



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
JUNE 8, 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 **FLAG SALUTE**
10:01 – 10:06 am

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 *[absent]*, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: *E. J. Ivaldi provided an update on the status of Planning Commission approved projects: The Squaw Valley PlumpJack Inn appeal to the Board of Supervisors was withdrawn; Joeger 20 Subdivision was appealed and will be scheduled for a future Board of Supervisor meeting. Upcoming Planning Commission meetings: June 22nd meeting will be cancelled; July 13th meeting will be held in Auburn, rather than Tahoe, as previously considered; and the July 27th meeting location is undetermined at this time.*

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission matters not included on the current agenda. There was no comment.*

CONSENT AGENDA: *All items recommended by the Development Review Committee were approved by a single roll call vote. No items were removed for discussion.*

TIMED ITEMS: The following timed items were discussed at the time indicated.

1) 10:05 am **RIO BRAVO ROCKLIN**
10:06 – 11:48 am **CONDITIONAL USE PERMIT MODIFICATION (PCPA 20140034) / VARIANCE (PLN17-00017)**
CATEGORICAL AND STATUTORY EXEMPTIONS
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Travis Finn for approval of a Conditional Use Permit modification that would allow for the replacement of the previously approved mobile grinding system with a horizontal grinding system; an increase in the amount of material processed onsite from 20,000 tons to 70,000 tons; an increase in the days material can be processed onsite from two per week to five per week; an increase in the allowed material storage height from 30 feet to 40 feet; and a Variance to the paving requirements in Zoning Ordinance Section 17.54.070(C)(3) to allow for the unimproved portion of the circulation area to remain unpaved.

Project Location: 3100 Thunder Valley Court in the Rocklin area
APN: 017-063-031-000
Total Acreage: 48.67 acres
Zoning: IN-Dc (Industrial, combining Design Scenic Corridor)
Community Plan Area: Sunset Industrial Area Plan
Applicant: Rio Bravo Rocklin, Travis Finn
Owner: Rio Bravo Rocklin
County Staff:
Planning – Nick Trifiro (530) 745-3069
Engineering & Survey – Phil Frantz (530) 745-7584
Environmental Health – Mohan Ganapathy (530) 745-2364

***Commissioner Moss recused himself.
Two members of the public provided comments.***

- 1) MOTION AS FOLLOWS: Determine the project is statutorily exempt from CEQA Section 15269, (Emergency Projects) and categorically exempt from CEQA Section 15301, (Class 1, Existing facilities) and CEQA Section 15303, (Class 3, New construction or conversion of small structures) as supported by the findings identified in the staff report.***

Commissioner Roccucci moved; Commissioner Nader second

***MOTION VOTE: 5:0:1:1
AYE: Haber, Roccucci, Nader, Sevison, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Moss***

- 2) MOTION AS FOLLOWS: Approve the Conditional Use Permit modification as supported by the findings and subject to the revised Conditions of Approval and Errata.***

Commissioner Roccucci moved; Commissioner Nader second

***MOTION VOTE: 5:0:1:1
AYE: Haber, Roccucci, Nader, Sevison, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Moss***

- 3) Approve the Variance to paving requirements in Section 17.54.070 of the Zoning Ordinance as supported by the findings in the staff report.***

Commissioner Roccucci moved; Commissioner Sevison second

***MOTION VOTE: 5:0:1:1
AYE: Haber, Roccucci, Nader, Sevison, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Moss***

2) 10:20 am PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE PHASING
11:49 – 12:55 pm PLAN AND LARGE LOT TENTATIVE MAPS

A) PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
FIRST DEVELOPMENT PHASE AND DEVELOPMENT PHASE PHASING
PLAN (PLN15-00070)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of Placer 400 Investors, LLC, LDK-Arep III Placer Owner, LLC, BHT II Northern Cal 1, LLC, Placer 102, LLC, Palladay Greens, LLC, and Baseline & Watt, LLC, Baseline A&B Holdings, LLC, collectively the Development Phase Group, for approval of the First Development Phase and Development Phase Phasing Plan. The owners of properties 1A, 3, 4B, 7, 12B, 15, and 19 have formed a Development Phase Group and request approval of a Development Phase in accordance with Section 9.2.4 of the Placer Vineyards Specific Plan (PVSP). The Development Phase consists of the Large Lot Tentative Maps for each of the seven properties, each of which has been separately noticed and will be considered under separate action by the Planning Commission, and the Development Phase Phasing Plan, an infrastructure phasing plan. The Phasing Plan identifies the backbone roadway, utility and drainage infrastructure necessary to support the Development Phase and would be implemented in accordance with the approved PVSP Master Plans. The Planning Commission will also consider adoption of a finding that the Development Phase project is consistent with the previously certified Final Environmental Impact Report.

Project Location: In the Placer Vineyards Specific Plan area in the unincorporated County area west of the City of Roseville.

APNs: 023-200-005-000, 023-221-002-000, 023-221-057-000, 023-221-058-000, 023-200-037-000, 023-200-071-000, 023-200-045-000, 023-200-066-000, 023-200-068-000, 023-010-004-000, 023-010-029-000, 023-200-008-000, 023-010-021-000, 023-010-022-000, 023-010-023-000, 023-150-026-000, 023-180-005-000, 023-180-007-000 and 023-180-008-000

Total Acreage: 1,535.3 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owners: Placer 400 Investors, LLC, LDK-Arep III Placer Owner, LLC, BHT II Northern Cal 1, LLC, Placer 102, LLC, Palladay Greens, LLC, and Baseline & Watt, LLC, Baseline A&B Holdings, LLC, collectively the Development Phase Group

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

Commissioner Rocucci recused himself.

Four members of the public provided comments.

- 1) **MOTION AS FOLLOWS:** *Determine the potential impacts of the Placer Vineyards Specific Plan 1st Development Phase project are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #199906202), subject to the findings included in staff's report.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

- 2) **MOTION AS FOLLOWS:** *Approve the 1st Development Phase Project consisting of a Development Phase Phasing Plan for properties 1A, 3, 4B (portion), 7, 12B, 15 and 19 (portion), which encompass a 1,535.3 acre portion of the 5,230 acre Placer Vineyards Specific Plan, subject to the findings included in staff's report.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

**B) PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 1A LARGE LOT VESTING TENTATIVE MAP (PLN15-00071)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider an application from Kent MacDiarmid of The MacDiarmid Company on behalf of Placer 400 Investors, LLC, for approval of a Large Lot Vesting Tentative Subdivision Map for Property 1A of the Placer Vineyards Specific Plan (PVSP). The Property 1A Large Lot Tentative Map would create a total of 17 large lots that establish the general layout and location of Property 1A land uses in accordance with the approved specific plan including Low Density Residential, Open Space, Parks and Religious land uses as well as the location and configuration of roadway and public utility easements. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

Project Location: ½-mile west of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated County area west of the City of Roseville

APNs: 023-200-005-000, 023-221-002-000, 023-221-057-000 and 023-221-058-000

Total Acreage: 399.7 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company
Owner: Placer 400 Investors, LLC
County Staff:
Planning: Alex Fisch (530) 745-3081
Engineering and Survey: Phil Frantz (530) 745-7584
Environmental Health: Joey Scarbrough (530) 745-2346

- 1) **MOTION AS FOLLOWS:** *Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1
AYE: Haber, Nader, Sevison, Moss, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Roccucci

- 2) **MOTION AS FOLLOWS:** *Approve Placer Vineyards Specific Plan 1st Development Phase Property 1A Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.*

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE: 5:0:1:1
AYE: Haber, Nader, Sevison, Moss, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Roccucci

**C) PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 3 LARGE LOT VESTING TENTATIVE MAP (PLN15-00072)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of Baseline & Watt, LLC, for approval of a Large Lot Vesting Tentative Subdivision Map for Property 3 of the Placer Vineyards Specific Plan (PVSP). The Property 3 Large Lot Tentative Map would create a total of 13 large lots that establish the general layout and location of Property 3 land uses in accordance with the approved specific plan including Medium Density Residential, High Density Residential, Commercial, Open Space and Religious land uses as well as the location and configuration of roadway and public utility easements. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

Project Location: 1.5 miles west of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated County area west of the City of Roseville.

APN: 023-200-037-000

Total Acreage: 100.3 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owner: Baseline & Watt, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) ***MOTION AS FOLLOWS: Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.***

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Rocucci

- 2) ***MOTION AS FOLLOWS: Approve Placer Vineyards Specific Plan 1st Development Phase Property 3 Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.***

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Rocucci

- D) **PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 4B LARGE LOT VESTING TENTATIVE MAP (PLN16-00276)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of LDK-Arep III Placer Owner, LLC, for approval of a Large Lot Vesting Tentative Subdivision Map for Property 4B of the Placer Vineyards Specific Plan (PVSP). The Property 4B Large Lot Tentative Map would create a total of 9 large lots that establish the general layout and location of Property 4B land uses in accordance with the approved specific plan including Medium Density Residential, Commercial Mixed-Use, Business Park / Power Center, Parks and

Open Space land uses as well as the location and configuration of roadway and public utility easements. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

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 County area west of the City of Roseville.

APN: 023-200-071-000

Total Acreage: 114.2 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owner: LDK-Arep III Placer Owner, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) ***MOTION AS FOLLOWS: Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.***

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

- 2) ***MOTION AS FOLLOWS: Approve Placer Vineyards Specific Plan 1st Development Phase Property 4B Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.***

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

- E) **PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 7 LARGE LOT VESTING TENTATIVE MAP (PLN14-00214)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of BHT II Northern Cal 1, LLC, for approval of a Large Lot Vesting

Tentative Subdivision Map for Property 7 of the Placer Vineyards Specific Plan (PVSP). The Property 7 Large Lot Tentative Map would create a total of 25 large lots that establish the general layout and location of Property 7 land uses in accordance with the approved specific plan including 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 as well as the location and configuration of roadway and public utility easements. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

Project Location: Three miles west of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated County area west of the City of Roseville.

APN: 023-240-081-000

Total Acreage: 357 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owner: BHT II Northern Cal 1, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) ***MOTION AS FOLLOWS: Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.***

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

- 2) ***MOTION AS FOLLOWS: Approve Placer Vineyards Specific Plan 1st Development Phase Property 7 Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.***

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

**F) PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 12B LARGE LOT VESTING TENTATIVE MAP (PLN15-00073)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of Placer 102, LLC, for approval of a Large Lot Vesting Tentative Subdivision Map for Property 12B of the Placer Vineyards Specific Plan (PVSP). The Property 12B Large Lot Tentative Map would create a total of 9 large lots that establish the general layout and location of Property 12B land uses in accordance with the approved specific plan including Medium Density Residential, Commercial Mixed-Use, Elementary School, Parks and Open Space land uses as well as the location and configuration of roadway and public utility easements. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

Project Location: 3.5 miles southwest of the intersection of Walerga Road and Baseline Road, 0.5 miles south of Baseline Road in the unincorporated County area west of the City of Roseville

APN: 023-200-068-000

Total Acreage: 102.4 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owner: Placer 102, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) MOTION AS FOLLOWS: Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.**

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

- 2) MOTION AS FOLLOWS: Approve Placer Vineyards Specific Plan 1st Development Phase Property 12B Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.**

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1
AYE: Haber, Nader, Sevison, Moss, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Roccucci

**G) PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 15 LARGE LOT VESTING TENTATIVE MAP (PLN15-00075)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of Palladay Greens, LLC, for approval of a Large Lot Vesting Tentative Subdivision Map for Property 15 of the Placer Vineyards Specific Plan (PVSP). The Property 15 Large Lot Tentative Map would create a total of 36 large lots that establish the general layout and location of Property 15 land uses in accordance with the approved specific plan including Low Density Residential, Medium Density Residential, High Density Residential, Commercial Mixed-Use, Parks, Open Space and Religious land uses as well as the location and configuration of roadway and public utility easements. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

Project Location: 3.5 miles southwest of the intersection of Walerga Road and Baseline Road, 0.5 miles south of Baseline Road in the unincorporated County area west of the City of Roseville.

APNs: 023-010-004-000, 023-010-029-000 and 023-200-008-000

Total Acreage: 202 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owner: Palladay Greens, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) **MOTION AS FOLLOWS: Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.**

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1
AYE: Haber, Nader, Sevison, Moss, Johnson
NO: None
ABSENT: Arcuri
RECUSED: Roccucci

- 2) **MOTION AS FOLLOWS:** *Approve Placer Vineyards Specific Plan 1st Development Phase Property 15 Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Rocucci

**H) PLACER VINEYARDS SPECIFIC PLAN 1ST DEVELOPMENT PHASE
PROPERTY 19 LARGE LOT VESTING TENTATIVE MAP (PLN15-00076)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Kent MacDiarmid of The MacDiarmid Company on behalf of Baseline A&B Holdings, LLC, for approval of a Large Lot Vesting Tentative Subdivision Map for a 281.6-acre portion of Property 19 of the Placer Vineyards Specific Plan (PVSP). The Property 19 Large Lot Tentative Map, which comprises a 281.6-acre portion of Lot 19, would create a total of 20 large lots that establish the general layout and location of Property 19 land uses included in the Development Phase in accordance with the approved specific plan including Low Density Residential, Medium Density Residential, High Density Residential, Commercial Mixed-Use, Religious, Parks, Open Space and Public / Quasi-Public land uses including Elementary School, Middle School, Fire Station, Corporate Yard and Cemetery uses as well as the location and configuration of roadway and public utility easements. In addition, a total of four lettered lots comprising 251 acres are created and are not included in the Development Phase. The Planning Commission will also consider adoption of a finding that this Large Lot Tentative Map is consistent with the previously certified Final Environmental Impact Report.

Project Location: 4 miles southwest of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated County area west of the City of Roseville.

APNs: 023-010-021-000, 023-010-022-000, 023-010-023-000, 023-150-026-000, 023-180-005-000, 023-180-007-000 and 023-180-008-000

Total Acreage: 816.5 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Kent MacDiarmid of The MacDiarmid Company

Owner: Baseline A&B Holdings, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) **MOTION AS FOLLOWS:** *Determine the potential impacts of the Large Lot Vesting Tentative Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase project, are within the scope of the analysis of the*

2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), subject to the findings included in staff's report.

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

- 2) MOTION AS FOLLOWS: Approve Placer Vineyards Specific Plan 1st Development Phase Property 12B Large Lot Vesting Tentative Map and Conditions of Approval, subject to the findings included in staff's report.**

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

AYE: Haber, Nader, Sevison, Moss, Johnson

NO: None

ABSENT: Arcuri

RECUSED: Roccucci

12:55 – 1:00 pm

BREAK

3) 10:45 am

1:00 – 1:30 pm

HALES MINOR LAND DIVISION

THIRD PARTY APPEAL OF THE PARCEL REVIEW COMMITTEE CHAIRMAN'S APPROVAL OF A TENTATIVE PARCEL MAP (PLN15-00177)

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a third party appeal filed by Joyce L. Carter, of the Parcel Review Committee Chairman's approval of a Tentative Parcel Map filed by Sam Hales that allows for the subdivision a 13.3 acre property into four parcels consisting of 2.54 acres, 4.51 acres, 2.5 acres and 2.5 acres. The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that were prepared and finalized pursuant to the California Environmental Quality Act (CEQA).

Project Location: The intersection of Eden Forest Drive and Far Fara Way in the Colfax area.

APN: 071-100-022-000

Total Acreage: 13.3 acres

Zoning: F-B-100 PD = 0.4 (Farm, combining Minimum Building Site designation of 100,000 square feet, combining Planned Residential Development of 0.4 dwelling units per acre)

Community Plan Area: Colfax Community Plan

Appellant: Joyce L. Carter

Owner: Sam Hales

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Joey Scarbrough (530) 745-2346

Two members of the public provided comments.

- 1) **MOTION AS FOLLOWS:** *Deny the third-party appeal filed by Joyce L. Carter.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 6:0:1

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

NO: *None*

ABSENT: *Arcuri*

- 2) **MOTION AS FOLLOWS:** *Adopt the Mitigation Negative Declaration and the Mitigation Monitoring and Reporting Program, supported by the findings contained in the staff report.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:0:1

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

NO: *None*

ABSENT: *Arcuri*

- 3) **MOTION AS FOLLOWS:** *Uphold the Parcel Review Committee Chairman's decision to approve the Hales Minor Land Division to allow for the subdivision of a 13.32 acre property into four parcels consisting of 2.54 acres, 4.51 acres, 2.5 acres and 2.5 acres, supported by the findings and subject to the Conditions of Approval included in the staff report.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 6:0:1

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

NO: *None*

ABSENT: *Arcuri*

4) 11:00 am
1:30 – 2:40 pm

**CAMP LISA DOG BOARDING FACILITY
THIRD-PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF
A MINOR USE PERMIT AND VARIANCE (PLN16-00279)
NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a third-party appeal filed by Paula Lial, of the Zoning Administrator's approval of a Minor Use permit filed by Lisa Gillett to operate a cage-free dog boarding facility for up to 45 dogs and Variance to the parking and paving requirements to allow for gravel parking, circulation areas and driveway and to allow for six parking spaces where nine would normally be required. The Planning Commission will also consider a Negative Declaration that was prepared and finalized pursuant to the California Environmental Quality Act.

Project Location: 1550 Kellogg Street in the Newcastle area.

APN: 032-164-067-000

Total Acreage: 12.3 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum building site of 2.3 acres)

Community Plan Area: Community Plan

Appellant: Paula Lial

Owner: Lisa Gillett

County Staff:

Planning: Kally Kedding-Cecil (530) 745-3034

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

Environmental Health: Laura Rath (530) 745-2355

Five members of the public provided comments.

1) MOTION AS FOLLOWS: Grant the third-party appeal filed by Paula Lial.

Commissioner Haber moved; Commissioner Moss second

MOTION VOTE: 6:0:1

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

NO: None

ABSENT: Arcuri

2) MOTION AS FOLLOWS: Adopt the Negative Declaration that has been prepared for the project, pursuant to CEQA.

Commissioner Haber moved; Commissioner Moss second

MOTION VOTE: 6:0:1

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

NO: None

ABSENT: Arcuri

3) MOTION AS FOLLOWS: Approve the Camp Lisa Minor Use Permit to allow the construction and operation of a commercial dog kennel for up to 45 dogs.

Commissioner Haber moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

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

NO: None

ABSENT: Arcuri

4) MOTION AS FOLLOWS: Approve the Variance to the paved parking and circulation area requirements.

Commissioner Haber moved; Commissioner Moss second

MOTION VOTE: 5:0:1:1

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

NO: None

ABSENT: Arcuri

2:40-3:00 pm

BREAK FOR LUNCH

5) 1:00 pm
3:01 – 4:00 pm

WORKSHOP – REVIEW OF DRAFT WINERY & FARM BREWERY ORDINANCE (PSPJ 20130151)

A proposed Zoning Text Amendment to the Winery Section of the Zoning Ordinance (Section 17.56.330) was last presented to the Planning Commission on January 14, 2016. Since that time, the winery task force including staff members from various disciplines within the Community Development Resource Agency, Department of Public Works and Facilities, and Environmental Health Services, as well as the Economic Development Director and Agricultural Commissioner, determined that some modifications should be made to ordinance. Based on agency and public comments received, the task force proposes eight modifications to the January 14, 2016 version of the draft Winery Ordinance. The proposed changes will be presented before the Planning Commission in order to discuss their merits and for staff to receive comments prior to conducting the environmental analysis on the project.

County Staff:

Planning: Nikki Streegan (530) 745-3577

Four members of the public provided comments, as well as Josh Huntsinger from the Placer County Agricultural Division.

No action requested or taken.

CONSENT AGENDA:

- A) Approve Action Agenda of May 11, 2017 Planning Commission Meeting
- B) Approve Action Agenda of May 25, 2017 Planning Commission Meeting

MOTION AS FOLLOWS: Approve the items on the Consent Agenda, including the Action Agenda of May 11th and May 25th, 2017.

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE 6:0:1

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

NO: None

ABSENT: Arcuri

4:01 PM

MEETING ADJOURNED