



## CEQA Active Projects

September 2017

Sorted by Project Name - Alphabetical

### NEW PROJECTS SINCE 7/31/2017

PLN17-00265	Placer Vineyards Specific Plan Property 1A SLVTSM
PLN17-00266	Squaw Valley Timberline Twister
PLN17-00262	Ashlock Minor Land Division
PLN17-00253	Placer Corporate Center CUP/SUB Modification
PLN17-00247	Lakeside Redevelopment

### ALL AMERICAN SPEEDWAY AGREEMENT

PEIR 20110351

<b>Lead:</b>	EJ Ivaldi
<b>Status:</b>	Phase I Environmental Impact Report (EIR) contract signed and executed; Kick-Off meeting held 5/3/12; Phase II EIR contract pending. No change since August update.
<b>Project Description:</b>	The project is a five (5) year agreement, with one (1) five (5) year extension option, between the County of Placer and the Placer County Fair Association for the operation and management of the All American Speedway in Roseville, CA. The project provides for operation of automobile racing and related activities on the existing All American Speedway track on Thursdays, Fridays, Saturdays and Sundays, March through October of each calendar year, with a 10:00 p.m. curfew on Saturday, a 6:30 p.m. curfew on Thursdays and Fridays and a 6:00 p.m. curfew on Sunday. The project provides other major regional racing events each calendar year.
<b>Applicant:</b>	Placer County Department Of Facility Services
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	City of Roseville
<b>MAC Area:</b>	N/A
<b>Owner:</b>	County Of Placer

APN	Address	Zoning	Acres
011-020-001-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		3.60
011-020-002-000	50 CORPORATION YARD RD, ROSEVILLE		6.20
011-020-004-000	800 ALL AMERICAN CITY BLVD, ROSEVILLE		6.20
011-030-001-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		8.00
011-030-003-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		3.50
011-030-006-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		4.50
011-040-001-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		4.40
011-040-003-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		1.10
011-050-003-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		1.50
011-050-004-000	850 ALL AMERICAN CITY BLVD, ROSEVILLE		6.10
			45.10

**ALPINE SIERRA SUBDIVISION****PSUB 20130004**

**Lead:** Alex Fisch

**Status:** Draft EIR to be released for public review and comment this month. A Planning Commission Hearing for comments on the DEIR will also be scheduled.

**Project Description:** The project proposes to create single-family lots and commonly held parcels in a 47-unit Planned Residential Development.

**Applicant:** Tla Engineering & Land Planning

**Supervisor District:** District 5

**Community Plan:** Alpine Meadows Community Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Tahoe Alpine Partners Llc Et Al

APN	Address	Zoning	Acres
095-280-022-000		O	0.00
095-280-023-000		RS-B-20 PD = 4	45.70
			<u>45.70</u>

**ANTONIO MOUNTAIN RANCH CONSERVATION AND MITIGATION BANK****PLN16-00064**

**Lead:** Christopher Schmidt

**Status:** Grading permit approved and Mitigated Negative Declaration adopted on 08/17/17; Notice of Determination filed 08/17/17.

**Project Description:** Create a Conservation and Mitigation Bank by restoring formerly converted vernal pool grassland complexes; restoring altered and degraded alluvial floodplain systems; and, planting and rehabilitation of riparian woodland.

**Applicant:** Lewis Antonio Mountain Ranch Llc

**Supervisor District:** District 2

**Community Plan:** Sunset Industrial Area Plan

**MAC Area:** N/A

**Owner:** Lewis Antonio Mountain Ranch Llc

APN	Address	Zoning	Acres
021-283-001-000	2311 FIDDYMENT RD, LINCOLN	O	355.60
021-283-012-000		F-B-X 80 AC. MIN.	61.30
021-283-013-000	2311 FIDDYMENT RD, LINCOLN	O	281.90
021-283-021-000	0 NO ADDRESS ON FILE, LINCOLN	F-B-X-SP 80 AC. MIN.	80.00
			<u>778.80</u>

**ASHLOCK MINOR LAND DIVISION****PLN17-00262**

<b>Lead:</b>	William Smithhart
<b>Status:</b>	Applicant 1st submittal received on 08/15/17 and being reviewed by the Environmental Review Committee (ERC).
<b>Project Description:</b>	Minor Land Division to divide a 13.5-acre parcel into four parcels: 2.75-, 2.56-, 2.99-, and 5.29-acre parcels.
<b>Applicant:</b>	Ed Giuliani
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Horseshoe Bar/Penryn CP
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council
<b>Owner:</b>	Ashlock Louisa & Ashlock Ronald P Tr

APN	Address	Zoning	Acres
032-112-057-000	1949 ROSEMONT LN, PENRYN	RA-B-100	13.60
			<u>13.60</u>

**BELCARA SUBDIVISION****PSUB 20080156**

<b>Lead:</b>	Melanie Jackson
<b>Status:</b>	The Board of Supervisors took action continuing to an open date to allow for modification consideration of subdivision viewshed. No change since August update.
<b>Project Description:</b>	The Belcara Subdivision is a proposed planned development on a 169.2-acre site in the Foresthill area. The proposed project consists of 39 single-family residential lots ranging from .83 acres to 6.35 acres, though most homes will be on 1 to 1.5 acre lots, with three open space lots. The project will be developed in phases and will require a tentative map, final map(s), grading/improvement plans and building permits. Revisions to the plan may occur in response to public comments or additional analysis.
<b>Applicant:</b>	King Russell
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Foresthill Divide Community Plan
<b>MAC Area:</b>	Foresthill Forum Municipal Advisory Council
<b>Owner:</b>	Dutra Properties, Llc

APN	Address	Zoning	Acres
078-191-060-000		RF-B-X 4.6 AC. MIN. PD = 0.44	22.20
078-191-062-000		RF-B-X 4.6 AC. MIN. PD = 0.44	22.70
078-191-064-000	18395 FORESTHILL RD, FORESTHILL	RF-B-X 4.6 AC. MIN. PD = 0.44	124.30
			<u>169.20</u>

**BROCKWAY CAMPGROUND****PLN15-00294**

<b>Lead:</b>	Stacy Wydra
<b>Status:</b>	On hold per Applicant. No change since August update.
<b>Project Description:</b>	The project proposes a wide range of camping options, up to 550 campsites, and associated amenities on 104 acres of a 120.4-acre property near Brockway in the north Lake Tahoe area.
<b>Applicant:</b>	Crew Tahoe, Llc
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	North Tahoe Community Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Sierra Pacific Industries

APN	Address	Zoning	Acres
110-050-029-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	235.20
110-050-030-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	54.20
110-050-031-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	10.60
110-051-043-000	4699 NORTSHORE BLVD, TRUCKEE		
110-051-044-000			
			300.00

**COLINA ESTATES****PLN17-00237**

<b>Lead:</b>	Christopher Schmidt
<b>Status:</b>	County comments on 1st submittal sent 08/22/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due.
<b>Project Description:</b>	Ten lot Major Subdivision on 5.4 acre site. Lot sizes range from 20,000 sq.ft. to 26,873 sq.ft. A Variance to required front setback along private road easement is also proposed.
<b>Applicant:</b>	Dave Cook
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Hills Paul

APN	Address	Zoning	Acres
048-103-022-000	8137 JOE RODGERS RD, ROSEVILLE	RS-AG-B-20	5.40
			5.40

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**CROWLEY****PLN16-00232**

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**Lead:** Melanie Jackson

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**Status:** Mitigated Negative Declaration public review ends 09/19/17. Parcel Review Committee public hearing to be scheduled.

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**Project Description:** The project proposes a Minor Land Division to subdivide an approximately 36.1-acre property into four parcels consisting of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres.

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**Applicant:** Crowley Timothy R Tr

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**Supervisor District:** District 3

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**Community Plan:** Horseshoe Bar/Penryn CP

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**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

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**Owner:** Crowley Timothy R Tr

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
036-130-008-000	9691 STERLING POINTE CT, LOOMIS	RA-B-X 4.6 AC. MIN. PD = 0.44	27.50
036-140-010-000	9691 STERLING POINTE CT, LOOMIS	RA-B-X 4.6 AC. MIN. PD = 0.44	8.30
			<hr/> 35.80

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**FOWLER ROAD SUBDIVISION****PLN17-00204**

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**Lead:** Nikki Streegan

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**Status:** County comments on 1st submittal sent 07/31/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due.

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**Project Description:** The requested entitlement is for a major subdivision to subdivide the existing 81-acre parcel into eight lots each with a minimum of ten acres.

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**Applicant:** Andi Panagopoulos

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**Supervisor District:** District 2

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**Community Plan:** Placer County General Plan

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**MAC Area:** Rural Lincoln Municipal Advisory Council

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**Owner:** Dwayne Nash

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-351-002-000	1275 FOWLER RD, LINCOLN	F-B-X 10 AC. MIN.	80.00
			<hr/> 80.00

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**FREYA MLD****PLN16-00088**

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**Lead:** Melanie Jackson

<b>Status:</b>	County comments on 2nd submittal sent 06/01/17. Additional information is required before environmental determination can be made. Applicant 3rd submittal due.
<b>Project Description:</b>	The proposed project involves the division of an approximately 21.2 acre property into two parcels consisting of 11.22 acres and 10 acres. Comments from the County on the first submittal were due on May 25, 2016 and will be forwarded to the applicant. The County will then be awaiting the second submittal.
<b>Applicant:</b>	Freya Investments Llc
<b>Supervisor District:</b>	District 2
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Rural Lincoln Municipal Advisory Council
<b>Owner:</b>	Freya Investments Llc

APN	Address	Zoning	Acres
031-300-040-000		F-B-X 10 AC. MIN.	21.20
			<u>21.20</u>

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**GRANITE BAY MEDICAL OFFICE COMPLEX** **PLN14-00152**

<b>Lead:</b>	Kally Kedinger-Cecil
<b>Status:</b>	On hold per Applicant. No change since August update.
<b>Project Description:</b>	The Granite Bay Medical Office Complex project includes the construction of two medical office buildings (7,955 SF each), associated parking, and circulation areas on two separate parcels (APN 048-081-056 and 057) that comprise approximately 2.13 acres total. The project site is located on the northwest corner of the intersection of Douglas Boulevard and Berg Street. Currently zoned RS-B-20, this application includes a request to ReZone to Office/Professional (OP) and a General Plan Amendment by the Placer County Board of Supervisors and the Placer County Planning Commission. Within OP Zoning, this type of proposed use requires a Zoning Clearance, also to be part of this application. This application also includes a Minor Boundary Line Adjustment so that each building will be on a separate lot.
<b>Applicant:</b>	Ron Wood
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Fit Family Development Lp

APN	Address	Zoning	Acres
048-081-056-000		RS-B-20	1.00
048-081-057-000		RS-B-20	1.00
			<u>2.00</u>

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**HAWK HOMESTEAD** **PLN15-00193**

<b>Lead:</b>	Christopher Schmidt
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<b>Status:</b>	On hold per Applicant. No change since August update.
<b>Project Description:</b>	The project proposes to develop 108 single-family residences on a 245-acre lot in Granite Bay.
<b>Applicant:</b>	Daron Anderson
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Fla Roseville Lp

APN	Address	Zoning	Acres
046-050-002-000	5575 CAVITT STALLMAN RD, GRANITE BAY		
046-050-002-510		RA-B-X 4.6 AC. MIN.	239.00
046-101-006-000		RA-B-X 4.6 AC. MIN.	1.83
			<u>240.83</u>

## HOMEWOOD MOUNTAIN RESORT STABILIZATION DEMONSTRATION PROJECT

PLN15-00209

<b>Lead:</b>	Allen Breuch
<b>Status:</b>	Mitigated Negative Declaration public review ended 11/28/16; Grading Permit pending approval. No change since August update.
<b>Project Description:</b>	The project proposes several different approaches to placing and stabilizing native fill in summer 2015 to formalize a protocol and set of criteria for future fill projects in Homewood Mountain Resort.
<b>Applicant:</b>	Pr Design & Engineering , Inc
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	West Shore Area General Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Jma

APN	Address	Zoning	Acres
097-050-058-000		157 HOMEWOOD SKI AREA CONSERVATION	7.30
			<u>7.30</u>

## HUNTER MINOR LAND DIVISION

PLN16-00021

<b>Lead:</b>	Melanie Jackson
<b>Status:</b>	Applicant 3rd submittal received on 08/16/17and being reviewed by the Environmental Review Committee (ERC).
<b>Project Description:</b>	The revised proposed project to subdivide an approximately 22.10-acre parcel into three parcels consisting of 5.75 acres, 6.06 acres, and 10.20 acres (was previously a proposal for four lots).
<b>Applicant:</b>	Shawn Bowling

**Supervisor District:** District 3

**Community Plan:** Ophir General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Hunter Ronald S Et Al

APN	Address	Zoning	Acres
031-092-001-000	8600 CRATER HILL RD, NEWCASTLE	F 4.6 AC. MIN.	22.10
			22.10

**KHAN/KABIR MINOR LAND DIVISION**

**PLN16-00343**

**Lead:** Jeffrey Setterlund

**Status:** County comments on 2nd submittal sent 07/24/17. Additional information is required before environmental determination can be made. Applicant 3rd submittal due.

**Project Description:** Minor Land Division creating 3 parcels ranging from 4.9 TO 5.1 acres.

**Applicant:** Bill Mitchell

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** Rural Lincoln Municipal Advisory Council

**Owner:** Khan Muhammad A Et Al

APN	Address	Zoning	Acres
021-180-043-000	145 WEST WISE RD, LINCOLN	F 4.6 AC. MIN.	14.00
			14.00

**LA FAILLE RANCH - 14 LOTS**

**PSUB 20110084**

**Lead:** Nick Trifiro

**Status:** Mitigated Negative Declaration public review ended 03/09/17. Planning Commission public hearing to be scheduled.

**Project Description:** The project proposes 14 residential lots, each 10-acre or larger, on a 165-acre property.

**Applicant:** The Macdiarmid Company

**Supervisor District:** District 3

**Community Plan:** Placer County General Plan

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** Southfork Lp



APN	Address	Zoning	Acres
031-101-092-000		F-B-X 10 AC. MIN.	24.90
031-102-053-000		F-B-X 10 AC. MIN.	24.90
031-106-030-000			
031-121-069-000			
			49.80

**LAKESIDE REDEVELOPMENT**

**PLN17-00247**

<b>Lead:</b>	Stacy Wydra
<b>Status:</b>	County comments on 1st submittal sent 08/29/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due
<b>Project Description:</b>	The proposed redevelopment is a mixed-use commercial project on 1.8 acres (parcels #1-6) of lakefront land located within the Kings Beach Community Plan Area: Special Area #2 in Kings Beach, CA. The proposed project will include a 5,343 SF (approx.) lakefront amenity building (Participant Sports Facility), 1,600 SF (approx.) of street front retail and 10 second home residential units.
<b>Applicant:</b>	Brian Helm
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Tahoe City Area General Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Laulima Kings Beach, Llc

APN	Address	Zoning	Acres
090-072-006-000	8194 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-072-009-000	8226 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-072-027-000	8200 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.26
090-072-028-000	8258 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.42
090-073-005-000	8178 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-073-006-000	8200 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.21
090-073-007-000	8216 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
			0.89

**MCCOWN - MLD**

**PLN16-00036**

<b>Lead:</b>	Melanie Jackson
<b>Status:</b>	Application deemed complete. Initial study checklist is being prepared.
<b>Project Description:</b>	Proposal to divide 10.64 acre parcel into 4 parcels.
<b>Applicant:</b>	Braden
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Placer County General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Mccown Douglas & Susan M

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
042-041-023-000	1580 LEES LN, AUBURN	RA-B-100	10.70
			<u>10.70</u>

**MILL CREEK**

**PLN16-00103**

**Lead:** Christopher Schmidt

**Status:** Notice of Preparation of an Environmental Impact Report (EIR) public review period ended 06/16/17; Draft EIR being prepared. Release of Draft EIR for public review and comment forthcoming.

**Project Description:** residential community of 314 homes with two parks, open space and trails on a 110.1 acres site on the south side of PFE Road at Antelope Road in West Placer. Applicant is requesting a GPA and Variance to lot coverage.

**Applicant:** Rob Wilson

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Purrett Robert J Jr Et Al

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
474-120-017-000	0 NO ADDRESS ON FILE, ROSEVILLE	OP-Dc	44.90
474-130-007-000	9700 ANTELOPE RD, ROSEVILLE	RS-AG-B-20	19.00
474-130-009-000	0 P F E RD, ROSEVILLE	RS-AG-B-20	5.00
474-130-010-000	2755 P F E RD, ROSEVILLE	RS-AG-B-20	4.00
474-130-017-000	0 NO ADDRESS ON FILE, ROSEVILLE	RS-AG-B-20	1.50
474-130-018-000		RS-AG-B-20	6.40
474-130-022-000	2751 P F E RD, ROSEVILLE	RS-AG-B-20	2.00
474-130-024-000	2901 P F E RD, ROSEVILLE	RS-AG-B-20	24.70
			<u>107.50</u>

**PLACER CORPORATE CENTER CUP/SUB MODIFICATION**

**PLN17-00253**

**Lead:** Patrick Dobbs

**Status:** Applicant 1st submittal received on 08/07/17 and is being reviewed by the Environmental Review Committee (ERC).

**Project Description:** The project proposes to modify Condition 73.G (Phase 2) of Master Conditional Use Permit 1469 (Placer Corporate Center) to allow for the partial signalization of the intersection of West Sunset Boulevard and South Loop Road. The project would construct a signalized double left turn pocket on westbound West Sunset Boulevard in order to allow for left turn movements onto southbound South Loop Road.

**Applicant:** Mal Montoya

**Supervisor District:** District 2

<b>Community Plan:</b>	Sunset Industrial Area Plan
<b>MAC Area:</b>	N/A
<b>Owner:</b>	John L. Sullivan Lfp

APN	Address	Zoning	Acres
017-270-033-000	3805 SOUTH LOOP RD, ROCKLIN	C2-UP-Dc	1.10
017-270-034-000		O	3.80
017-275-001-000	3805 SOUTH LOOP RD, ROCKLIN		
017-275-002-000	3815 SOUTH LOOP RD, ROCKLIN		
			4.90

**PLACER RETIREMENT RESIDENCE**

**PLN16-00298**

<b>Lead:</b>	Kally Keding- Cecil
<b>Status:</b>	Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming.
<b>Project Description:</b>	One multi-story building containing 145 congregate care residential suites on an 8.93-acre site.
<b>Applicant:</b>	Sam Thomas
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Cierra Auburn Llc

APN	Address	Zoning	Acres
468-060-038-000		RS-AG-B-100	8.20
468-060-052-000	3905 OLD AUBURN RD, ROSEVILLE		
			8.20

**PLACER VINEYARDS SPECIFIC PLAN AMENDMENT - PROPERTY 16**

**PLN17-00086**

<b>Lead:</b>	Jennifer Byous
<b>Status:</b>	APPLICATION WITHDRAWN BY APPLICANT

**Project Description:** The proposed Property 16 Specific Plan and Development Agreement Amendment requests adjustments to the land use boundaries within Property 16 (94 acres) within the Placer Vineyards Specific Plan Area (PVSP). These adjustments are requested to be consistent with the U.S. Army Corp of Engineers Record of Decision (ROD) for the PVSP Environmental Impact Statement. The ROD requires the dedication of additional open space for the protection of identified wetlands and other waters of the United States. Approval of the open space, and other land use changes shown in the Specific Plan Amendment (SPA), will ensure consistency with the required open space shown in the ROD.

A summary of the specific adjustments requested include: a decrease to the Specific Plan's total for Low Density Residential land use (1,022.7-acres to 975.7-acres) and a decrease to the total Religious land use (91.0-acres to 85.5-acres). An increase the Specific Plan's total Medium Density Residential land use (1,214.0-acres to 1,219.1-acres) and the total Open Space land use (692.8-acres to 740.2-acre). Property 16's proposed land use would be adjusted to Medium Density Residential (25.1-acres) with 101 units assigned and Open Space (63.4-acres), 176 residential units would be held in reserve.

**Applicant:** Placer Vineyards Development Group, Llc

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Placer Vineyards Development Group, Llc

APN	Address	Zoning	Acres
023-010-006-000	9003 PALLADAY RD, ELVERTA	SPL-PVSP	55.27
023-010-014-000	0 NO ADDRESS ON FILE, ELVERTA	SPL-PVSP	32.62
			87.89

**PLACER VINEYARDS SPECIFIC PLAN PROPERTY 19 SLVTSM**

**PLN16-00277**

**Lead:** Nick Trifiro

**Status:** Planning Commission adopted the Mitigated Negative Declaration and approved the project at its 08/10/17 Hearing; Notice of Determination filed 08/10/17.

**Project Description:** Small Lot Vesting Tentative Subdivision Map proposes to subdivide Lots 1,2,3,4,5,6 and 7 depicted on the Large Lot Maps into 644 small lots (single family) in 4 phases. Infrastructure construction consisting of road, utility and grading improvements is also proposed.

Project is located at the southeast corner of the intersection of Base Line Road and Newton, in the unincorporated portion of Western Placer County.

**Applicant:** Larry Gualco

**Supervisor District:** District 1

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

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Lennar Winncrest Llc

APN	Address	Zoning	Acres
023-010-021-000		SPL-PVSP	122.60
023-010-022-000		SPL-PVSP	119.90
023-010-023-000	0 PALLADAY RD, ELVERTA	SPL-PVSP	80.20

023-150-026-000		SPL-PVSP	83.90
023-150-027-000		SPL-PVSP	84.80
023-180-005-000	0 COLBURN ST, ELVERTA	SPL-PVSP	158.20
023-180-006-000	0 NO ADDRESS ON FILE, ELVERTA	SPL-PVSP	37.70
023-180-007-000	0 NO ADDRESS ON FILE, ELVERTA	SPL-PVSP	37.80
023-180-008-000	0 COLBURN ST, ELVERTA	SPL-PVSP	78.90
			804.00

**PLACER VINEYARDS SPECIFIC PLAN PROPERTY 1A SLVTSM**

**PLN17-00265**

<b>Lead:</b>	Jennifer Byous
<b>Status:</b>	Applicant 1st submittal received on 08/04/17 and being reviewed by the Environmental Review Committee (ERC).
<b>Project Description:</b>	N/A
<b>Applicant:</b>	Placer 400 Investors Llc
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Placer 400 Investors Llc

APN	Address	Zoning	Acres
023-200-005-000		SPL-PVSP	180.00
023-221-002-000		SPL-PVSP	35.80
023-221-057-000		SPL-PVSP	160.20
023-221-058-000		SPL-PVSP	20.80
			396.80

**QUARRY RIDGE PROFESSIONAL OFFICE PARK**

**PLN16-00157**

<b>Lead:</b>	Kally Keding-Cecil
<b>Status:</b>	Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming.
<b>Project Description:</b>	General Plan Amendment and Re-Zone from low density residential to commercial and from RS-B-20 to OP-DC. Also, a 4 lot parcel map and a conditional use permit for an office park. The Quarry Ridge Professional Office Park would include one 3,200 SQ. FT. office building, and three one-story medical offices (4,020 - 4,530 - AND 5,510 SQ. FT. respectively for a total of 17,260 SQ. FT.) and 91 parking stalls. The property is located on the northeast corner of the intersection of Douglas Boulevard and Berg Street.
<b>Applicant:</b>	Neil Doerhoff, Doerhoff Family Trust
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council

**Owner:** Rose Donald E & Glenda C Et Al

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
048-084-030-000		RS-B-20	2.80
			<hr/> 2.80

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**REGIONAL UNIVERSITY SPECIFIC PLAN AMENDMENT**

**PLN14-00185**

**Lead:** Jennifer Byous

**Status:** Addendum to previously-certified EIR being prepared.

**Project Description:** The RUSP is a 1,159-acre master planned community located to the west of the City of Roseville. The project was approved by the BOS in September, 2008. The applicant is proposing to revise the mix of land uses and the allocation of residential units within the confines of the plan area. The overall vision, project boundary, roadway network, open space corridors, and University site are consistent with the originally-approved land use plan.

**Applicant:** Kt Communities

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** N/A

**Owner:** Placer 2780

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
017-090-047-000	5205 BREWER RD, PLEASANT GROVE	SPL-RUSP	119.50
017-090-048-000		SPL-RUSP	119.50
017-090-049-000		SPL-RUSP	119.50
017-090-050-000		SPL-RUSP	119.50
017-090-057-000		SPL-RUSP	110.60
017-090-058-000		SPL-RUSP	259.50
017-101-045-000		SPL-RUSP	162.50
017-150-085-000		SPL-RUSP	128.80
017-151-001-000		SPL-RUSP	128.80
017-152-001-000			<hr/> 1,268.20

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**RIOLO VINEYARD SPECIFIC PLAN PHASE II (GLEN WILLOW)**

**PLN16-00325**

**Lead:** Nick Trifiro

**Status:** Applicant 3rd submittal being reviewed by the Environmental Review Committee (ERC). No change since August update.

**Project Description:** The proposed project is a 173.2 acre site, consisting of the creation of 177 single family lots, with supporting roadways & infrastructure improvements. Lot sizes vary from 5,700 SF to 17,395 SF with approx. 21.5 acres of Open Space, 49 acres of wetland preserve, 7.6 acres of park and 0.3 acres of public (sewer lift station). In western Placer County on the north side of PFE Rd. between Watt Ave. and Walerga Rd. and south of Dry Creek.

**Applicant:** Hbt Of Morgan Ranch Llc

<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Hbt Of Morgan Ranch Llc

APN	Address	Zoning	Acres
023-200-023-000	5200 P F E RD, ROSEVILLE	SPL-RVSP	92.50
			92.50

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**ROSEVILLE VINEYARD ESTATES LLC - MLD**
**PLN17-00065**

<b>Lead:</b>	Nick Trifiro
<b>Status:</b>	County comments on 1st submittal sent 04/13/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due. No change since August update.
<b>Project Description:</b>	MINOR LAND DIVISION TO SUBDIVIDE SUBJECT PROPERTY INTO FOUR PARCELS
<b>Applicant:</b>	Christine Johnson
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Ganesh S. Jangam

APN	Address	Zoning	Acres
023-234-023-000	8400 VINEYARD LN, ROSEVILLE	RS-AG-B-40 PD = 1	25.40
			25.40

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**SANCHEZ MINOR LAND DIVISION**
**PLN16-00254**

<b>Lead:</b>	Melanie Jackson
<b>Status:</b>	Applicant 3rd submittal received on 08/16/17 and being reviewed by the Environmental Review Committee (ERC).
<b>Project Description:</b>	The project involves the subdivision of an approximately 12.16 into three parcels consisting of 6.84 acres, 3.2 acres and 3.02 acres. The subject property is located in the Penryn area.
<b>Applicant:</b>	Albert Sanchez
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Horseshoe Bar/Penryn CP
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council
<b>Owner:</b>	Sanchez Albert O & Sanchez Sharon D Tr

APN	Address	Zoning	Acres
032-244-070-000	7543 OLD PEAR HILL LN, PENRYN	RA-B-100	12.20
			12.20

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**SCHWARZKOPF MINOR LAND DIVISION**
**PLN17-00235**

<b>Lead:</b>	Melanie Jackson
<b>Status:</b>	Applicant 1st submittal received on 07/25/17 and being reviewed by the Environmental Review Committee (ERC).
<b>Project Description:</b>	Minor land division to divide the property into 3 parcels; 18.7-acre, 5-acre, and 5-acre.
<b>Applicant:</b>	Don Swift
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Weimar/Applegate/Clipper Gap CP
<b>MAC Area:</b>	Weimar/Applegate/Colfax Municipal Advisory Council
<b>Owner:</b>	MooreSchwarzkopf Jean Carol Et Al

APN	Address	Zoning	Acres
072-081-069-000	20465 PLACER HILLS RD, WEIMAR	F-B-X 4.6 AC. MIN.	28.90
			28.90

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**SIA/PLACER RANCH EIR**
**PLN16-00341**

<b>Lead:</b>	Crystal Jacobsen
<b>Status:</b>	Notice of Preparation of an Environmental Impact Report (EIR) public review period ended 12/16/16; Draft EIR being prepared. Release of Draft EIR for public review and comment forthcoming.
<b>Project Description:</b>	All work associated with the preparation of the Environmental Impact Report for the Sunset Industrial Area Plan and the Placer Ranch Specific Plan. Project includes administration of contract with Ascent Environmental.
<b>Applicant:</b>	N/A
<b>Supervisor District:</b>	N/A
<b>Community Plan:</b>	N/A
<b>MAC Area:</b>	N/A
<b>Owner:</b>	N/A

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**SIMPSON PARCEL MAP**
**PLN16-00374**

<b>Lead:</b>	Nikki Streegan
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<b>Status:</b>	County comments on 1st submittal sent 12/19/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due.		
<b>Project Description:</b>	Proposal to divide a 7.6 acre property into three parcels.		
<b>Applicant:</b>	Kim Poiesz		
<b>Supervisor District:</b>	District 3		
<b>Community Plan:</b>	Horseshoe Bar/Penryn CP		
<b>MAC Area:</b>	Horseshoe Bar-Penryn Municipal Advisory Council		
<b>Owner:</b>	Simpson Michelle R Et Al		

APN	Address	Zoning	Acres
042-193-010-000		RA-B-100	7.30
			<u>7.30</u>

**SINGH - MINOR LAND DIVISION**

**PLN17-00023**

<b>Lead:</b>	Kally Keding-Cecil		
<b>Status:</b>	County comments on 2nd submittal sent 07/25/17. Additional information is required before environmental determination can be made. Applicant 3rd submittal due.		
<b>Project Description:</b>	Applicant proposes to divide 5 acre parcel into four parcels consisting of 2.15 acres, 1.02 acres, 1.01 acres, and 1.00 acres.		
<b>Applicant:</b>	Singh - Rajinder, Gurjett & Manjit		
<b>Supervisor District:</b>	District 1		
<b>Community Plan:</b>	Dry Creek West Placer Community Plan		
<b>MAC Area:</b>	West Placer Municipal Advisory Council		
<b>Owner:</b>	Singh - Rajinder, Gurjett & Manjit		

APN	Address	Zoning	Acres
023-240-023-000	0 VINEYARD RD, ROSEVILLE	RS-AG-B-40 PD = 1	5.00
			<u>5.00</u>

**SNYDER- 2 PARCEL SPLIT**

**PLN16-00422**

<b>Lead:</b>	Melanie Jackson		
<b>Status:</b>	County comments on 1st submittal sent 01/25/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due. No change since August update.		
<b>Project Description:</b>	Applicant proposes to divide a 30 acre parcel into two parcels consisting of 14.96 and 15 acres.		
<b>Applicant:</b>	Orest Kravets		

<b>Supervisor District:</b>	District 2
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Rural Lincoln Municipal Advisory Council
<b>Owner:</b>	Snyder Vernon A Tr

APN	Address	Zoning	Acres
026-141-014-000	3430 CROSBY HEROLD RD, LINCOLN	F-B-X 10 AC. MIN.	29.66
			29.66

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**SQUAW VALLEY / ALPINE MEADOWS BASE-TO-BASE GONDOLA**

**PLN15-00398**

<b>Lead:</b>	Heather Beckman
<b>Status:</b>	Updated Notice of Preparation of an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) public review period ended 10/03/16; Draft EIR/EIS being prepared. Release of Draft EIR/EIS for public review and comment forthcoming.
<b>Project Description:</b>	Squaw Valley Ski Holdings LLC proposes to install, operate, and maintain the Gondola connecting the Squaw and Alpine base areas to improve skier experience and reduce impact on road traffic
<b>Applicant:</b>	Squaw Valley Resort Llc
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	West Shore Area General Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Squaw Valley Resort Llc

APN	Address	Zoning	Acres
095-190-005-000	2680 ALPINE MEADOWS RD, TAHOE CITY	RS PD = 8	640.00
095-280-030-000		RS-B-20 PD = 2	144.50
095-280-033-000	2400 ALPINE MEADOWS RD, ALPINE MEADOWS		
095-290-022-000		O	205.50
095-290-024-000		FR	36.90
095-290-025-000		FR	46.80
095-290-026-000			
095-290-027-000			
095-290-028-000			
095-290-029-000			
096-010-026-000	0 NO ADDRESS ON FILE, OLYMPIC VALLEY	FR	547.20
096-020-027-000	1960 SQUAW VALLEY RD, OLYMPIC VALLEY	VC	7.40
			1,628.30

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**SQUAW VALLEY OLYMPIC MUSEUM AND WINTER SPORTS HERITAGE CENTER**

**PLN16-00349**

<b>Lead:</b>	Allen Breuch
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<b>Status:</b>	County comments on 1st submittal sent 12/19/16. Additional information is required before environmental determination can be made. Applicant's 2nd submittal due. No change since August update.		
<b>Project Description:</b>	Construction of a 10,000 SF Olympic Museum.		
<b>Applicant:</b>	Gary Davis		
<b>Supervisor District:</b>	District 5		
<b>Community Plan:</b>	Squaw Valley Community Plan		
<b>MAC Area:</b>	Squaw Valley Municipal Advisory Council		
<b>Owner:</b>	Placer County Of		

APN	Address	Zoning	Acres
096-290-056-000	101 SQUAW VALLEY RD, OLYMPIC VALLEY	FR	25.80
			25.80

### SQUAW VALLEY TIMBERLINE TWISTER

PLN17-00266

<b>Lead:</b>	Steve Buelna		
<b>Status:</b>	Applicant 1st submittal received on 08/16/17 and being reviewed by the Environmental Review Committee (ERC).		
<b>Project Description:</b>	Bobsled-like ride mounted on tracks with a 1,370 foot long up-track and a 3,380 foot long down-track, approximately 440 feet in height, serving approximately 350-400 riders per hour from 7am to 10pm, 365 days per year.		
<b>Applicant:</b>	Mike Livak		
<b>Supervisor District:</b>	District 5		
<b>Community Plan:</b>	Squaw Valley Community Plan		
<b>MAC Area:</b>	Squaw Valley Municipal Advisory Council		
<b>Owner:</b>	Squaw Valley Resort, Llc		

APN	Address	Zoning	Acres
096-221-019-000	0 NO ADDRESS ON FILE, OLYMPIC VALLEY	HC	10.30
096-221-038-000	1733 SQUAW VALLEY RD, OLYMPIC VALLEY	HC	80.70
			91.00

### STONE RIDGE AND WESTWOOD FAMILY CELLARS

PLN16-00139

<b>Lead:</b>	Kally Keding-Cecil		
<b>Status:</b>	County comments on 2nd submittal sent 01/25/17. Additional information is required before environmental determination can be made. Applicant 3rd submittal due. No change since August update.		
<b>Project Description:</b>	The project proposes an enclave of eight residential lots, vineyards and a small winery on a 37.9-acre site north of Indian Hill Road, east of Interstate 80, in the Newcastle community. .		
<b>Applicant:</b>	Mike Anderson		

<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Newcastle/Ophir Municipal Advisory Council
<b>Owner:</b>	Lucille Westood Ltd

APN	Address	Zoning	Acres
040-340-008-000		RA-B-X 4.6 AC. MIN.	37.90
			<u>37.90</u>

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**TAHOE MARITIME CENTER**
**PLN17-00090**

<b>Lead:</b>	Stacy Wydra
<b>Status:</b>	County comments on 1st submittal sent 05/04/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due.
<b>Project Description:</b>	Environmental Questionaire for the intent of the proposed project is to celebrate the maritime history of the Lake Tahoe and to provide a experiential, educational campus for the community and tourist alike. Plans include remodeling the existing building as well as the addition of three new buildings. There will also be upgrades to gardens, public art displays, lawn/picnic areas, activity pond, interpretive exhibits, and a linkage of natural paths to development walkways. Parking will be located on the perimeter of the campus similar to the existing conditions.
<b>Applicant:</b>	Jk Architecture + Engineering
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Tahoe City Area General Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Dave Olson

APN	Address	Zoning	Acres
094-200-051-000	401 LAKE BLVD, TAHOE CITY	001A TAHOE CITY COMMUNITY PLAN SPECIAL	9.10
			<u>9.10</u>

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**TC2 DUPLEX**
**PLN17-00081**

<b>Lead:</b>	Steve Buelna
<b>Status:</b>	Applicant 2nd submittal received on 08/15/17 and being reviewed by the Environmental Review Committee (ERC).
<b>Project Description:</b>	Proposing a one lot subdivision for air space condominiums.
<b>Applicant:</b>	Susan Simon
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Tahoe City Area General Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Sutter Capitol Group

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
094-150-007-000	1355 LAKE BLVD, TAHOE CITY	001A TAHOE CITY COMMUNITY PLAN SPECIAL	0.23
			<u>0.23</u>

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**TRUCKEE RIVER CORRIDOR ACCESS PLAN**

**PCPJ 20130206**

**Lead:** Stacy Wydra

**Status:** A Mitigated Negative Declaration (MND) is being prepared. No change since August update.

**Project Description:** The proposed Truckee River Access Plan will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, in-line skating, equestrian, bicycle trails, and angling and boating access from Lake Tahoe to the Martis Valley. The project area, consisting of the Truckee River and its major tributaries, including Martis Creek, is located within the Truckee River watershed in eastern Placer and Nevada counties.

The Access Plan will respect the natural waterways and protect the wide variety of ecological and cultural resources found throughout the Truckee River floodplain, provide compatible recreational opportunities that do not damage sensitive areas, and provide a continuous and coordinated system of preserved lands and enhanced access with a connecting corridor of trails.

**Applicant:** N/A

**Supervisor District:** N/A

**Community Plan:** N/A

**MAC Area:** N/A

**Owner:** N/A

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**TRUCKEE SELF-STORAGE**

**PLN17-00177**

**Lead:** Stacy Wydra

**Status:** County comments on 1st submittal sent 07/11/17. Additional information is required before environmental determination can be made. Applicant 2nd submittal due

**Project Description:** TRUCKEE SELF-STORAGE

THE PROJECT INCLUDES A CONDITIONED 4-STORY SELF STORAGE BUILDING TOTALING 100,000 SF OF USE AREA AND ASSOCIATED DRIVE, PARKING, UTILITIES AND STORMWATER QUALITY DRAINAGE IMPROVEMENTS.

**Applicant:** Stephen Schwartz

**Supervisor District:** District 5

**Community Plan:** Martis Valley Community Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** J3 Truckee Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
080-270-008-000	9770 NORTSHORE BLVD, TRUCKEE	O	2.88
			<u>2.88</u>

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**UAIC TRIBAL SCHOOL**

**PLN17-00018**

**Lead:** Emily Setzer

**Status:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming.

**Project Description:** Pre-K through 8th grade school for approximately 100 UAIC student and 35 staff members including an adult education center providing recreational and continuing education classes for approximately 30 UAIC Tribal members with four dedicated staff members.

**Applicant:** Tiffany Wilson

**Supervisor District:** District 3

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** United Auburn Indian Community

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
043-013-010-000	3141 TAYLOR RD, LOOMIS	RA-B-100	44.99
			<u>44.99</u>

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**VENTURA AT GRANITE BAY**

**PLN17-00131**

**Lead:** Christopher Schmidt

**Status:** Applicant 2nd submittal received on 08/31/17 and being reviewed by the Environmental Review Committee (ERC).

**Project Description:** 33 LOT SUBDIVISION

**Applicant:** Ron Higgins

**Supervisor District:** District 4

**Community Plan:** Granite Bay Community Plan

**MAC Area:** Granite Bay Municipal Advisory Council

**Owner:** Ridgeview Asset Partners Lp

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
050-160-026-000	6832 EUREKA RD, GRANITE BAY	RS-AG-B-40 PD = 1	1.29
050-160-077-000	9060 AUBURN FOLSOM RD, GRANITE BAY	RM-DL10-Dc	<u>12.60</u>

**VERIZON CELL TOWER (NEW DEVELOPMENT)****PLN16-00438**

<b>Lead:</b>	Alex Fisch
<b>Status:</b>	Mitigated Negative Declaration public review ends 09/21/17. Public hearing to be scheduled.
<b>Project Description:</b>	Verizon Cell Tower - Monopine.
<b>Applicant:</b>	Chet Goldman
<b>Supervisor District:</b>	District 3
<b>Community Plan:</b>	Ophir General Plan
<b>MAC Area:</b>	Newcastle/Ophir Municipal Advisory Council
<b>Owner:</b>	Richardson Strowbridge Blasdel Tr Et Al

APN	Address	Zoning	Acres
040-030-096-000	10085 WISE RD, AUBURN	RA-B-100	2.90
040-030-097-000	1414 BALD HILL RD, AUBURN	RA-B-100	3.40
			<u>6.30</u>

**WHITE WOLF SUBDIVISION****PLN16-00433**

<b>Lead:</b>	Stacy Wydra
<b>Status:</b>	Environmental Impact Report (EIR) required; Contract and scope of work for preparation of an Environmental Impact Report (EIR) is being finalized.
<b>Project Description:</b>	38 single-family residential lots (.5-acre to 1.5-acre in size); 10,360sf clubhouse/lodge, ski resort facilities, warming hut, and ski lift on approximately 74 acres of a 460-acre property owned by applicant.
<b>Applicant:</b>	Troy Caldwell
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Alpine Meadows Community Plan
<b>MAC Area:</b>	North Tahoe Municipal Advisory Council
<b>Owner:</b>	Caldwell Llc

APN	Address	Zoning	Acres
095-190-005-000	2680 ALPINE MEADOWS RD, TAHOE CITY	RS PD = 8	640.00
095-190-018-000		O	94.00
095-280-030-000		RS-B-20 PD = 2	158.00
095-290-022-000		O	205.50
			<u>1,097.50</u>

<b>Lead:</b>	Christopher Schmidt
<b>Status:</b>	Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming.
<b>Project Description:</b>	<p>The applicant is requesting approval of a General Plan and Community Plan Amendment, Rezone, Vesting Tentative Subdivision Map, and a Conditional Use Permit to construct a 24 unit Planned Residential Development on 18.1 acres. The project site is currently vacant.</p> <p>A General Plan amendment to change the designation of the site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) and Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to .9 acres per dwelling unit). The applicant is also requesting a rezoning of a portion of the site from RA-B-100 PD = 0.5 (Residential Agricultural, minimum Building Site of 100,000 square feet combining Planned Residential Development of 0.5 units per acre) to RA-B-20 PD = 1.4 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.4 units per acre) to permit construction of 24 residential dwelling units. A 3.96 acre portion of the site along Douglas Boulevard would be rezoned to O (Open Space).</p> <p>Detached, single-story residences would be constructed within individual building envelopes of approximately 4,500 to 4,875 square feet each (60' x 75' and 65' x 75'), including garages. A total of 83 off-street parking spaces are proposed, of which, 24 spaces are visitor parking spaces in four parking bays dispersed throughout the site and two or three spaces in each residence's driveway.</p> <p>The project includes a 300-foot scenic setback along the south side of Douglas Boulevard along the northern edge of the site. The proposal includes 11.79 acres of open space, or 65 percent of the project site, including a .33-acre private park. The open space areas along Strap Ravine and in the scenic setback area will be encumbered by an open space protection easement. Access to the site will be from a private, gated road extending south from Douglas Boulevard, over Strap Ravine, and through the site.</p> <p>It is anticipated that site development will involve partial clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new roadways, trails/pathways, driveways, buildings, and landscaping.</p>
<b>Applicant:</b>	Brian Bombeck
<b>Supervisor District:</b>	District 4
<b>Community Plan:</b>	Granite Bay Community Plan
<b>MAC Area:</b>	Granite Bay Municipal Advisory Council
<b>Owner:</b>	Folsom Oak Tree Ltd

APN	Address	Zoning	Acres
048-151-001-000		RS-AG-B-X-20	17.10
			17.10

<b>Lead:</b>	Christopher Schmidt
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**Status:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming.

**Project Description:** The applicant is requesting approval of a General Plan and Community Plan Amendment, Rezone, Vesting Tentative Subdivision Map, and a Conditional Use Permit to construct a 55 unit Planned Residential Development on 32.97 acres. The project site is currently vacant.

A General Plan amendment to change the designation of the site from Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to .9 acres per dwelling unit). The applicant is also requesting a rezoning of a portion of the site from RA-B-100 (Residential Agricultural, minimum Building Site of 100,000 square feet) to RA-B-20 PD = 1.75 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.75 units per acre) to permit construction of 55 residential dwelling units. A 7.71 acre portion of the site along Douglas Boulevard would be rezoned to O (Open Space).

Detached, single-story residences would be constructed within individual building envelopes of approximately 4,500 to 4,875 square feet each (60' x 75' and 65' x 75'), including garages. A total of 194 off-street parking spaces are proposed, of which, 55 spaces are visitor parking spaces in six parking bays dispersed throughout the site and two or three spaces in each residence's driveway.

The project includes a 300-foot scenic setback along the south side of Douglas Boulevard along the northern edge of the site. The proposal includes 20.54 acres of open space, or 62 percent of the project site, including a .88-acre private park. The open space areas along Strap Ravine and in the scenic setback area will be encumbered by an open space protection easement. Access to the site will be from a private, gated road extending south from Douglas Boulevard at Seeno Avenue, over Strap Ravine, and through the site.

It is anticipated that site development will involve partial clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new roadways, trails/pathways, driveways, buildings, and landscaping.

**Applicant:** Dave Cook

**Supervisor District:** District 4

**Community Plan:** Granite Bay Community Plan

**MAC Area:** Granite Bay Municipal Advisory Council

**Owner:** Creekside Oaks, Llc

APN	Address	Zoning	Acres
048-151-061-000		RA-B-100	32.40
			32.40

**WINERY ORDINANCE ZONING TEXT AMENDMENT**

**PCPJ 20130151**

**Lead:** Nikki Streegan

**Status:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming.

**Project Description:** The Placer County Winery Ordinance was adopted by the Board of Supervisors on August 26, 2008. Since the existing Winery Ordinance was adopted in 2008, additional concerns have been raised pertaining to issues associated with events and tasting activities that take place at wineries/breweries. Some of these issues were addressed through an update of the Event Center Ordinance, adopted on August 26, 2014. The two primary goals of the currently proposed Ordinance are to clarify what activities would be allowed in conjunction with winery/brewery uses and to streamline the permit process. To that end, the proposed Winery/Brewery Ordinance will address events and tasting activities associated with these land uses.

**Applicant:** N/A  
**Supervisor District:** N/A  
**Community Plan:** N/A  
**MAC Area:** N/A  
**Owner:** N/A

**WOODVISTA REDEVELOPMENT PROJECT**

**PLN17-00147**

**Lead:** Allen Breuch  
**Status:** Mitigated Negative Declaration public review ends 10/02/17. Planning Commission public hearing to be scheduled.  
**Project Description:** Project to redevelop existing property into 7 condo units. An existing residential unit, 2,937 square feet will remain and two new 8,256 square feet (each) buildings will replace an existing building and a previously demolished building.  
**Applicant:** Andrew Ryan  
**Supervisor District:** District 5  
**Community Plan:** North Tahoe Community Plan  
**MAC Area:** North Tahoe Municipal Advisory Council  
**Owner:** Pinjuv Charles P & Pinjuv Pamela K Tr

APN	Address	Zoning	Acres
117-150-040-000	251 BEACH ST, TAHOE VISTA	Mixed-Use (North Tahoe East)	0.00
			<u>0.00</u>