



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

THURSDAY, SEPTEMBER 27, 2018
10:00 A.M.

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

The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603 with interactive video available at the Placer County Administrative Offices located at 775 North Lake Boulevard in Tahoe City, CA 96145.

10:00 a.m. FLAG SALUTE

10:04 – 10:12 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; Nathan Herzog, District 2; Richard Johnson, District 3; Anders Hauge, District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Principal Planner, George Rosasco for Planning Director, E.J. Ivaldi, noted the newest CDRA employees including Assistant Engineer, Eric Griffin who will work in the Engineering and Surveying Division; Civic Spark Fellows Jessica McHale and Reid Miller, who will be working in the Planning Services Division assisting with the preparation of the Sustainability Plan and implementation of the Housing Strategy and Development Plan (respectively). Mr. Rosasco noted the Dry Creek / West Placer Community Plan Amendment approval by the Board of Supervisors and the partial denial of the FTCRA Appeal. Upcoming Planning Commission meetings include the Derifield Caretaker Housing Unit Appeal on October 11th; October 25th and beyond will be reviewed upon Mr. Ivaldi's return. The Kemper Woods project requires another continuance with proper noticing.*

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

CONSENT AGENDA: *The item on the Consent Agenda was 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. KEMPER WOODS PLANNED DEVELOPMENT**
10:13 a.m. **EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND**
CONDITIONAL USE PERMIT (PSUB 20050600)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
(SCH #2006052139)
SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Alpha Real Estate Fund, LLC, for approval of a second two-

year Extension of Time for a previously approved Tentative Subdivision Map that allows a 23-lot single-family residential subdivision. The Tentative Subdivision Map was approved by the Planning Commission on June 13, 2006. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA, was adopted at the same time. The Planning Commission will be asked to assess the prior environmental review documents and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

Project Location: Southeast corner of Kemper and Bean Roads in the North Auburn area.

APN: 051-090-031-000

Total Acreage: 24.3 acres

Zoning: RS-B-40 PD=1 (Residential Single-Family, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of one unit per acre)

Community Plan Area: Auburn / Bowman Community Plan

Applicant / Owner: Alpha Real Estate Fund, LLC

County Staff:

Planning – Nick Trifiro (530) 745-3069

1. MOTION AS FOLLOWS: Continue the item to an open date and time.

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci, Severson

NO: None

2) 10:05 a.m.
10:14 – 11:07 a.m.

**PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE
PROPERTY 15 SMALL LOT VESTING TENTATIVE SUBDIVISION MAP
(PLN17-00380)
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 Tony Gallas, on behalf of Palladay Greens, LLC, for approval of a Small Lot Vesting Tentative Subdivision Map for Property 15 (SLVTSM-P15) of the Placer Vineyards Specific Plan (PVSP) Area. The Placer Vineyards Property 15 Small Lot Vesting Tentative Subdivision Map would create 767 lots; including 70 Low Density Residential lots, 661 Medium Density Residential lots, 2 High Density Residential lots (159 units on 12.0 acres) and 1 Commercial Mixed-Use lot (3.4 acres) with 38 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will create 1 Neighborhood Park (3.5 acres), 8 Open Space lots (24.0 acres), 20 landscape lots (6.7 acres), and 1 Religious Site lot (0.1 acres). The applicant is also requesting approval of a Density Bonus for 31 units. The Density Bonus units would be allocated as 22 Medium Density Residential lots and 9 High Density Residential units on Lot A. County Zoning Ordinance Section 17.54.120, developed to comply with the State Density Bonus Law (Government Code 65915), requires local governments to provide density bonuses and other incentives to housing developers who commit to providing a certain percentage of dwelling units to households who do not exceed specific income levels. SLVTSM-P15 proposes to deed restrict 45 very low income units (High Density Residential) on Lot A which would qualify the project for the requested additional density per the County Zoning Ordinance and State Density

Bonus Law. 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 southwest corner of Placer County, west of the City of Roseville

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

Total Acreage: 202.0 acres

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

Community Plan Area: Dry Creek West Placer Community Plan

Applicant / Owners: Palladay Greens, LLC

County Planner: Nick Trifiro (530) 745-3069

There was one public comment.

- 1. MOTION AS FOLLOWS: Find the potential impacts of the proposed Property 15 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 Sevison second

MOTION VOTE

AYE: Hauge, Herzog, Moss, Nader, Rocucci, Sevison

NO: Johnson

- 2. MOTION AS FOLLOWS: APPROVE the Placer Vineyards Property 15 Small Lot Vesting Tentative Subdivision Map and Residential Density Bonus that will create 767 lots; including 70 Low Density lots, 661 Medium Density Residential lots including 22 density units, 2 High Density lots (159 units including 9 density units on 12.0 acres) and 1 Commercial Mixed-Use lot (3.4-acres) with 38 dwelling units for a total of 928 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 15 from 897 to 928. In addition, the Small Lot Vesting Tentative Subdivision Map will create 1 Neighborhood Park, 8 Open Space lots, and 20 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 Sevison second

MOTION VOTE

AYE: Hauge, Herzog, Moss, Nader, Rocucci, Sevison

NO: Johnson

3) 10:20 a.m.
11:08 – 11:29 a.m.

**UNITED AUBURN INDIAN COMMUNITY SCHOOL PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (PLN17-00018)
PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (Draft EIR) for the United Auburn Indian Community School project, a proposal by the United Auburn Indian Community for a private pre-K through eighth grade tribal school. The school is administered by the UAIC Education Department and has been operational since May of 2008, located at 10720 Indian Hill Road in Auburn. Upon completion of the proposed project, the existing school in Auburn would continue to be used by the UAIC for administrative/office purposes and all classroom operations would be relocated to the proposed project site. The proposed project would include demolition of all on-site structures and redevelopment of the site for use as a pre-K through eighth-grade school designed to serve up to 100 UAIC students with 35 staff members. In addition, the proposed project would include construction of a Tribal Education Center and a Tribal Cultural Center. Up to six staff members would serve the Tribal Education Center, and two staff members would serve the Tribal Cultural Center. The proposed structures would total approximately 48,650 square feet (sf), with individual building sizes ranging from approximately 9,640 to 14,000 sf. The proposed project would also include the provision of a small, non-regulation lighted ball field to the south of the proposed buildings, as well as two dedicated play areas for students, a nature trail, improvements to the existing on-site irrigation stock pond, and pier. The school facility would operate Monday through Friday from 7:30 AM to 4:30 PM and the Tribal Cultural Center would operate daily from 11:00 AM to 5:00 PM. Operation of the proposed school facility would include in-classroom and outdoor activities. The on-site ball field would be used for baseball and soccer games with the capabilities of nighttime use and weekend use, as well as occasional special events. Practices could be held twice a week with games both onsite and offsite, on weekdays and/or weekends. Should nighttime activities related to either sport occur, nighttime use hours would not extend past 10:00 PM. The proposed project includes a request for a Minor Use Permit to allow the construction of a school facility in the RA zoning district.

A copy of the Draft EIR is available for review (public review period is open from August 17, 2018 through October 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).

Project Location: 3141 Taylor Road, Auburn

APN: 043-013-010-000

Total Acreage: 45 acres

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

Community Plan Area: Horseshoe Bar / Penryn Community Plan

Applicant / Owners: United Auburn Indian Community

County Planner: Emily Setzer (530) 745-3067

There were two public comments.

NO ACTION TAKEN – COMMENTS RECEIVED ONLY.

CONSENT AGENDA:

A) Approve Action Agenda of September 13, 2018 Planning Commission Meeting

1. MOTION AS FOLLOWS: Approve the Consent Agenda.

Commissioner Hauge moved; Commissioner Moss second

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci, Sevison

NO: None

11:29 p.m. MEETING ADJOURNED