

**County of Placer
Planning Department**

BOARD SUBMITTAL COVER SHEET

TO: Board of Supervisors

FROM: Michael Johnson, Planning Director

DATE: April 3, 2006

SUBJECT: REZONING APPLICATION FOR THE MT. JUDAH RESIDENTIAL DEVELOPMENTSUGAR BOWL, (PCPB 2004 0593)

SUMMARY:

At its September 8, 2005 meeting, the Planning Commission recommended approval of a Rezoning at the Sugar Bowl Ski Resort, which would accommodate a residential development project known as the Mt. Judah Residential Expansion. The Planning Commission also approved a Tentative Map and Conditional Use Permit for the development of 62 condominium units on four lots, along with associated open space/common areas, and 1,905 square feet of retail space.

CEQA COMPLIANCE:

A Mitigated Negative Declaration was prepared for this project and is recommended as the appropriate environmental document.

FISCAL IMPACT:

Implementation of the proposed Rezone will not have fiscal impact on the County.

RECOMMENDATION:

Staff forwards the Planning Commission recommendation to approve the Rezoning application.

**MEMORANDUM
PLACER COUNTY
PLANNING DEPARTMENT**

TO: Board of Supervisors
FROM: Michael Johnson, Planning Director
DATE: April 3, 2006
SUBJECT: REZONING APPLICATION FOR THE MT. JUDAH RESIDENTIAL DEVELOPMENT\SUGAR BOWL, (PCPB 2004 0593)

SUMMARY:

At its September 8, 2005 meeting, the Planning Commission recommended to the Board of Supervisors approval of a Rezoning of 54.5 acres from Residential-Forest Development Reserve and Resort (RES) to Resort-Planned Development – 7.5 units/acre (RES-PD.7.5), Open Space (RF-DR) and Forestry (F). The Rezone will allow for the development of a proposed residential development known as the Mt. Judah Residential Expansion Project at Sugar Bowl. The proposed project consists of 62 condominium units on four lots, along with associated open space/ common areas, and 1, 905 square feet of retail space. In a separate action, the Planning Commission approved a Tentative Subdivision Map and Conditional Use Permit.

BACKGROUND:

The proposed project is located at the Sugar Bowl Ski Resort near the Donner Summit, at the base facilities near the Mt. Judah Day Lodge. Although the application is for a rezoning of portions of these base facilities, residential development has been contemplated in this area for many years. In order to accommodate the proposed Mt. Judah Residential Expansion project, the applicant is requesting approval of site-specific rezones to match with the location of the proposed improvements and, correspondingly, to reduce or eliminate residential development potential in other portions of the resort. The project results in an overall reduction of development potential over the theoretical build-out potential allowed. The resulting land use, density, and intensity of use would be consistent with the Placer County General Plan there is no region-specific Community Plan in this portion of Placer County.

On September 8, 2005, the Planning Commission unanimously adopted a motion (7:0) to approve a Conditional Use Permit and Major Subdivision for the Mt. Judah Residential Expansion and recommended the Board of Supervisors approve the Rezoning request.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Rezone of APNs 069-320-045 and 069-103-058 to allow for the Planned Residential Development (PD) of 62 condominium units on four lots, ± 1,905 square feet of retail space, along with lots for open space and common areas. Lots 1-4, ranging in size from ± 0.34 to ± 0.63 acres, will each be the site of a three-four story residential building. Parcels A (± 3.65 ac.), B (±2.53 acres) and C (±1.77 acres) would be open

space/common area lots that are designed to protect the stream environment and to provide separation between this development and the existing residential development towards the Sugar Bowl Village area. Parcels A and B will be commonly owned and maintained by the homeowners' association; Parcel C will be owned and maintained by the Sugar Bowl Corporation. The remaining area of APN 69-320-045 that is located north of the site will be designated as a Remainder parcel, as provided for in Section 66424.6 of the Subdivision Map Act.

ANALYSIS:

The project is consistent with the Placer County General Plan categories of Resorts and Recreation and Tourist/Resort Commercial, and within the range of development potential under the implementing precise zoning, in that the area has been contemplated for resort-residential type development. The number of units proposed are less than the theoretical build-out potential of the area.

CEQA COMPLIANCE:

A Mitigated Negative Declaration was prepared for this project and is recommended as the appropriate environmental document, and is included as Exhibit B of this packet.

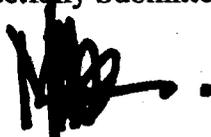
RECOMMENDATION:

Staff forwards the Planning Commission recommendation to approve the Rezone application, as set forth in Exhibit C.

FINDINGS:

The proposed findings for adoption of the Resolution are included as Exhibit D of this packet.

Respectfully Submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

EXHIBITS:

- EXHIBIT A - Project Description
- EXHIBIT B - Mitigated Negative Declaration
- EXHIBIT C - Ordinance to Adopt Rezoning
- EXHIBIT D - Proposed Findings
- EXHIBIT E - Final Conditions

cc: Sugar Bowl Ski Resort - Applicant

COPIES SENT BY PLANNING:

- Phil Frantz - Public Works
- Roger Davies - Environmental Health Services
- Air Pollution Control District
- Vance Kimbrell - Parks Department
- Scott Finley - County Counsel
- Allison Carlos - CEO's Office
- Michael Johnson - Planning Director
- Bill Combs - Principal Planner
- Subject/chrono files