A) Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map is consistent with the Placer Vineyards Specific Plan.
 - B) A Final Environmental Impact Report was previously certified for the Placer Vineyards Specific Plan in accordance with CEQA.
 - C) The proposed project is consistent with the Final EIR and does not contain substantial changes to the Placer Vineyards Specific Plan.
 - D) The proposed project is consistent with the development density established by the Placer Vineyards Specific Plan, for which a Final EIR was certified.
 - E) No project-specific significant effects which are peculiar to this project or its site exist.
 - F) Having met the above criteria, the Final EIR may be relied upon to approve the Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map pursuant to CEQA Guidelines Section 15183.
 - G) The feasible mitigation measures specified in the Placer Vineyards Specific Plan Final EIR and as adopted in the Mitigation Monitoring and Reporting Program will be undertaken for the proposed Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map, consistent with CEQA Guidelines Section 15183(e).

2. APPROVE the Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map that will create 976 lots; including 912 Medium Density Residential lots and 4 High Density Residential 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 create 2 Neighborhood Parks, 2 School lots, 1 Transit Center lot, 1 Fire Station lot, 1 Power Center lot, 4 Open Space lots, 46 landscape lots, 1 water tank lot and 1 Religious Site lot, within the previously approved Placer Vineyards Specific Plan area, subject to the conditions of approval (Attachment E) and supported by the following findings:
 - A) The proposed subdivision, together with the provisions for its design and improvements, is consistent with the 2015 Placer Vineyards Specific Plan policy document and Land Use and Development Standards, the approved master plans, the Public Facilities Financing Plan, the Second Amended and Restated Development Agreement By and Between the County of Placer and BHT II Northern Cal 1 Relative to Property 7, the approved Development Phase, the Placer County General Plan, and with applicable provisions of the County Subdivision Ordinance and Zoning Ordinance.
 - B) The site of the subdivision is physically suitable for the type and proposed density of development. The Placer Vineyards Specific Plan land use map has anticipated the project site for residential and commercial development and the Property 7 Small Lot Vesting Tentative Subdivision Map as described above proposes such land uses.
 - C) The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
 - D) The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or injury to fish or wildlife or their habitat.
 - E) The design and proposed improvements of the subdivision are not likely to cause serious public health or safety problems.

- F) The design of the subdivision and the type of proposed improvements will not conflict with easements acquired by the public at large for access through or use of the property, within the proposed subdivision.
- G) Subject to Section 66474.4 of the Subdivision Map Act, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Respectfully submitted,



Jennifer J. Byous
Supervising Planner

ATTACHMENTS

- Attachment A: Vicinity Map
- Attachment B: Placer Vineyards Property 7 Small Lot Vesting Tentative Subdivision Map (Sheets 1 to 9)
- Attachment C: Environmental Checklist
- Attachment D: Placer Vineyards Specific Plan Policy Consistency Review (Small Lot Map Property #7)
- Attachment E: Recommended Conditions of Approval
- Attachment F: PVSP Mitigation and Monitoring Reporting Program

- cc: Steve Pedretti – CDRA Director
Paul Thompson – Assistant CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – Supervising Deputy County Counsel
Angel Green – Planning Services
Nic Capuchino – DPWF, Transportation Division
Phil Frantz – Engineering and Surveying Division
Joseph Scarborough – Environmental Health Division
Yu-Shuo Chang – Air Pollution Control District
Tony Rivers – DPFW, Environmental Engineering Division
Lisa Carnahan – DPFW, Parks Division
Andy Darrow – DPWF, Environmental Engineering Division
Brad Brewer – DPWF, Flood Control and Water Conservation District
Mike DiMaggio / Ryan Woessner – Placer County Fire / CDF
West Placer MAC