



*****REVISED AGENDA*****

REGULAR MEETING AGENDA

Wednesday, January 9, 2019 6:30 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. **Call to Order & Pledge of Allegiance**
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottel, Vice-Chair Walt Wylie, Alicia Butler, Darryl Osborne and Carolyn Riolo
3. **Approval of January 9, 2019 agenda**
4. **Approval of September 12, 2018 minutes**
5. **2019 West Placer MAC meeting calendar**
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
7. **Reports:**
 - A. **Local Government:** Placer County District 1 Supervisor
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office
8. **Informational Items: None**
9. **Action Item:**
 - A. **Placer Vineyards Specific Plan, Property 1A Specific Plan Amendment (PLN18-00071)**

County staff will request the MAC take action to provide a recommendation on the Specific Plan Amendment to the Planning Commission for Property 1A of the Placer Vineyards Specific Plan (PVSP). The applicant (Placer 400 Investors,

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



LLC) is requesting an amendment to the Placer Vineyards Specific Plan to modify the Specific Plan Land Use Designation for Lot 6 (8 acres) from Religious Facility (REL) to High Density Residential (HDR). In addition, the lot size would be increased by approximately 1.8 acres for a total of 9.8 acres and 168 HDR units would be added to the Specific Plan, increasing the total allowed residential units in the Plan from 14,132 to 14,300. There is also a request to change the future East Town Center Drive/9th Street intersection from a roundabout to an all-way-stop controlled intersection, realign East Town Center Drive to route the future roadway to the south of HDR site, and relocate the future Class I Bike Path from the eastern edge of the Specific Plan Area, which originally followed the old Walerga Road alignment, 2,000 feet west to the future 9th Street.

Presenter: Jennifer Byous and/or Nick Trifiro, Planning Services Division

B. Placer Vineyards Specific Plan, Property 1A Small Lot Vesting Tentative Subdivision Map including Density Bonus (PLN17-00071)

County staff will request the MAC take action to provide a recommendation on the Small Lot Vesting Tentative Subdivision Map to the Planning Commission for Property 1A of the Placer Vineyards Specific Plan (PVSP). Property 1A is located in the eastern portion of the PVSP area on APN 023-200-005, 023-221-002, 023-221-057, and 023-221-058. The proposed small lot tentative subdivision map will divide the 399.7 acre site into an active-adult residential community including 4 Private Parks (16.4 acres), 1 Recreation Center (6.9 acres), 93.7 acres of Open Space and 1 High Density Residential site (8.9 acres). The residential units will include 1,117 Low Density Residential lots and 1 High Density Residential lot (168 units on 8.9 acres). As part of the Small Lot Vesting Tentative Subdivision Map, the applicant is requesting a 20 percent residential Density Bonus to add 186 senior citizens' housing units, per Section 17.54.120 (Residential Density Bonuses and Incentives) of the Placer County Zoning Ordinance. Infrastructure such as road, utility, grading, and drainage improvements will also be developed.

Presenter: Jennifer Byous and/or Nick Trifiro, Planning Services Division

10. Adjournment to next regular meeting on March 13, 2019