



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, APRIL 12, 2018
10:00 A.M.

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 a.m. **FLAG SALUTE**
10:00 – 10:10 a.m.

ROLL CALL: *Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary); Richard Roccucci, District 1; Richard Johnson, District 3; Nathan Herzog, District 2; Vacant, District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi welcomed the newly appointed Planning Commissioner, Nathan Herzog. The new District 5 Commissioner appointment will be considered at the April 23rd Board of Supervisors meeting. Director Ivaldi noted the number of development and special projects currently under review, as well as Environmental Impact Reports (EIRs) being processed and Pre-Development meetings scheduled to date compared to the past year. The Commission can expect an active year reviewing projects. The April 26th and May 24th meetings are scheduled to be held in Tahoe; a possible meeting May 10th will occur in Auburn. There may be additional meetings scheduled in November and December, dependent upon the timing of project readiness.*

OATH OF OFFICE FOR 2018 NEWLY APPOINTED PLANNING COMMISSIONERS: *Dr. Nathan Herzog was sworn in as the newly appointed Commissioner representing District #2. He will serve the remainder of the term that expires on 12/31/2018.*

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

CONSENT AGENDA: *The items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

- 1) 10:05 a.m.** **PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE
PROPERTY 12B SMALL LOT VESTING TENTATIVE SUBDIVISION MAP
(PLN15-00190)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT,
CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND
CEQA GUIDELINES SECTION 15182 (EXEMPTION)
SUPERVISORIAL DISTRICT 1 (DURAN)**
10:11 – 10:26 a.m.

Consider a request from Gus Galaxidas of Metro Properties, on behalf of PLACER 102, LLC, for approval of a Small Lot Vesting Tentative Subdivision Map for Property 12B (SLVTSM-P12B) of the Placer Vineyards Specific Plan (PVSP) Area. The Property 12B Small Lot Vesting Tentative Subdivision Map would create 377 lots, including 365 Medium Density Residential lots and one Commercial Mixed Use Lot (3.0 acres) with 38 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will also create one Neighborhood Park (4.3 acres), one School lot (13.4 acres), two Open Space lots (8.1 acres), and seven landscape lots (2.1 acres). The proposed number of residential units includes a requested Residential Density Bonus to construct 23 additional Medium Density Residential units over the original PVSP base residential unit allocation of 365 units. This will increase the allocation by 23 units (6.05%) to 403 total units. 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: 0.5 miles south of Baseline Road, east of Palladay Road in the unincorporated County, central portion of the PVSP Plan 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: Placer Vineyards Specific Plan

Applicant: Gus Galaxidas of Metro Properties

Owner: Placer 102, LLC

County Staff:

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

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

Environmental Health: Joey Scarbrough (530) 745-2346

There were no public comments.

- 1. MOTION: Determine the potential impacts of the proposed Property 12B 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 Roccucci second

MOTION VOTE

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

2. **MOTION:** *Approve the Placer Vineyards Property 12B Small Lot Vesting Tentative Subdivision Map and Residential Density Bonus that will create 377 lots; including 365 Medium Density Residential lots plus 23 density units and 1 Commercial Mixed-Use lot (3.0-acres) with 38 dwelling units for a total of 403 units; including 5% of the affordable units for occupancy of very low-income households for a total of 11% of the total residential units to be affordable housing consistent with the Placer County General Plan, the Placer Vineyards Specific Plan, Placer County Zoning Ordinance Section 17.54.120 (Residential Density Bonuses), and California Government Code Section 65915 (Density Bonuses and Other Incentives). The Density Bonus increases the total number of units on Property 12B from 380 to 403. In addition, the Small Lot Vesting Tentative Subdivision Map will create 1 Neighborhood Park, 1 School lot, 2 Open Space lots, and 7 landscape 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 Johnson second

MOTION VOTE

AYE: Herzog, Johnson, Rocucci, Moss, Nader

NO: None

ABSENT: Sevison

2) 10:25 a.m.

COLINAS ESTATES

VESTING TENTATIVE SUBDIVISION MAP / VARIANCE (PLN17-00237)

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Dave Cook of Cook Development on behalf of Paul Hills Construction, for approval of a Vesting Tentative Subdivision Map and Variance for a 10-lot detached single-family residential subdivision. A Variance is being requested to reduce the required 60 foot setback from centerline of Sturm Lane to 40.5 feet. The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared in accordance with CEQA for this project.

Project Location: 8137 Joe Rodgers Road in Granite Bay

APN: 048-103-022-000

Total Acreage: 5.49 acres

Zoning: RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet)

Community Plan Area: Granite Bay Community Plan

Applicant: Dave Cook of Cook Development Consulting Services, LLC

Owner: Paul Hills Construction

County Staff:

Planning: Christopher Schmidt (530) 745-3076

Engineering and Survey: Sarah Gillmore (530) 745-7518

Environmental Health: Joseph Scarbrough (530) 745-2346

There was one public comment.

1. **MOTION:** *Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Colinas Estates project, supported by the Findings contained in the staff report.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

2. **MOTION:** *Approve the Vesting Tentative Subdivision Map to allow for the subdivision of 5.49 acres into a 10-lot single-family residential development, subject to the Conditions of Approval and supported by the Findings contained in the staff report.*

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

3. **MOTION:** *Approve a Variance to reduce minimum front setbacks normally required in the Residential Single-Family (RS) zoning district on Lots 1 through 5 to allow a front (rear yard) setback of 40.5 feet from the centerline of Sturm Lane where 60 feet is normally required, subject to the Conditions of Approval and supported by the Findings contained in the staff report.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

CONSENT AGENDA:

- A) Approve Amended Action Agenda of February 22, 2018 Planning Commission Meeting
- B) Approve Action Agenda of March 8, 2018 Planning Commission Meeting

MOTION: *Approve the Consent Agenda.*

Commissioner Johnson moved; Commissioner Moss second

MOTION VOTE

AYE: Johnson, Roccucci, Moss, Nader

NO: None

ABSTAINED: Herzog

ABSENT: Sevison