



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, JULY 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.*

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**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; Nathan Herzog, District 2; Richard Johnson, District 3; Anders Hauge, 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.

**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. RIOLO VINEYARD SPECIFIC PLAN – PHASE 2, GLEN WILLOW  
VESTING TENTATIVE SUBDIVISION MAP (PLN16-00325)  
CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND CEQA  
GUIDELINES SECTION 15182 (EXEMPTION)  
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Jeff Pemstein on behalf of HBT of Riolo Vineyards, LLC, for approval of a Vesting Tentative Subdivision Map for the Glen Willow Phase 2 development of the Riolo Vineyard Specific Plan (RVSP) Area. The proposed Vesting Tentative Subdivision Map would create 187 lots, including 166 Low Density lots and 11 Estate Residential lots. In addition, the Vesting Tentative Subdivision Map would create one Agriculture lot (34.9 acres), one Lift Station site lot (0.6 acres), 2 Neighborhood Parks (10.2 acres), one Open space lot (24.2 acres), one Wetland Preserve lot (45.5 acres), and 2 landscape corridor lots (2.0 acres). Both on and off-site infrastructure such as road, utility, grading, and drainage improvements will also be developed. Two remainder lots (Lot Y and Z) will be created to be developed during future development phases. One approximately 7-acre rural residential parcel, which includes an existing homestead residence, is not a part of this entitlement. The Planning Commission will also consider adoption of a finding that this Vesting Tentative Subdivision Map is consistent with the previously certified RVSP 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:** Western Placer County on the north side of PFE Road, between Watt Avenue and Walerga Road; south of Dry Creek in the Dry Creek area.

**APN:** 023-200-023-000, 023-200-072-000 and 023-200-073-000

**Total Acreage:** 173.2 acres

**Zoning:** SPL-RVSP (Specific Plan – Riolo Vineyard Specific Plan)

**Community Plan Area:** Dry Creek West Placer Community Plan

**Applicant / Owner:** Jeff Pemstein on behalf of HBT of Riolo Vineyards, LLC

**Engineer:** King Engineering Inc.

**County Planner:** Nick Trifiro (530) 745-3069

**County Engineer:** Rebecca Taber

**2) 10:20 a.m. MILL CREEK SINGLE FAMILY RESIDENTIAL PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT (PLN16-00103)  
PUBLIC REVIEW AND COMMENT  
SUPERVISORIAL DISTRICT 1 (DURAN)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Mill Creek Single Family Residential project, a proposal by Meritage Homes to develop 308 detached single-family residential lots on 110.1 acres. Home sites would range in size from 6,044 to 15,374 square feet and would be located along private roads in three “villages” with the smallest average lot size in the East Village and largest average lot size in the West Village. Additionally, the proposed project would include 4.6 acres for landscape corridors, 2.4 acres of internal roadways, a 0.4-acre sewer lift station and flow meter station lot, three park lots totaling 4.2 acres, and a 16.8-acre open space lot. Approximately 19 percent of the project site would remain as open space and 2,980 linear feet of multi-purpose trails are planned in the open space preserve on the eastern portion of the site and within the Central Village. Requested entitlements include 1) a General Plan Amendment/Community Plan

Amendment (Dry Creek West Placer Community Plan or DCWPCP) from Low Density Residential, Industrial, Commercial and Greenbelt and Open Space to Medium Density Residential and Greenbelt and Open Space, 2) a General Plan Amendment/Community Plan Amendment to remove the proposed fire station site at the northeastern corner of the project site shown on the Dry Creek West Placer Community Plan's Land Use Diagram, 3) an Amendment of the Placer County General Plan to modify the County's industrial/residential buffer standards, 4) a Rezone from RS-AG-B-20, INP-Dc, IN-UP-Dc OP-Dc and O to RS-B-6 (Residential Single Family, minimum Building Site of 6,000 square feet) and O (Open Space), 5) a Vesting Phased Tentative Subdivision Map for the subdivision of 110.1 acres into a 308-lot subdivision with multiple open space/common area lots, parks, and trails, 6) a Conditional Use Permit to allow parks/playgrounds within the O zoning district, 7) a Variance to allow for 50 percent lot coverage for one-story residential units where 40 percent is normally permitted, and 8) an Exception from the Placer County Noise Ordinance exterior noise level standard (Section 9.36.060 of the Placer County Code).

A copy of the Draft EIR is available for review (public review period is open from June 18, 2018 through August 1, 2018) during normal business hours at the Rocklin Public Library (4890 Granite Drive, Rocklin) and the Roseville Public Library (225 Taylor Street, Roseville), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn, CA), and the County Clerk's Office (2954 Richardson Drive, Auburn, CA).

The Draft EIR is also available online at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/millcreekresidential>

**Project Location:** The project site is located on the east and west sides of Antelope Road, south of PFE Road and north of the Placer County/Sacramento County line in the southeast portion of the Dry Creek-West Placer Community Plan area.

**APNs:** 474-130-007, -009, -010, -017, -018, -022, -024 and 474-120-017

**Total Acreage:** 110.0 acres

**Zoning:** RS-AG-B-20 (Residential Single Family, combining Agriculture, Minimum Building Site of 20,000 square feet), INP-Dc (Industrial Park, combining Design Scenic Corridor), OP-Dc (Office and Professional, combining Design Scenic Corridor, and O (Open Space).

**Community Plan Area:** Dry Creek West Placer Community Plan

**Applicant / Owners:** Meritage Homes

**County Planner:** Christopher Schmidt (530) 745-3076

3) 11:00 a.m.

**FTCRA, LLC VARIANCE**

**APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE (PLN17-00391)**

**CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider an appeal filed by the applicant FTCRA, LLC, represented by Christy Dawn, of the Zoning Administrator's denial of a proposed Variance to 1) reduce the side-yard setback requirement of 30 feet from the property line to allow for the retention of two existing unpermitted structures, consisting of a.) an 898 square-foot covered patio attached to the primary residence located approximately 7 feet from the east side property line, and b.) a detached 900 square-foot two-story secondary dwelling unit located approximately 14½ feet from the east side property line; and 2) a Variance to the height limit for fencing located within the front setback to allow an "as-built" 8 foot

tall solid privacy fence, where 3 feet is typically the maximum height limit for opaque fences located within the front setback in the Residential Agricultural zone district. The proposed action to deny the appeal is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5), projects which a public agency rejects or disapproves.

**Project Location:** 10385 Atwood Road, in the Auburn area

**APN:** 051-080-056-000

**Total Acreage:** 1.5 acres

**Zoning:** RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet [or 2.3 acre])

**Community Plan Area:** Auburn/Bowman Community Plan

**Applicant / Owner:** Christy Dawn of FTCRA, LLC

**County Planner:** Patrick Dobbs (530) 745-3060

**4) 11:20 a.m. WORKSHOP - TINY HOUSE ON WHEELS (ZONING TEXT AMENDMENT)  
ALL SUPERVISORIAL DISTRICTS**

Receive a presentation and seek input on the proposed Tiny House on Wheels Zoning Text Amendment (ZTA). This ZTA looks to diversify the types and affordability of housing and would amend the Zoning Ordinance to allow tiny houses as primary and secondary dwelling units in zone districts where those land uses are already allowed. A tiny house on wheels would be defined as a separate, independent living quarters that is less than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles. Tiny houses on wheels would require Zoning Clearance in Residential Single-Family, Residential Multi-Family, Residential-Agricultural, Residential-Forest, Resort, Agricultural Exclusive, and Farm zone districts. The proposed zoning code changes do not apply to the Tahoe Basin.

**County Planner:** Emily Setzer, Associate Planner (530) 745-3067

**CONSENT AGENDA:**

**A) Approve Action Agenda of June 14, 2018 Planning Commission Meeting**

**B) 6731 TAHOE  
EXTENSION OF TIME – TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT  
(PCPA 20090078 / PLN16-00330)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider on its consent agenda, a request from Gary Davis, JKAE on behalf of PFK Development Group, Paul Kapper, for approval of a one-year Extension of Time for a previously approved Tentative Parcel Map and Conditional Use Permit. The Conditional Use Permit allows for the replacement of a previous motel facility with ten new timeshare duplexes (20 units total) and a 1,757 square foot clubhouse with a two bedroom manager's unit above on the property located at 6731 North Lake Boulevard (APN: 117-071-015-000) and to replace an existing single family residence with three detached employee housing units on an adjacent property located to the east at 215 Anderson Road (APN: 117-071-044-000). The approved Tentative Parcel Map and Conditional Use Permit would create a total of four separate lots, three lots for each employee housing unit (1,357 square feet for Parcel One, 1,246 square feet for Parcel Two, and 2,023 square feet for Parcel Three) and one common area lot (12,152 square feet for Parcel A), in a Planned Residential Development. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted on February 9, 2012. The Planning Commission will be asked to consider

adoption of a finding pursuant to CEQA Guidelines section 15162 of no changes to the project, or circumstances or new information that would require preparation of subsequent environmental review.

**Project Location:** 6731 North Lake Boulevard and an adjacent property located to the east at 215 Anderson Road in the Tahoe Vista area.

**APN:** 117-071-015-000, 117-071-044-000

**Total Acreage:** 5.2 acres and 15,706 square feet respectively

**Zoning:** Mixed-Use Gateway West (MU-GW), North Tahoe West: Mixed Use Subdistricts, within the Tahoe Basin Area Plan

**Community Plan Area:** North Tahoe Community Plan

**Applicant:** Gary Davis, JKAE

**Owner:** PFK Development Group, Paul Kapper

**County Planner:** Allen Breuch (530) 581-6284