

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 222
Sacramento, CA 95814
 County Clerk
County of Placer

From: County of Placer
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Janeann Lyons; 530-745-3597

Project Title: Placer Creek Affordable Aptmts Design/Site Review Agreement Type A and State Density Bonus

Project Number: PLN24-00161

APN#: 023-420-007-000

Project Location: SE corner of Baseline Rd & Westbrook Blvd in the unincorporated Roseville area, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The applicant, Ardie Zahedani and Anthony Geremia, representing St. Anton Communities, on behalf of the property owner, Lennar Homes of California Inc, requests a Design/Site Review Agreement and State Density Bonus for the Placer Vineyards Specific Plan Property 1A. The Design/Site Review Agreement is related to the proposed 168-unit income and rent-restricted multi-family community. The unit mix consists of 60 one-bedroom, 64 two-bedroom and 44 three-bedroom units with floor plans ranging from approximately 565 square feet to 1,187 square feet. The State Density Bonus would provide the following incentives and concessions consistent with state law: exclude the parcel from Policy 3.8 of the Placer Vineyards Specific Plan, which requires the entirety of Property 1A be reserved as an "active adult" community for adults 55 years or older, and to allow the project to fulfill its parking obligation through uncovered parking spaces where covered spaces are normally required. The subject property, Assessor's Parcel Number 023-420-007-000, comprises approximately 9.54 acres, and is located at the southeast corner of Baseline Road and Westbrook Boulevard in the unincorporated Roseville area. The project site is currently zoned SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan) and is designated HDR (High Density Residential) in the Placer Vineyards Specific Plan.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Review Agreement and State Density Bonus/ August 15, 2024

Name of Person or Agency Carrying Out Project: Placer County Community Development Resource Agency

Exempt Status: (check one)

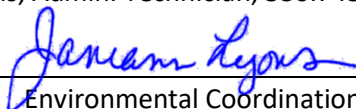
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: CEQA Section 15182
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental review in accordance with Section 15182 (Projects Pursuant to a Specific Plan) of the California Environmental Quality Act Guidelines because the proposed project is being undertaken in accordance with the Placer Vineyards Specific Plan, a specific plan approved by the Placer County Board of Supervisors, which underwent environmental review at the time of its adoption and subsequent addendums.

Lead Agency Contact Person

Janeann Lyons, Admin. Technician, 530.745.3597

Signature


Environmental Coordination Services

Date 12/6/24