Placer County

CEQA Active Projects, March 2013

Board of Supervisor Districts

New projects since February 1, 2013

GROGG MINOR LAND DIVISION - PMLD - T20120219 - BOS3
NORTHSTAR FOREST FLYER - PCPA - T20130040 - BOS5
PENRYN BOAT & RV STORAGE - PMPB - T20130049 - BOS3
PLACER CORPORATE CENTER MLD - PMLD - T20130041 - BOS2
ROCK CREEK PLAZA PAD 6 - PCPM - T20130003 - BOS5

BOARD OF SUPERVISOR – DISTRICT 1

ALL AMERICAN SPEEDWAY OPERATION AGREEMENT - PEIR - T20110351 - BOS1

Status: Phase I EIR contract signed and executed; Kick-Off meeting held 5/31/12; Draft NOP being prepared

Lead: EJ IVALDI

Project Description: 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 AT 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.

Applicant: PLACER COUNTY DEPARTMENT OF FACILITY SERVICES Work: 530-889-4957

Location: 800 ALL AMERICA CITY BLVD, ROSEVILLE

Acres: 39.07

Community Plan: City of Roseville

MAC Area: NONE

Owner: COUNTY OF PLACER

APN	Zoning
011-020-001-000	
011-020-002-000	
011-020-004-000	
011-030-001-000	
011-030-003-000	
011-030-006-000	
011-040-001-000	
011-040-003-000	
011-050-003-000	
011-050-004-000	

MORGAN CREEK/GREENS GATED ENTRANCES - PCPM - T20120208 - BOS1 - MAJ241

Status: Mitigated Negative Declaration mailed to applicant for signatures 2/20/13; public review pending

Lead: LISA CARNAHAN

Project Description: The project proposes entry control at three entrances to the Morgan Creek and one entrance to the Morgan Greens Subdivisions.

Applicant: JOHN HODGSON Work: 916-548-8554

Location: FOUR ENTRANCES BETWEEN MORGAN CREEK AND MORGAN GREENS SUBDIVISIONS, WEST PLACER

Acres: 1.75

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: MORGAN CREEK COMMUNITY ASSOCIATION

APN	Zoning
029-030-057-000	RS-AG-B-20
029-030-057-000	RS-AG-B-20 PD = 2
029-060-012-000	RS-AG-B-20 PD = 2
029-090-007-000	RS-AG-B-40 PD = 1
029-240-019-000	O PD = 1
029-240-019-000	RS-AG-B-40 PD = 1

PLACER VINEYARDS PROPERTY #3 - PEIR - T20100328 - BOS1 - MAJ190

Status: Comments on Notice of Preparation sent to consultant 7/13/11; Project being revised

Lead: ALEX FISCH

Project Description: The applicant is requesting approval of a Specific Plan Amendment within the Placer Vineyards Specific Plan to change the balance of existing land use designations on the project site (parcel number three) from 25 acres of Commercial, seven acres of High Density Residential and 26.5 acres of Medium Density Residential to allow for 46.2 acres of Power Center and 12.3 acres of High Density Residential. Amendment of the PVSP for the aforementioned land uses would allow for the future development potential of up to 704,365 square feet of retail/commercial uses. Those uses include, but are not limited to, home-improvement and large-scale gardening centers, large-scale discount centers, furniture stores, computer stores, household goods and groceries, auto sales and services, auto service stations, tire stores, large-scale clothing outlets, and other Power Center uses in accordance with the approved Placer Vineyards Specific Plan Land Use designations. The applicant anticipates the future development of the Power Center would include approximately 462,000 square feet of retail building with 2,310 parking spaces, including 412,000 square feet of big-box retail and 50,000 square feet of single-story shop buildings that will include dine-in restaurants, fast food restaurants, recreation and fitness centers, general retail stores, and other uses allowed in the Power Center land use designation. The revision from seven acres of High Density Residential and 26.5 acres of Medium Density Residential to 12.3 acres of High Density Residential is planned to allow for development of all 258 residential units allocated to this property as High Density Residential units. Residential units are currently approved as 105 High Density Residential units and 153 Medium Density Residential units. The remaining land use designations on the parcel of 26 acres of Open Space, four acres of Religious Site and eight acres of Roadways will remain unchanged. No development is proposed as a part of this Specific Plan Amendment and future entitlements to develop on the proposed site will be required to be reviewed to determine environmental impacts.

Applicant: PETROVICH DEVELOPMENT COMPANY Work: 916-442-4600

Location: THE PROJECT SITE IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF BASELINE ROAD AND WATT AVENUE

Acres: 95.63

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: BASELINE & WATT LLC ET AL

APN	Zoning
023-200-037-000	SPL-PVSP

PVSP AMENDMENT TO BLUEPRINT - PGPA - T20120307 - BOS1 - MAJ247

Status: Applicant 1st submittal received 10/30/12; Project withdrawn 2/25/13

Lead: GEORGE ROSASCO

Project Description: The Placer Vineyards Specific Plan Amendment project proposes to amend the current Placer Vineyards Specific Plan to adopt a ¿Blueprint¿ Land Use Plan as further described in the Placer Vineyards Blueprint Specific Plan document submitted concurrently with this application. The project also proposes to amend Exhibit 1 of the Dry Creek West Placer Community Plan and the West Placer Specific Plan to be consistent with the proposed Placer Vineyards Specific Plan Amendment. The Placer Vineyards Specific Plan Development Agreement will be prepared during the processing of the proposed amendment application. An Environmental Impact Report for the Placer Vineyards Specific Plan project was certified in July 2007 and is referred to in support of this application.

Applicant: PLACER VINEYARDS DEVELOPMENT GROUP, LLC Home: 916-772-3680

Location: PLACER VINEYARDS, WEST PLACER

Acres: 3605.26

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: PLACER VINEYARDS DEVELOPMENT GROUP, LLC

APN	Zoning
023-010-004-000	SPL-PVSP
023-010-006-000	SPL-PVSP
023-010-013-000	SPL-PVSP
023-010-014-000	SPL-PVSP
023-010-021-000	SPL-PVSP
023-010-022-000	SPL-PVSP
023-010-023-000	SPL-PVSP
023-010-026-000	SPL-PVSP
023-010-029-000	SPL-PVSP
023-150-026-000	SPL-PVSP
023-150-027-000	SPL-PVSP
023-160-004-000	SPL-PVSP
023-160-011-000	SPL-PVSP
023-180-005-000	SPL-PVSP
023-180-006-000	SPL-PVSP
023-180-007-000	SPL-PVSP
023-180-008-000	SPL-PVSP
023-190-016-000	SPL-PVSP
023-200-005-000	SPL-PVSP
023-200-006-000	SPL-PVSP
023-200-008-000	SPL-PVSP
023-200-009-000	SPL-PVSP
023-200-010-000	SPL-PVSP
023-200-011-000	SPL-PVSP
023-200-012-000	SPL-PVSP
023-200-017-000	SPL-PVSP
023-200-018-000	SPL-PVSP
023-200-037-000	SPL-PVSP
023-200-041-000	O
023-200-041-000	SPL-PVSP
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP
023-200-067-000	SPL-PVSP
023-200-068-000	SPL-PVSP
023-200-069-000	SPL-PVSP
023-200-071-000	SPL-PVSP
023-221-002-000	SPL-PVSP
023-221-057-000	O
023-221-057-000	O PD = 1
023-221-057-000	RS-AG-B-40 PD = 1
023-221-057-000	SPL-PVSP
023-221-058-000	SPL-PVSP

BOARD OF SUPERVISOR – DISTRICT 2

COURAGE HOUSE NOR CAL - PMPB - T20120036 - BOS2

Status: County comments sent 12/5/12; Applicant 3rd submittal due 3/20/13

Lead: LISA CARNAHAN

Project Description: The project proposes to construct cottages and facilities on a 52.9-acre property to provide homes for children rescued from unsafe circumstances.

Applicant: REAL ESTATE DEVELOPMENT CONSULTING Work: 916-871-3078

Location: MCCOURTNEY ORAD NEAR INTERSECTION WITH MERRITT LANE, LINCOLN

Acres: 52.65

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: COURAGE TO BE YOU INC

APN	Zoning
020-167-015-000	F-B-X 10 AC. MIN.

GOLD HILL GARDENS - PMPB - T20110228 - BOS2

Status: Planning Commission approved 12/20/12; Project being appealed to the Board of Supervisors

Lead: MELANIE JACKSON

Project Description: The project proposes to accommodate weddings or events for up to 200 guests on site.

Applicant: MIKE CARSON Home: 916-663-3066

Location: 2325 GOLD HILL ROAD, NEWCASTLE

Acres: 11.02

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: CARSON MIKE & CINDY TR

APN	Zoning
031-050-046-000	F-B-X 10 AC. MIN.

MARKHAM RAVINE RANCH GRADING PERMIT - DGP - 4951 - BOS2

Status: Mitigated Negative Declaration public review ended 2/21/12; Grading Plan to be approved by Engineering & Surveying Department

Lead: LISA CARNAHAN

Project Description: The project proposes a grading permit based on a conceptual Habitat Development Plan (HDP) to optimize the conservation values of the 305-acre site located on the border of Sutter and Placer Counties. The property consists of a SFR and approx 293 acres of irrigated pastureland, with approx 3.1 acres of wetland and other water of the US. The HDP plans to construct 64.35 acres of wetland habitats, 7.45 acres of other waters of the US, 305 acres of upland habitats, and various acreage for species habitat credits.

Applicant: RESTORATION RESOURCES Home: 916-408-2990 Work: 916-408-2990

Location: WEST OF BREWER ROAD, SOUTH OF NICOLAUS ROAD, NORTH OF MOORE ROAD, WEST PLACER

Acres: 410.83

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: PLACER 290 INVESTORS LLC

APN	Zoning
021-030-060-000	F-B-X 80 AC. MIN.
021-030-065-000	F-B-X 80 AC. MIN.

PLACER CORPORATE CENTER MLD - PMLD - T20130041 - BOS2

Status: EQ application 1st submittal received 3/26/13; County comments due 3/22/13

Lead: MELANIE JACKSON

Project Description: The project proposes a Minor Land Division to subdivide a 6.1-acre lot into two parcels.

Applicant: CARDNO,INC/D. IAN WILSON, PLS Home: 415-371-3211

Location: TECHNOLOGY WAY AND PLACER CORPORATE CENTER DRIVE, WEST PLACER

Acres: 6.07

Community Plan: Sunset Industrial Area Plan

MAC Area: NONE

Owner: WELLS FARGO BANK NATIONAL ASSOCIATION

APN	Zoning
017-270-046-000	INP-Dc

SWAINSON'S GRASSLAND PRESERVE - DGP - T5049 - BOS2

Status: Mitigated Negative Declaration public review ends 3/8/13; Grading Plan to be approved by Engineering and Surveying Division

Lead: LISA CARNAHAN

Project Description: The project proposes to restore 17 acres of pasture to seasonal wetlands and wildlife habitats.

Applicant: WESTERVELT ECOLOGICAL SERVICES Work: 916-646-3644

Location: 2330 HIGHWAY 65, LINCOLN

Acres: 41.41

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: PLACER LAND TRUST

APN	Zoning
021-152-007-000	F-B-X 20 AC. MIN.

TURKEY CREEK ESTATES - PEIR - T20080454 - BOS2 - MAJ157

Status: Notice of Preparation public review ended 10/26/10; 1st Administrative Draft EIR being prepared

Lead: ALEX FISCH

Project Description: The project requests approval of a General Plan Amendment, Rezone, Conditional Use Permit, and Tentative Subdivision Map to develop a low-density residential subdivision consisting of 393 single-family residential lots in three villages on 248 acres of land. The project would include two gated entrances with all roads internally connected. The project includes 27 common lots for development of on-site private roadways, parks, open space lots, and landscaped corridors. The project includes 221 residential lots of approximately 0.25 acres each on 103.1 acres known as Village 1, which would be located in the southwesterly portion of the site. The proposed General Plan Land Use designation for Village 1 is Low Density Residential and the proposed zoning is Residential Single-Family combining Minimum Building Site of 10,000 square feet. The project also includes 172 residential lots of approximately 0.5 acres each on 144.6 acres known as Village 2 and Village 3, which would be located in the northerly and easterly portions of the site, respectively. The proposed General Plan Land Use designation for Village 2 and Village 3 is Low Density Residential and the proposed zoning is Residential Single-Family combining Minimum Building Site of 20,000 square feet. The project proposes three park sites totaling 2.5 acres, which would serve project residents. Park amenities include a proposed tot-lot, picnic facilities, and basketball courts/tennis courts. A small 0.3-acre neighborhood park with a tot-lot and picnicking facilities would be located at the northeast portion of the project near Auburn Ravine Creek, and would include approximately 12 off-street parking spaces. The other two parks would comprise 1.1 acres each and would include a tot-lot park and a neighborhood park site with basketball courts. Both parks include on-street parking.

Applicant: TURKEYLAND LLC, AND EAST LINCOLN, LLC Work: 916-984-1300

Location: EAST OF TURKEY CREEK GOLF COURSE, LINCOLN

Acres: 249

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: TURKEYLAND LLC, AND EAST LINCOLN, LLC

APN	Zoning
021-272-022-000	F-B-X 20 AC. MIN.
021-272-023-000	F-B-X 20 AC. MIN.
021-272-023-000	F-B-X-SP 20 AC. MIN.

WISE VILLA WINERY USE PERMIT - PMPB - T20120092 - BOS2

Status: Planning Commission hearing approved 12/20/12; Notice of Determination filed 12/21/12; Project being appealed to the Board of Supervisors

Lead: LISA CARNAHAN

Project Description: THE APPLICANT IS REQUESTING A MINOR USE PERMIT TO ALLOW THE ALREADY-EXISTING WINERY AND TASTING FACILITY TO FUNCTION AS A "COMMUNITY CENTER". 33 PARKING SPACES WILL BE PROVIDED FOR SMALLER EVENTS, AND 40 ADDITIONAL OVER-FLOW PARKING SPACES WILL BE PROVIDED FOR LARGER EVENTS. LARGE EVENTS WOULD ACCOMMODATE A MAXIMUM OF 100 PATRONS. ALL EVENTS ARE TO INCLUDE THE PROMOTION OF AGRICULTURE AND WINE/FOOD EDUCATION AS A PART OF THE FUNCTION.

Applicant: LEE GROVER C TRUSTEE ET AL Home: 916-960-2737

Location: 4100 WISE ROAD, LINCOLN

Acres: 19.89

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: LEE GROVER C TRUSTEE ET AL

APN	Zoning
031-310-036-000	F-B-X 10 AC. MIN.

031-310-037-000 F-B-X 10 AC. MIN.

BOARD OF SUPERVISOR – DISTRICT 3

ENGLISH COLONY MINOR LAND DIVISION - PMLD - T20120372 - BOS3

Status: County comments sent 2/19/13; Applicant 2nd submittal due 3/20/13

Lead: MELANIE JACKSON

Project Description: The project proposes to subdivide a 43.5-acre parcel into 4 10-acre lots.

Applicant: PENRYN 81, LLC Home: 916-487-3434

Location: NORTHEAST CORNER OF ENGLISH COLONY WAY AND DEL MAR AVENUE, PENRYN

Acres: 43.5

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: Penryn

Owner: PENRYN 81, LLC

APN	Zoning
032-051-028-000	

FOX HILL LANE ESTATES - PSUB - T20070011 - BOS3

Status: County comments sent 8/25/08; Applicant 5th submittal pending DTSC's soil remediation determination

Lead: MELANIE JACKSON

Project Description: The project proposed to subdivide the 35.7 acre site into seven rural residential lots ranging in size from 4.6 +/- acres to 6.1 +/- acres. The project will be developed as a single phase over the period of two years for a subdivision.

Applicant: MORTON & PITALO, INC. Work: 916-773-7677

Location: APPROX 850 FEET NW OF THE INTERSECTION OF FOX HILL LANE & UNCLE JOE'S LANE, NEWCASTLE

Acres: 26.31

Community Plan: Placer County General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: JAVIER RENE (SUNSET GOLD)

APN	Zoning
031-161-006-000	F-B-X 4.6 AC. MIN. PD = 0.22
031-161-007-000	F-B-X 4.6 AC. MIN. PD = 0.22

GROGG MINOR LAND DIVISION - PMLD - T20120219 - BOS3

Status: Applicant 1st submittal received 2/20/13; County comments due 3/6/13

Lead: MELANIE JACKSON

Project Description: PROPOSAL TO DIVIDE 8.7 AC PARCEL INTO 4.6 AND A 4.2 AC PARCELS

Applicant: B.C. ANDERSON Home: 530-305-8516

Location: 10376 WISE ROAD, AUBURN

Acres: 8.77

Community Plan: Ophir General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: GROGG THOMAS J

APN	Zoning
040-111-006-000	RA-B-100
040-111-040-000	RA-B-100

JOEGER 20 SUBDIVISION - 17 LOTS - PSUB - T20120037 - BOS3 - MAJ233

Status: County comments sent 3/29/12; Applicant 2nd submittal pending

Lead: GERRY HAAS

Project Description: The project proposes a 20-acre Planned Residential Development (subdivision) consisting of 17 single-family lots, which will range in size from 30,000 to 41,000 square feet. The subdivsion will include two open space lots and a new roadway connecting to Joeger Road approximately 0.3 miles south of Bell Road, in the North Auburn area.

Applicant: ANDREGG GEOMATICS Work: 530-885-7072

Location: JOEGER ROAD 1/4 MILE SOUTH OF BELL ROAD, AUBURN

Acres: 19.39

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: TOM MCNAMARA, CATHOLIC DIOCESE OF SAC

APN	Zoning
051-061-024-000	RA-B-100 PD = 1

LA FAILLE RANCH - 14 LOTS - PSUB - T20110084 - BOS3 - MAJ211

Status: County comments sent 8/17/12; "no further action" letter required from DTSC before environemental determination can be made

Lead: MELANIE JACKSON

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

Applicant: THE MACDIARMID COMPANY Work: 916-772-3680

Location: SOUTHEAST INTERSECTION OF SR 193 AND CLARK TUNNEL ROAD, BETWEEN CITY OF LINCOLN & NEWCASTLE

Acres: 172.27

Community Plan: Placer County General Plan

MAC Area: PENRYN MAC

Owner: SOUTHFORK PARTNERSHIP

APN	Zoning
031-101-086-000	F-B-X 10 AC. MIN.
031-101-088-000	F-B-X 10 AC. MIN.
031-121-003-000	F-B-X 10 AC. MIN.

LIVINGSTONS CONCRETE BATCH PLANT - PCPA - T20050072 - BOS3 - MAJ169

Status: Final EIR public review period ended 9/26/08; Planning Commission hearing pending

Lead: GEORGE ROSASCO

Project Description: Project consists of a 1,200 square-foot office building; 2,400 square-foot warehouse building, concrete batch plant; wash areas for concrete trucks; parking for concrete trucks and employee vehicles on approximately five acres in the Ophir area of Placer County. Planning Commission approved project, appealed to Board of Supervisors. Project on hold by applicant pending additional environmental review/studies (9/1/11).

Applicant: TED HENLEY Work: 916-334-4313

Location: OPHIR ROAD AND GERALDSON ROAD, NEWCASTLE/OPHIR AREA

Acres: 4.97

Community Plan: Ophir General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: LIVINGSTONS CONCRETE SERVICES

APN	Zoning
040-271-042-000	C3-UP-Dc

NEWCASTLE STORAGE YARD - PMPA - T20080121 - BOS3

Status: County comments sent 2/24/11; Project deferred to Department of Toxic Soil Contamination for soil remediation before

the application can be deemed complete. Project on hold until then.

Lead: LISA CARNAHAN

Project Description: Proposal to construct 4,500 sf metal building for repair and maintenance of construction vehicles, along with 11,000 sf of outdoor equipment storage and 3,700 sf of outside storage for materials on 2.26 ac. parcel zoned C2-Dc.

Applicant: BRIAN FREED Home: 530-885-9811

Location: NEAR HWY 193 & TAYLOR ROAD INTERSECTION ON 223 TAYLOR ROAD, NEWCASTLE

Acres: 2.25

Community Plan: Placer County General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: FREED ANDREW E & SUSAN E TRUSTEES

APN	Zoning
040-140-040-000	C2-Dc
040-140-045-000	C2-Dc

PENRYN BOAT & RV STORAGE - PMPB - T20130049 - BOS3

Status: EQ Application 1st submittal received 2/26/13; County comments due 3/22/13

Lead: LISA CARNAHAN

Project Description: The project proposes a Minor Use Permit to creat a storage yard for boats and smaller RVs on a 1.5-acre parcel.

Applicant: JOHN & KELLI WILLARD Work: 916-261-1818

Location: TAYLOR ROAD & SISLEY ROAD, PENRYN

Acres: 1.21

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: PENRYN MAC

Owner: THORSON LORAN C TR ET AL

APN	Zoning
032-220-038-000	C2-Dh
032-220-042-000	C2-Dh

RIDOLFI MINOR LAND DIVISION - PMLD - T20100382 - BOS3

Status: County comment sent 3/20/12; Project deferred to Dept of Toxic Substances Control for voluntary cleanup before an environmental determination can be made

Lead: ROY SCHAEFER

Project Description: The project proposes to divide a 11.7-acre parcel into three lots of 3.37, 3.39, and 4.42 acres each.

Applicant: ANDREGG GEOMATICS Home: 530-885-7072 Work: 530-885-7072

Location: 9211 ROCK SPRINGS ROAD, NEWCASTLE

Acres: 11.79

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: HORSESHOE BAR MAC

Owner: RIDOLFI MARIAN J TTEE

APN	Zoning
042-201-033-000	RA-B-100

ROBINSON SAND & GRAVEL GRADING PERMIT - PEAQ - 20060351 - BOS3

Status: Mitigated Negative Declaration public review ended 7/2/08; Grading Permit to be approved

Lead: LEAH ROSASCO

Project Description: Review of grading permit (DGP T3769) Project includes grading for a new road to access a cellular site and for a pad for a future commercial use on three acre parcel.

Applicant: ROBINSON INA R TRUSTEE

Location: NORTHWEST CORNER OF LOZANOS RD & OPHIR RD

Acres: 19.45

Community Plan: Ophir General Plan

MAC Area: NEWCASTLE/OPHIR MAC

Owner: ROBINSON INA R TRUSTEE

APN	Zoning
040-320-057-000	F-MR-SP
040-320-057-000	HS-B-43-MR-SP-Dc

ROCK HILL WINERY & EVENT CENTER - PMPB - T20120073 - BOS3

Status: County comments sent 9/11/12; Applicant 2nd submittal due 4/11/13

Lead: LISA CARNAHAN

Project Description: The applicant is requesting a Minor Use Permit to allow the existing winery and tasting facilities to function as a "Community Center", with associated parking serving up to 200 patrons, in addition to 1 farm labor housing unit in an existing dwelling.

Applicant: DUPONT, DONALD Home: 916-259-2040

Location: 2970 DEL MAR AVENUE, LOOMIS

Acres: 14

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: PENRYN MAC

Owner: DUPONT DONALD F JR TR ET AL

APN	Zoning
032-070-062-000	RA-B-X 10 AC. MIN.

ROEDIGER MINOR LAND DIVISION - PMLD - T20120341 - BOS3

Status: County comments sent 12/26/12; Project withdrawn 2/13/13

Lead: MELANIE JACKSON

Project Description: The project proposes to reconfigure the existing two parcels into two lots of 2.66-acre each.

Applicant: AREA WEST ENGINEER'S INC. Work: 916-725-5551

Location: 3525 HOLLY HILL LANE, LOOMIS

Acres: 5.36

Community Plan: Horseshoe Bar/Penryn CP

MAC Area: HORSESHOE BAR MAC

Owner: ROEDIGER NANCY

APN	Zoning
037-093-018-000	RA-B-100
037-093-019-000	RA-B-100

VIAN ENTERPRISES, PEAR DRIVE - PDSA - T20120355 - BOS3 - MAJ248

Status: Applicant 3rd submittal received 2/13/13; County comments due 3/6/13

Lead: GERRY HAAS

Project Description: The project proposes a conditional use permit to construct two new buildings with 27,850 sf and 53,763 sf respectively in size.

Applicant: ANDREGG GEOMATICS Home: 530-885-7072 Work: 530-885-7072

Location: PEAR DRIVE SOUTH OF KEMPER ROAD, NORTH AUBURN

Acres: 4.94

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: VIAN PROPERTIES INC

APN	Zoning
052-470-005-000	IN-Dc
052-470-029-000	IN-Dc

BOARD OF SUPERVISOR – DISTRICT 4

EUREKA ROAD WIDENING - DGP - T5075 - BOS4

Status: Mitigated Negative Declaration public review ends 3/14/13; Grading Plans to be approved by Engineering and Surveying Division; Notice of Determination to be filed upon approval

Lead: EJ IVALDI

Project Description: The project proposes to construct half of 84-foot road right-of-way with associated improvements along the frontage of two adjoining parcels in anticipation of future development of these parcels. TO ACCOMODATE FUTURE DEVELOPMENT OF A 17.5 ACRE SITE, PATTERSON PROPERTIES IS REQUESTING A GRADING PERMIT TO WIDEN EUREKA ROAD AND WOULD CONDUCT GRADING ON BOTH PARCELS (048-151-058 & 048-151-065) OF THE OVERALL SITE TO INSTALL DRAINAGE IMPROVEMENTS AND TO EFFECTUATE THE SECTION 404 PERMIT ISSUED FOR THE ENTIRE SITE. THE LIMITS OF GRADING ARE SHOWN IN THE EXHIBITS SUBMITTED WITH THE ENVIRONMENTAL QUESTIONNAIRE. EUREKA ROAD WIDENING WOULD OCCUR ON THE NORTH SIDE OF EUREKA ROAD. THE OBJECTIVE OF PATTERSON PROPERTIES WITH ITS GRADING PERMIT APPLICATION FOR THE SITE IS TO INSTALL INFRASTRUCTURE (EUREKA ROAD WIDENING AND DRAINAGE IMPROVEMENTS) TO ACCOMODATE FUTURE DEVELOPMENT OF THE OVERALL SITE. THE ESTIMATED TIMELINE FOR GRADING OPERATIONS IS TWO WEEKS, WITH AN APPROXIMATELY 0.75 ACRE OF GRADING PER DAY. GRADING WILL COMPLY WITH ALL OF THE REQUIREMENTS OF PLACER COUNTY AND RULES OF THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

Applicant: MORTON & PIALO INC. Work: 916-984-7621

Location: NORTHEAST CORNER OF EUREKA ROAD & SIERRA COLLEGE BOULEVARD, GRANITE BAY

Acres: 17.9

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: PATTERSON STEPHEN C & VIRGINIA ANN TRUST

APN	Zoning
048-151-058-000	RS-B-X-18,000 PD=2.8
048-151-065-000	CPD-Dc

SELF PARCEL MAP #1 - PMLD - T20110142 - BOS4

Status: EQ application deemed complete 2/28/13; Initial Study being prepared

Lead: MELANIE JACKSON

Project Description: Tentative Parcel Map to create four lots and a single remainder lot.

Applicant: AREA WEST ENGINEERS INC Home: (916)725-5551

Location: 3630 ALLISON DRIVE, ROSEVILLE

Acres: 16.1

Community Plan: Granite Bay Community Plan

MAC Area: NONE

Owner: SELF DALLAS L & LAURA

APN	Zoning
468-040-022-000	RS-AG-B-40
468-040-023-000	RS-AG-B-40
468-040-024-000	RS-AG-B-40
468-040-026-000	RS-AG-B-40

SELF PARCEL MAP #2 - PMLD - T20110155 - BOS4

Status: EQ application deemed complete 2/28/13; Initial Study being prepared

Lead: MELANIE JACKSON

Project The project proposes to divide a 3.76-acre parcel into 4 lots.

Description:

Applicant: AREA WEST ENGINEER'S INC. Work: 916-725-5551

Location: 3600 ALLISON DRIVE, ROSEVILLE

Acres: 16.1

Community Plan: Granite Bay Community Plan

MAC Area: NONE

Owner: SELF RICHARD LEE

APN	Zoning
468-040-022-000	RS-AG-B-40
468-040-023-000	RS-AG-B-40
468-040-024-000	RS-AG-B-40
468-040-026-000	RS-AG-B-40

THE PONDS - PGPA - T20120354 - BOS4 - MAJ250

Status: County comments sent 1/23/13; Applicant 2nd submittal due 3/28/13

Lead: EJ IVALDI

Project Description: The project proposes the construction of two new buildings on two separate parcels.

Applicant: POWERS EQUITY PROTECT & ENHANCE Home: 415-397-1115

Location: BETWEEN BERG STREET AND BARTON ROAD ON DOUGLAS BLVD., GRANITE BAY

Acres: 5.22

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: POWERS LISA TTEE

APN	Zoning
048-142-036-000	RA-B-100 PD = 0.44

BOARD OF SUPERVISOR – DISTRICT 5

ALPINE SIERRA SUBDIVISION - PSUB - T20130004 - BOS5 - MAJ255

Status: EIR contract being signed; County comments sent to the applicant 2/13/13 for additional information

Lead: EJ IVALDI

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

Applicant: TLA ENGINEERING & LAND PLANNING Home: 916-786-0685

Location: TERMINUS OF ALPINE MEADOWS ROAD NEAR ALPINE MEADOWS SKI RESORT

Acres: 44.42

Community Plan: Alpine Meadows Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: TAHOE ALPINE PARTNERS LLC ET AL

APN	Zoning
095-280-022-000	O
095-280-023-000	O
095-280-023-000	RS PD = 4
095-280-023-000	RS-B-20 PD = 2
095-280-023-000	RS-B-20 PD = 4

AUBURN CREEKSIDE CENTER - PEIR - T20050277 - BOS5 - MAJ98

Status: Additional information required from the applicant before 1st ADEIR can be prepared

Lead: GERRY HAAS

Project Entitlements: Conditional Use Permit and Design Review. The project proposes developing a commercial retail center on

Description: a 13.2 acre property located east of SR 49, and immediately north of the Target store, in the North Auburn area. The development areas are situated on the east and west sides of a tributary to Rock Creek, which traverses the site from south to north. This area is approximately 9 acres in area; the remaining 4.2 acres that are associated with the stream and riparian corridor will be protected as open space. The development will be phased, ultimately consisting of approximately 93,000 square feet of new retail space and parking for 345 vehicles. The project proposes extending Education Street east, bridging the creek, and terminating at a new traffic circle at a new Quartz Drive extension.

Applicant: AUBURN PACIFIC PROPERTIES Work: 530-898-0640

Location: ROCK CREEK ROAD AND HIGHWAY 49, AUBURN AREA

Acres: 13.63

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: Robert Wenzel

APN	Zoning
052-030-048-000	CPD-Dc
052-030-048-000	CPD-Dc-FH

BARRY MINOR LAND DIVISION - PMLD - T20120358 - BOS5

Status: Applicant 2nd submittal received 2/28/13; County comments due 3/27/13

Lead: MELANIE JACKSON

Project Description: The project proposes to divide a 20,800-sf parcel into two lots of 0.24-acre each.

Applicant: KB FOSTER CIVIL ENGINEERING INC Work: 530-546-3381

Location: 1793 DEER PARK DRIVE, ALPINE MEADOWS

Acres: .48

Community Plan: Alpine Meadows Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: MARTEN BARRY TR ET AL

APN	Zoning
095-212-010-000	RS PD = 4

BELCARA SUBD (MONARCH RIDGE VINEYARDS) - PSUB - T20080156 - BOS5

Status: Modified Mitigated Negative Declaration public review ended 11/22/11; Project being revised

Lead: MELANIE JACKSON

Project Description: 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.

Applicant: KING RUSSELL Work: 530-272-8328

Location: 18399 FORESTHILL RD, FORESTHILL

Acres: 171.83

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM MAC

Owner: DUTRA PROPERTIES, LLC

APN	Zoning
078-191-060-000	RF-B-X 20 AC. MIN. PD = 0.44
078-191-060-000	RF-B-X 4.6 AC. MIN. PD = 0.44
078-191-062-000	RF-B-X 2.3 AC. MIN. PD = 0.44
078-191-062-000	RF-B-X 4.6 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 2.3 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 20 AC. MIN. PD = 0.44
078-191-064-000	RF-B-X 4.6 AC. MIN. PD = 0.44

BLACKHAWK LANE MLD & REZONE - PMLD - T20090218 - BOS5 - MAJ180

Status: Mitigated Negative Declaration public review ended 5/11/12; County comments sent 1/31/13 on project revision; Applicant resubmittal due 3/1/13

Lead: MELANIE JACKSON

Project Description: The project proposes to divide a 53-acre property into four parcels of 6.5 acres, 7.2 acres, 7.9 acres, and 32.8 acres, and to rezone from RF-B-X 20 acre minimum & RF-B-X 160 acre minimum to RF-B-X 4.6 acre minimum to coincide with the 2008 Foresthill Community Plan.

Applicant: HOGAN LAND SERVICES INC Work: 707-544-2104

Location: 6960 BLACKHAWK LANE, FORESTHILL

Acres: 52.88

Community Plan: Foresthill Community Plan

MAC Area: FORESTHILL FORUM MAC

Owner: RICHARD KRAEMER

APN	Zoning
064-270-022-000	RF-B-X 160 AC. MIN. PD = 0.05
064-270-022-000	RF-B-X 20 AC. MIN.
064-340-005-000	RF-B-X 20 AC. MIN.

CABIN CREEK BIOMASS FACILITY PROJECT - PCPJ - T20110376 - BOS5 - MAJ228

Status: Planning Commission approved 12/20/12; Notice of Determination filed 12/21/12; CEQA process complete; Project being appealed to the Board of Supervisors

Lead: GERRY HAAS

Project Description: Placer County is proposing to construct a two-megawatt (MW) wood-to-energy biomass facility at the Eastern Regional Materials Recovery Facility (MRF) and Transfer Station that would use a gasification technology. The proposed project would be located on a 3.7-acre site in the southernmost area of property and entirely within APN 080-070-016. The site is located within the unincorporated portion of Placer County, California, approximately two miles south of Interstate 80 (I-80) at 900 Cabin Creek Road, 0.30 miles west of State Route (SR) 89. The proposed project would include construction of an approximately 11,000 square-foot, two-story structure that would house the power generating and emissions control equipment, two 400 square-foot pads to accommodate transformer and phase-shifting equipment, and an approximately one acre material storage area. The storage area would include a 7,000 square-foot open air pole canopy structure to allow materials drying before use in the energy generation process. Additional on-site improvements would include six to eight parking spaces, a paved vehicle circulation area that includes new driveways on Cabin Creek Road and the access road to Tahoe Area Regional Transit (TART) and County Department of Public Works facilities located on the site, an aggregate base haul road south of the material storage area, storm water treatment facilities (including an infiltration trench and detention basin), retaining walls, and utility improvements/extensions.

Applicant: PLACER COUNTY OF

Location: 900 CABIN CREEK ROAD, TRUCKEE

Acres: 148.41

Community Plan: Placer County General Plan

MAC Area: NONE

Owner: PLACER COUNTY OF

APN	Zoning
080-070-016-000	FOR-SP

CAMELS HUMP CARETAKERS RESIDENCE - PMPC - T20110109 - BOS5

Status: Application deemed complete 1/4/13; Initial Study Checklist being prepared

Lead: MELANIE JACKSON

Project Description: The project proposes to construct a caretaker's residence on the property.

Applicant: NELSON ENGINEERING Home: 530-432-4818

Location: YANKEE JIM ROAD, 1 MILE EAST OF CANYON WAY, COLFAX

Acres: 612.77

Community Plan: Placer County General Plan

MAC Area: WEIMAR/APPLEGATE/COLFAX MAC

Owner: BASQUIN FRED III & KAREN A TTEE ET AL

APN	Zoning
071-270-003-000	TPZ
071-310-001-000	TPZ
071-320-001-000	TPZ
071-330-008-000	TPZ

DENNY'S TRAILER PARK - 7 LOTS - PSUB - T20090079 - BOS5 - MAJ177

Status: County comments sent 3/10/10; Applicant 4th resubmittal pending NTPUD's approval

Lead: ALLEN BREUCH

Project Description: The project proposes to reconfigure the seven existing non-conforming lots to conform to the layout of the existing manufactured homes in order to allow ownership to the rental park. No physical changes to the property are being proposed.

Applicant: SIMON ENVIRONMENTAL PLANNING Work: 530-577-0406

Location: 8679 TROUT AVENUE, KINGS BEACH

Acres: .49

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: 8679 TROUT LLC

APN	Zoning
090-124-024-000	028 KINGS BEACH RESIDENTIAL

NORTHSTAR AT TAHOE SKI TRAIL WIDENING - PEAQ - 20090250 - BOS5 - MAJ183

Status: Mitigated Negative Declaration public review ended 1/12/11; Grading Permit to be approved

Lead: MELANIE JACKSON

Project Description: The project proposes to widen the existing ski trails with associated snowmaking hydrant relocation and the Martis Camp lift access ski trail. Application deemed Cat Exempt by Michael Johnson 8/23/10.

Applicant: TRIMONT LAND COMPANY Work: 530-559-2136

Location: SKI TERRAIN @ NORTHSTAR @ TAHOE

Acres: 2581.3

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: CNL INCOME NORTHSTAR LLC

APN	Zoning
080-260-013-000	FOR-B-X 160 AC. MIN.
091-100-022-000	FOR-B-X 160 AC. MIN.
110-050-015-000	013 WATSON CREEK CONSERVATION
110-050-015-000	FOR
110-050-017-000	FOR-B-X 160 AC. MIN.
110-050-040-000	FOR-B-X 160 AC. MIN.
110-050-041-000	FOR-B-X 160 AC. MIN.
110-050-041-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-047-000	FOR
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-050-000	FOR-B-X 160 AC. MIN.
110-050-053-000	013 WATSON CREEK CONSERVATION
110-050-053-000	FOR
110-050-070-000	FOR-B-X 160 AC. MIN.
110-050-070-000	RES-Ds PD = 15
110-050-070-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-070-000	TPZ
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	013 WATSON CREEK CONSERVATION
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-014-000	013 WATSON CREEK CONSERVATION

110-070-015-000	013 WATSON CREEK CONSERVATION
110-070-016-000	013 WATSON CREEK CONSERVATION

NORTHSTAR FOREST FLYER - PCPA - T20130040 - BOS5 - MAJ256

Status: Applicant 1st submittal received 2/15/13; County comments due 3/5/13

Lead: GERRY HAAS

Project Description: The project proposes a Conditional Use Permit to build an all-weather toboggan to enhance recreational opportunity in Northstar.

Applicant: TRIMONT LAND COMPANY ET AL Home: 530-562-8044

Location: BETWEEN VISTA EXPRESS AND VILLAGE EXPRESS NEAR HIGHLANDS VIEW ROAD AND 900 ROADWAY, NORTHSTAR

Acres: 429.9

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: TRIMONT LAND COMPANY ET AL

APN	Zoning
110-050-070-000	FOR-B-X 160 AC. MIN.
110-050-070-000	RES-Ds PD = 15
110-050-070-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-070-000	TPZ

NORTHSTAR HIGHLANDS II MODIFICATIONS - PSM - T20120079 - BOS5 - MAJ235

Status: Initial Study Checklist prepared; Planning Commission hearing to be scheduled

Lead: GERRY HAAS

Project Description: The applicants are proposing to modify the original subdivision approval (PSUB 20060609). The Subdivision Modification to the Vesting Tentative Map and Conditional Use Permit (per a Planned Development) proposes to create 18 Lots/Phases (originally 17) on 49.6 acres (originally 64.7 acres), including the development of 446 residential units (originally 576 units) with a combination of whole and fractional ownership [(50 townhomes (originally 22 townhomes), 10 single-family lots (newly proposed, not originally proposed) and 386 condominiums (originally 554)] and up to 147 commercial condominiums (originally 200) including 4,000 square feet of commercial space (no change).

Applicant: NORTHSTAR MOUNTAIN PROPERTIES LLC Home: 530-550-7082

Location: NORTHWEST OF SR 267 AND HIGHLANDS VIEW ROAD, NORTHSTAR

Acres: 168.54

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: NORTHSTAR MOUNTAIN PROPERTIES LLC

APN	Zoning
110-030-068-RMNDR	
110-050-047-000	FOR
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8

NORTHSTAR MOUNTAIN MASTER PLAN - PEIR - T20070565 - BOS5 - MAJ121

Status: Notice of Preparation public review ended 12/5/12; Administrative Draft EIR being prepared

Lead: GERRY HAAS

Project Description: Northstar-at-Tahoe proposes an Overall Mountain Master Plan for the existing ski resort area. This will involve both project-level and program-level components. The project-level will include six new lifts and associated terrain, snowmaking and associated infrastructure, additional trails and trail widening, four skier bridges, new half pipe and existing half pipe relocation, new skier service, site improvements to existing sites, cross country center relocation and campsite area, relocated ropes course and tree canopy tours, additional mountain bike park trails. Entitlements include Rezone and General Plan Amendment. The future development that will be considered at the program level will include two additional lifts and the Intercept Parking Lot Gondola and associated terrain, additional skier service sites, and the Backside campsite area.

Applicant: TRIMONT LAND COMPANY Work: 530-559-2136

Location: SIX MILES SOUTHEAST OF TRUCKEE OFF OF NORTHSTAR DRIVE VIA STATE ROUTE 267, NORTHSTAR

Acres: 4324

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: TRIMONT LAND COMPANY

APN	Zoning
080-260-002-000	O
080-260-002-000	TPZ
080-260-002-000	TPZ UNTIL 2013 THEN FORESTRY
080-260-008-000	FOR-B-X 160 AC. MIN.
080-260-010-000	FOR-B-X 160 AC. MIN.
080-260-013-000	FOR-B-X 160 AC. MIN.
080-260-015-000	TPZ
080-260-016-000	FOR-B-X 160 AC. MIN.
080-260-017-000	FOR-B-X 160 AC. MIN.
080-260-017-000	TPZ
091-100-022-000	FOR-B-X 160 AC. MIN.
110-030-068-RMNDR	
110-030-069-000	FOR-B-X 160 AC. MIN.
110-030-069-000	O
110-030-069-000	RES-UP-Ds
110-050-017-000	FOR-B-X 160 AC. MIN.
110-050-039-000	FOR-B-X 160 AC. MIN.
110-050-039-000	RES-Ds PD = 15
110-050-040-000	FOR-B-X 160 AC. MIN.
110-050-041-000	FOR-B-X 160 AC. MIN.
110-050-041-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-047-000	FOR
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-050-000	FOR-B-X 160 AC. MIN.
110-050-051-000	FOR-B-X 160 AC. MIN.
110-050-052-000	FOR-B-X 160 AC. MIN.
110-050-053-000	013 WATSON CREEK CONSERVATION
110-050-053-000	FOR
110-050-054-000	TPZ
110-050-055-000	TPZ
110-050-057-000	FOR
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	013 WATSON CREEK CONSERVATION
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-015-000	013 WATSON CREEK CONSERVATION
110-070-016-000	013 WATSON CREEK CONSERVATION
110-081-021-000	FOR-B-X 160 AC. MIN.
110-081-021-000	RES-Ds PD = 15
110-081-022-000	FOR-B-X 160 AC. MIN.
110-081-041-000	FOR-B-X 160 AC. MIN.
110-081-041-000	RS PD = 3
110-081-043-000	FOR-B-X 160 AC. MIN.
114-090-001-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-002-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-003-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-004-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-005-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-006-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-007-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-008-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-009-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-010-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-011-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-012-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-013-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-014-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-015-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-016-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-090-017-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8

PRUSS PARCEL MAP - PMLD - T20120303 - BOS5

Status: County comments sent 11/19/12; Applicant 2nd submittal due 3/4/13

Lead: MELANIE JACKSON

Project Description: The project proposes to divide a 10.33-acre lot into four equal parcels of 2.35-acre each.

Applicant: MIKE MARTIN Home: 530-367-2131 Work: 367-2131

Location: NEILS ROAD, 0.2 MILE FROM DRY CREEK EXIT ON I-80, MEADOW VISTA

Acres: 10.24

Community Plan: Weimar/Applegeate/Clipper Gap CP

MAC Area: WEIMAR/APPLEGATE/COLFAX MAC

Owner: PRUSS RANDY & BAYNE JOHN

APN	Zoning
077-150-073-000	RA-B-100

RAINBOW PARKING, KINGS BEACH - PMPB - T20120310 - BOS5

Status: EQ Application deemed complete 1/25/13; Initial Study Checklist being prepared

Lead: JENNIFER BYOUS

Project Description: The applicant is requesting approval of a Minor Use Permit to allow for the construction of an 18-space public parking lot for vehicle parking; and a Variance for the reduction to the 40-foot setback from the edge of Rainbow Avenue to the first parking spaces to be a 20-foot setback and Site Design Review. The 18-space public parking lot will include one handicapped and three compact spaces with vehicle access along Rainbow Avenue. The parking lot will be constructed using pervious concrete for 16 spaces with the handicapped parking space, one adjacent compact space and the drive aisle being asphalt. Ultimately, a four foot sidewalk will connect the parking lot with Deer Street to the west and will continue to the property line to the east. These frontage improvements will be constructed as a result of the Kings Beach Commercial Core Project (KBCCIP) which will include the sidewalk, curb and gutter. In addition, on the east half of the parcel the Kings Beach Water Quality & Stream Environmental Zone Improvement Project will be constructing a drainage basin which is not part of this project. For the public parking lot, landscaping is proposed as a screen/buffer to Rainbow Avenue and adjacent properties. The site will be revegetated to establish native drought-tolerant vegetation. A 6-foot wooden fence will be added along the southern and western lot lines, adjacent to a multi-family residential area and the Carpenter¿s Union Building. The remaining perimeter fencing will be split rail consistent with other drainage basins constructed with the Kings Beach Water Quality & Stream Environmental Zone Improvement Project. Security lighting is proposed with the parking lot and will be used to illuminate the parking area and be directed downward to prevent spillover onto neighboring properties and streets. Lighting will be consistent with that which is proposed for the KBCCIP. Signage will include one public parking sign located near the entrance on Rainbow Avenue. Additional Caltrans directional signage will likely be located on SR 28 indicating the public parking lot. A handicap sign will depict the appropriate handicap space. Maintenance of the lot will be carried out by the Placer County. Trash will be picked up weekly by the Tahoe Truckee Sierra Disposal Company as part of their routine route. Operational hours for the parking lot will be 7 A.M. to 10 P.M. The intended use of the parking lot is to serve patrons of nearby shops, restaurants, and the beach. As Kings Beach transforms into a walkable commercial core with less highway parking, more off street parking will be needed for those wanting to park and walk/bike. In addition, a Tahoe Area Regional Transportation (TART) bus stop is located near the corner of the Deer Street/SR 28 intersection, one block from the proposed parking facility

Applicant: AUERBACH ENGINEERING CORP Work: 530-581-1116

Location: 8334 RAINBOW AVE., KINGS BEACH

Acres: .59

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: PLACER COUNTY OF

APN	Zoning
090-074-025-000	029 KINGS BEACH SA #1: DOWNTOWN COMM

ROCK CREEK PLAZA PAD 6 - PCPM - T20130003 - BOS5 - MAJ254

Status: Applicant 1st submittal received 2/1/13; County comments due 2/28/13

Lead: GERRY HAAS

Project Description: The project includes a Modification of a Conditional Use Permit, and a Minor Boundary Line Adjustment to allow for the construction of an 8,214 square-foot building in place of the 17,000 square-foot drug store previously approved. The project also includes the demolition of an existing vacant 8,000 square-foot building on the same parcel.

Applicant: DEKLEER AND ASSOCIATES Home: 916-731-4726 Work: 916-731-4726

Location: SOUTHEAST CORNER OF HIGHWAY 49 AT BELL ROAD, AUBURN

Acres: .41

Community Plan: Auburn/Bowman Community Plan

MAC Area: NORTH AUBURN MAC

Owner: LF2 ROCK CREEK LP C/O MORGAN BARTZ

APN	Zoning
052-040-045-000	CPD-Dc

ROOKER PARCEL MAP - PMLD - T20070403 - BOS5

Status: County comments sent 2/4/13; Applicant 3rd submittal due 3/4/13

Lead: MELANIE JACKSON

Project Description: The project proposes to subdivide a 20.9-acre parcel into two parcels of 5.44 acres and 14.25 acres each.

Applicant: SWIFT ENGINEERING Home: 530-878-6732

Location: 1500' NORTH OF THE PONDEROSA ON PONDEROSA WAY. EAST OF I-80 OFF WEIMAR CROSS RD EXIT

Acres: 20.93

Community Plan: Weimar/Applegeate/Clipper Gap CP

MAC Area: WEIMAR/APPLEGATE/COLFAX MAC

Owner: ROOKER BRIAN DALE & JENNIFER LYNN

APN	Zoning
072-211-042-000	RA-B-100

SQUAW VALLEY RED DOG LIFT REPLACEMENT - PCPA - T20120215 - BOS5 - MAJ242

Status: Mitigated Negative Declaration public review ends 2/8/13; Project entitlements due

Lead: LISA CARNAHAN

Project Description: The project proposes to replace the existing triple chairlift with a high-speed, detachable 6-place chairlift on the same alignment to improve utilization of the Snow King terrain and shorten the ride time in half.

Applicant: ADRIENNE GRAHAM Work: 916-206-0135

Location: 1960 SQUAW VALLEY ROAD, SQUAW VALLEY

Acres: 157.11

Community Plan: Squaw Valley Community Plan

MAC Area: SQUAW VALLEY MAC

Owner: SQUAW VALLEY RESORT LLC

APN	Zoning
096-010-012-510	FR
096-221-001-000	FR
096-221-026-000	FR
096-221-026-000	VC
096-490-017-000	FR
096-490-017-000	VC

SQUAW VALLEY TIMBERLINE TWISTER - PCPA - T20120246 - BOS5 - MAJ244

Status: Application deemed complete 2/7/13; Initial Study Checklist being prepared

Lead: LISA CARNAHAN

Project Description: THE PROJECT PROPOSES CONSTRUCTION OF A YEAR-ROUND, BOBSLED-LIKE RIDE IN THE TRIANGULAR STAND OF TREES BETWEEN LOWER FAR EAST AND LOWER RED DOG CHAIRLIFT ALIGNMENTS. THE TRACK IS A LOOP WHERE RIDERS START AND END AT THE SAME PLACE, AND EACH PASSENGER RIDES ON HIS/HER OWN "SLED". THE APPROXIMATE CAPACITY OF THE RIDE WOULD BE 350-400 RIDERS PER HOUR.

Applicant: MIKE LIVAK Home: 530-452-7150

Location: SQUAW VALLEY VILLAGE IN SQUAW VALLEY

Acres: 90.37

Community Plan: Squaw Valley Community Plan

MAC Area: SQUAW VALLEY MAC

Owner: SQUAW VALLEY RESORT, LLC

APN	Zoning
096-221-011-000	FR
096-221-011-000	HC
096-221-019-000	FR
096-221-019-000	HC

SUGAR BOWL CROWS PEAK CHAIRLIFT - PCPA - T20120369 - BOS5 - MAJ252

Status: County comments sent 2/11/13; Applicant 2nd submittal due 3/12/13

Lead: ALLEN BREUCH

Project Description: The project proposes to construct and operate a chairlift, ski runs, and support roads for increased skier access to the resort.

Applicant: TLA ENGINEERING Home: 916-786-0685

Location: SUGAR BOWL SKI RESORT NEAR DONNER PASS ROAD SOUTHEAST OF I-80

Acres: 1076.02

Community Plan: Placer County General Plan

MAC Area: DONNER SUMMIT MAC

Owner: SUGAR BOWL CORPORATION

APN	Zoning
069-020-038-000	FOR-B-X 160 AC. MIN.
069-020-039-000	FOR-B-X 160 AC. MIN.
069-020-070-000	FOR-DR
069-020-070-000	W

VILLAGE AT SQUAW VALLEY SPECIFIC PLAN - PSPA - T20110385 - BOS5 - MAJ230

Status: Notice of Preparation public review ended 11/9/12; 1st Administrative Draft EIR being prepared

Lead: ALEX FISCH

Project Description: The Specific Plan establishes the guiding approach and land use goals for the comprehensive development and enhancement of approximately 101.5 acres of the previously developed Squaw Valley Olympic Village area located at the western end of Squaw Valley.

Applicant: ADRIENNE GRAHAM Work: 916.206.0135

Location: SQUAW VALLEY SKI AREA, OLYMPIC VALLEY

Acres: 200.38

Community Plan: Squaw Valley Community Plan

MAC Area: SQUAW VALLEY MAC

Owner: SQUAW VALLEY PRESERVE INC

APN	Zoning
096-020-012-000	VC
096-020-015-000	CP
096-020-015-000	HDR PD = 25
096-020-021-510	CP
096-020-021-510	HDR PD = 25
096-020-021-510	VC
096-020-027-000	FR
096-020-027-000	VC
096-030-025-000	FR
096-030-025-000	LDR PD = 10
096-060-065-000	VC
096-221-011-000	FR
096-221-011-000	HC
096-221-016-000	FR
096-221-016-000	VC

096-221-018-000	VC
096-221-019-000	FR
096-221-019-000	HC
096-221-021-000	VC
096-221-025-000	VC
096-221-026-000	FR
096-221-026-000	VC
096-221-029-000	HC
096-221-029-000	VC
096-340-023-000	HDR PD = 25
096-340-030-000	CP
096-340-030-000	HDR PD = 25
096-490-015-000	VC
096-490-017-000	FR
096-490-017-000	VC
096-490-018-000	FR
096-490-018-000	VC
096-540-009-510	CP
096-540-009-510	FR
096-540-009-510	HDR PD = 10
096-540-009-510	VC
096-540-015-000	VC
096-540-016-000	CP
096-540-016-000	FR
096-540-016-000	VC

COUNTY-WIDE

GENERAL PLAN TARGETED AMENDMENTS - PGPA - T20120356 -

Status: Negative Declaration publice review ends 2/14/13; Planning Commission hearing to be scheduled

Lead: CHRIS SCHMIDT

Project Description: Minor revisions and updates to the 1994 Placer County General Plan document.

LANDSCAPE DESIGN GUIDELINES - PCPJ - T20120313 -

Status: Negative Declaration public review ended 12/28/12; Planning Commission hearing pending

Lead: CHRIS SCHMIDT

Project Description: The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.

SIGN ZONING TEXT AMENDMENT - PCPJ - T20120070 -

Status: Negative Declaration public review ended 4/24/12; Planning Commission hearing to be scheduled

Lead: GEORGE ROSASCO

Project Description: This Zoning Text Amendment will create consistency between Placer County Zoning Ordinance Sections 17.54.170 D (2) and 17.54.170 F, as they relate to animated and illuminated signs. The amendment will also prohibit message board signs and signs with changeable copy, except for time and temperature signs, traditional Barber Pole signs, and the fuel price display components on service station signs. The above listed exceptions allowing time and temperature signs, traditional Barber Poles signs, and the fuel price display components on service station signs does not apply to properties zoned Design Sierra (DS). This amendment does not include any development proposal, and any future development would be subject to the provisions of CEQA and would require a separate environmental evaluation.

SRO RESIDENTIAL HOTEL ZTA - PZTA - T20110258 -

Status: Negative Declaration public review ended 9/6/12; Board of Supervisors hearing pending

Lead: CHRIS SCHMIDT

Project Description: NEW DEFINITION FOR SINGLE ROOM OCCUPANCY (SRO) RESIDENTIAL HOTELS PROPOSED: ALLOWED BY ZONING CLEARANCE IN RM, 30 OR FEWER UNITS; MUP WITH OVER 30 UNITS MUP NEEDED IN HS OR RES ZONING DISTRICTS FOR ALL SIZE DEVELOPMENTS