



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, APRIL 12, 2018
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

10:00 a.m. FLAG SALUTE

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; Vacant, District 2; Vacant, District 5.

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

OATH OF OFFICE FOR 2018 NEWLY APPOINTED PLANNING COMMISSIONERS: Seat #2 (representing District 2 and serving the remainder of the Commissioner term that expires on 12/31/2018) – Contingent upon appointment by the Board of Supervisors at its April 10, 2018 meeting.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

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)**

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 Kedinger-Cecil (530) 745-3034

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

Environmental Health: Joey Scarbrough (530) 745-2346

**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

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