



Placer County

CEQA Active Projects, May 2014

Board of Supervisor Districts

NEW PROJECT SINCE APRIL 1, 2014

PARK AT GRANITE BAY, THE - PSUB - T20140145 - BOS4 - MAJ288

BOARD OF SUPERVISOR – DISTRICT 1

ALL AMERICAN SPEEDWAY AGREEMENT - PEIR - T20110351 - BOS1

Status: Phase I EIR contract signed and executed; Kick-Off meeting held 5/31/12; Phase II EIR contract pending

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 KNOLLS SUBDIVISION - PSUB - T20130316 - BOS1 - MAJ277

Status: County comments sent 3/18/14; Applicant 2nd submittal pending

Lead: LISA CARNAHAN

Project Description: The project proposes a 61-lot residential, single-family subdivision with one and two story houses on a 16.1-acre property.

Applicant: RCH GROUP Work: 916-782-4427

Location: NORTHEAST CORNER INTERSECTION OF WALERGA AND PFE ROADS, WEST PLACER

Acres: 16.17

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: WALERGA P F E PARTNERSHIP

APN	Zoning
023-221-015-000	CPD-Dc
023-221-015-000	RS-AG-B-20 PD = 2

PLACER VINEYARDS PROPERTY 1A - PSPA - T20140001 - BOS1 - MAJ282

Status: County comments sent 2/14/14; Applicant 2nd submittal pending

Lead: EJ IVALDI

Project Description: PROPERTY 1A IA A +/- 402 ACRE PORTION OF THE PLACER VINEYARDS SPECIFIC PLAN AREA COMPRISED OF LOW DENSITY RESIDENTIAL, RELIGIOUS, PARK, OPEN SPACE AND MAJOR ROAD. THE PROJECT PROPOSES TO PROVIDE FLEXIBILITY BY MAKING THE ACTIVE ADULT (55 AND OVER) RESERVATION ON THE LDR LAND USE OPTIONAL

Applicant: AKT DEVELOPMENT CORP Home: 916-383-2500

Location: 1800 FEET WEST OF INTERSECTION OF BASE LINE ROAD AND WALERGA ROAD ON SOUTHSIDE OF BASE LINE, WEST PLACER

Acres: 394.14

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: PLACER 400 INVESTORS LLC

APN	Zoning
023-200-005-000	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

PLACER VINEYARDS SP AMENDMENT-OWNERS - PSPA - T20130242 - BOS1 - MAJ268

Status: Additional information required from the applicant before environmental document can be prepared

Lead: EJ IVALDI

Project Description: Amendment to the PLACER VINEYARDS SPECIFIC PLAN Base Plan to reflect the proposed changes to the 2007 Public Facilities Financing Plan

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

Location: SOUTH OF BASE LINE ROAD, WEST OF WALERGA ROAD IN SOUTHWEST CORNER OF WEST PLACER

Acres: 3713.9

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
023-200-013-510	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

PLACER VINEYARDS TOWN CENTER - PSPA - T20130159 - BOS1 - MAJ263**Status:** County comments sent 12/20/13; Applicant resubmittal pending**Lead:** EJ IVALDI**Project Description:** The project proposes a Specific Plan Amendment to the Placer Vineyards Base Specific Plan to modify the land uses and road cross-sections within the 196-acre Town Center portion of the Plan area; and a Minor Land Division to subdivide the parcel into two lots.**Applicant:** UBORA ENGINEERING Work: 916-780-2500**Location:** SOUTH OF BASELINE ROAD, 1/2 MILE EAST OF PALLADAY ROAD, WEST PLACER**Acres:** 195.51**Community Plan:** Dry Creek West Placer Community Plan**MAC Area:** WEST PLACER MAC**Owner:** IL CENTRO LLC

APN	Zoning
023-200-067-000	SPL-PVSP

PLACER VINEYARDS TOWN CENTER MINOR LAND - PMLD - 20130284 - BOS1 - MAJ275**Status:** Parcel Review Committee approved 4/17/14; Notice of Determination filed 4/18/14; CEQA process complete**Lead:** LISA CARNAHAN**Project Description:** The project proposes a Minor Land Division to subdivide a 196-acre parcel into two lots, 102.2 acres and 94.1 acres.**Applicant:** UBORA ENGINEERING & PLANNING Work: 916-780-2500**Location:** SOUTH OF BASELINE ROAD, 1/2 MILE EAST OF PALLADAY ROAD, WEST PLACER**Acres:** 195.51**Community Plan:** Dry Creek West Placer Community Plan**MAC Area:** WEST PLACER MAC**Owner:** IL CENTRO LLC

APN	Zoning
023-200-067-000	SPL-PVSP

RIOLO VINEYARDS SP UPDATE - PSPA - T20130392 - BOS1 - MAJ281**Status:** Applicant 2nd submittal received 4/2/14; County comments pending**Lead:** LISA CARNAHAN**Project Description:** The project proposes that the modifications and refinements to the Specific Plan be collectively evaluated and approved as an Administrative Modification pursuant to Section 8.3 under the Implementation Chapter of the Specific Plan.**Applicant:** RCH GROUP Work: 916-782-4427**Location:** NORTH OF PFE ROAD BETWEEN WALERGA, WATT, AND DRY CREEK ROADS, WEST PLACER**Acres:** 280.13**Community Plan:** Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC
Owner: HBT OF RIOLO VINEYARDS LLC

APN	Zoning
023-200-023-000	SPL-RVSP
023-200-031-000	SPL-RVSP
023-200-055-000	SPL-RVSP
023-200-056-000	SPL-RVSP
023-200-072-000	SPL-RVSP
023-200-073-000	SPL-RVSP

WALERGA TANK AND BOOSTER STATION - PMPB - T20140081 - BOS1

Status: County comments sent 4/10/14; Zoning Administrator hearing to be scheduled
Lead: ALEX FISCH
Project Description: The project proposes to construct a 2.5-million gallon water storage tank and a 3,500-gallon per minute booster pump station to provide peak potable water use, emergency supply and fire protection.
Applicant: CALIFORNIA AMERICAN WATER COMPANY Home: 916-568-4215 Work: 916-568-4215
Location: 300 YARDS NORTHEAST OF THE INTERSECTION OF PFE ROAD AND WALERGA ROAD, THREE MILES WEST OF ROSEVILLE CITY LIMITS, IN THE DRY CREEK COMMUNITY PLAN AREA
Acres: 2.11
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: CALIFORNIA AMERICAN WATER COMPANY

APN	Zoning
023-221-051-000	O PD = 2
023-221-051-000	RS-AG-B-20 PD = 2

WINDING CREEK MODIFICATIONS - PSM - T20140065 - BOS1 - MAJ286

Status: County comments sent 4/15/14; Applicant 2nd submittal due 5/15/14
Lead: ALEX FISCH
Project Description: The project proposes to modify the originally approved Tentative Map from 11 to 20 residential single-family lots on a 24.5-acre parcel.
Applicant: TOWNE DEVELOPMENT OF SACRAMENTO Home: 916-262-8814 Work: 916-782-2424
Location: WEST SIDE OF COOK RIOLO ROAD AND SOUTH OF VINEYARD ROAD NEAR ROSEVILLE
Acres: 24.44
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: WINDING CREEK LLC

APN	Zoning
023-240-040-000	O PD = 1
023-240-040-000	RS-AG-B-40 PD = 1

BOARD OF SUPERVISOR – DISTRICT 2

COURAGE HOUSE NOR CAL - PMPB - T20120036 - BOS2

Status: Applicant 3rd submittal received 3/24/14; Additional information required from the applicant before Initial Study Checklist can be prepared
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.

HUTCHINSON, SUSAN MLD - PMLD - T20130380 - BOS2

Status: County comments sent 1/14/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes to subdivide a 41.5-acre property into four lots, each around 10 acres.
Applicant: ANDREGG Home: 530-885-7072 Work: 530-885-7072
Location: NORTH OF INTERSECTION OF MCCOURTNEY AND BIG BEN ROADS, LINCOLN
Acres: 38.99
Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: HUTCHINSON SUSAN L TR
APN **Zoning**
 020-165-031-000 F-B-X 10 AC. MIN.
 020-165-031-000 F-B-X 20 AC. MIN.

HUTCHINSON, WESLEY MLD - PMLD - T20130382 - BOS2

Status: County comments sent 1/15/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: PROPOSAL TO DIVIDE 40 AC PARCEL INTO FOUR 10 AC LOTS
Applicant: ANDREGG Home: 530-885-7072 Work: 530-885-7072
Location: NORTH OF INTERSECTION OF MCCOURTNEY AND BIG BEN ROADS, LINCOLN
Acres: 42.82
Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: HUTCHINSON WESLEY D TR
APN **Zoning**
 020-165-030-000 F-B-X 10 AC. MIN.

LASHLY MINOR LAND DIVISION - PMLD - T20140012 - BOS2

Status: County comments sent 2/28/14; Applicant 2nd submittal pending
Lead: LISA CARNAHAN
Project Description: The project proposes to subdivide a 16.6-acre property into three parcels.
Applicant: CLEAR PATH LAND EVOLVEMENT Home: 530-887-1410 Work: 530-320-0426
Location: END OF SYCAMORE HILL ROAD, NORTH OF HWY 193, NEWCASTLE
Acres: 29.82
Community Plan: Placer County General Plan
MAC Area: RURAL LINCOLN MAC
Owner: LASHLY SANDRA J TR
APN **Zoning**
 031-110-004-000 F-B-X 5 AC. MIN.
 031-110-017-000 F-B-X 5 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 Division
Lead: LISA CARNAHAN
Project The project proposes a grading permit based on a conceptual Habitat Development Plan (HDP) to optimize the conservation

Description: 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.

SIAR MINOR LAND DIVISION - PMLD - T20130167 - BOS2

Status: County comments sent 2/3/14; Applicant 3rd submittal pending

Lead: ROY SCHAEFER

Project Description: The project proposes to create one new 10-acre parcel on a 20.6-acre lot.

Applicant: SACRAMENTO INDEPENDENT ANIMAL RESCUERS I Home: 916-409-9385

Location: 3830 GARDEN BAR, LINCOLN

Acres: 18.19

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: SACRAMENTO INDEPENDENT ANIMAL RESCUERS I

APN	Zoning
026-141-037-000	F-B-X 10 AC. MIN.

WALKUP RANCH STOCKPILE GRADING - PEAQ - T20140059 - BOS2

Status: Applicant 1st submittal received 2/27/14; County comments sent 4/9/14; Project pending Agricultural Commission's determination

Lead: ALEX FISCH

Project Description: The project proposes to import up to 100,000 cubic yards of fill within an 18-acre area for future use during construction of the approved Phase I of the Village 1 Specific Plan. The temporary stockpile will vary in height between 6 to 10 feet with 4:1 maximum slopes.

Applicant: LAKE DEVELOPMENT/LINCOLN, LLC Work: (949)221-0060

Location: 705 LINCOLN NEWCASTLE HWY, LINCOLN

Acres: 144.37

Community Plan: Placer County General Plan

MAC Area: RURAL LINCOLN MAC

Owner: DUFF JEANNETTE W ET AL

APN	Zoning
021-272-017-000	F-B-X 20 AC. MIN.

BOARD OF SUPERVISOR – DISTRICT 3

AUBURN COSTCO - PCPA - 20130227 - BOS3 - MAJ267

Status: EIR is required; EIR contract being prepared

Lead: GEORGE ROSASCO

Project Description: The project proposes a Conditional Use Permit, Minor Land Division, and Design Review to build a 148,000 square-foot, member-only, wholesale warehouse with a fuel facility on a 16-acre lot.

Applicant: CONKEY REAL ESTATE DEVELOPMENT LLC Work: 916-783-3277

Location: F AVE & WILLOW CREEK ROAD, DEWITT CENTER, AUBURN

Acres: 118.02
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: PLACER COUNTY OF

APN	Zoning
051-120-010-000	C3-Dc
051-120-010-000	CPD-Dc
051-120-010-000	OP-DR-Dc
051-120-010-000	RM-DL6
051-120-064-000	C3-Dc
051-120-064-000	CPD-Dc

AUSTRHEIM-SMITH MINOR LAND DIVISION - PMLD - T20130345 - BOS3

Status: County comments sent 12/6/13; Applicant withdrew project 4/17/14
Lead: MELANIE JACKSON
Project Description: The project proposes to divide a 19.4-acre parcel into two, one for 4.1 acres, one for 15.3 acres.
Applicant: AUSTRHEIMSMITH STEPHEN & BJORG TTEE Home: 916-765-1066
Location: 2400 NEWCASTLE ROAD, NEWCASTLE
Acres: 18.43
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: HORSESHOE BAR MAC
Owner: AUSTRHEIMSMITH STEPHEN & BJORG TTEE

APN	Zoning
042-193-020-000	RA-B-100

BICKFORD RANCH SP AMENDMENT - PSPA - T20140024 - BOS3 - MAJ276 -

Status: Additional information required from applicant before environmental document can be prepared
Lead: EJ IVALDI
Project Description: The project proposes amendments to the previously-approved Specific Plan in the area of residential units types and conceptual lotting to reflect current market demands.
Applicant: JOHN TALLMAN Work: 916-774-3400
Location: EAST OF SIERRA COLLEGE BLVD, SOUTH OF SR193, NORTH OF ENGLISH COLONY WAY BETWEEN LINCOLN AND PENRYN
Acres: 1819.34
Community Plan: Placer County General Plan
MAC Area: NONE
Owner: LV BICKFORD RANCH LLC

APN	Zoning
031-101-043-000	F-B-X-DR 10 AC. MIN.
031-101-044-000	F-B-X-DR 10 AC. MIN.
031-101-045-000	F-B-X-DR 10 AC. MIN.
031-101-046-000	F-B-X-DR 10 AC. MIN.
031-101-047-000	F-B-X-DR 10 AC. MIN.
031-101-048-000	F-B-X-DR 10 AC. MIN.
031-101-049-000	F-B-X-DR 10 AC. MIN.
031-101-050-000	F-B-X-DR 10 AC. MIN.
031-101-051-000	F-B-X-DR 10 AC. MIN.
031-101-052-000	F-B-X-DR 10 AC. MIN.
031-101-053-000	F-B-X-DR 10 AC. MIN.
031-101-054-000	F-B-X-DR 10 AC. MIN.
031-101-055-000	F-B-X-DR 10 AC. MIN.
031-101-056-000	F-B-X-DR 10 AC. MIN.
031-101-057-000	F-B-X-DR 10 AC. MIN.
031-101-058-000	F-B-X-DR 10 AC. MIN.
031-101-059-000	F-B-X-DR 10 AC. MIN.
031-101-060-000	F-B-X-DR 10 AC. MIN.
031-101-061-000	F-B-X-DR 10 AC. MIN.

031-101-062-000 F-B-X-DR 10 AC. MIN.
031-101-063-000 F-B-X-DR 10 AC. MIN.
031-101-064-000 F-B-X-DR 10 AC. MIN.
031-101-065-000 F-B-X-DR 10 AC. MIN.
031-101-067-000 F-B-X-DR 10 AC. MIN.
031-101-068-000 F-B-X-DR 10 AC. MIN.
031-101-069-000 F-B-X-DR 10 AC. MIN.
031-101-070-000 F-B-X-DR 10 AC. MIN.
031-101-071-000 F-B-X-DR 10 AC. MIN.
031-101-072-000 F-B-X-DR 10 AC. MIN.
031-101-073-000 F-B-X-DR 10 AC. MIN.
031-101-074-000 F-B-X-DR 10 AC. MIN.
031-101-075-000 F-B-X-DR 10 AC. MIN.
031-101-076-000 F-B-X-DR 10 AC. MIN.
031-101-077-000 F-B-X-DR 10 AC. MIN.
031-101-078-000 F-B-X-DR 10 AC. MIN.
031-101-079-000 F-B-X-DR 10 AC. MIN.
031-101-080-000 F-B-X-DR 10 AC. MIN.
031-101-081-000 F-B-X-DR 10 AC. MIN.
031-101-082-000 F-B-X-DR 10 AC. MIN.
031-101-083-000 F-B-X-DR 10 AC. MIN.
031-101-084-000 F-B-X-DR 10 AC. MIN.
031-101-085-000 F-B-X-DR 10 AC. MIN.
031-180-024-000 F-B-X-DR 10 AC. MIN.
031-180-025-000 F-B-X-DR 10 AC. MIN.
031-180-026-000 F-B-X-DR 10 AC. MIN.
031-180-027-000 F-B-X-DR 10 AC. MIN.
031-180-028-000 F-B-X-DR 10 AC. MIN.
031-180-029-000 F-B-X-DR 10 AC. MIN.
031-180-030-000 F-B-X-DR 10 AC. MIN.
031-190-013-000 F-B-X-DR 10 AC. MIN.
031-190-014-000 F-B-X-DR 10 AC. MIN.
031-190-015-000 F-B-X-DR 10 AC. MIN.
031-190-016-000 F-B-X-DR 10 AC. MIN.
031-190-017-000 F-B-X-DR 20 AC. MIN.
031-190-018-000 F-B-X-DR 10 AC. MIN.
031-190-019-000 F-B-X-DR 10 AC. MIN.
031-190-020-000 F-B-X-DR 10 AC. MIN.
031-190-021-000 F-B-X-DR 10 AC. MIN.
031-190-022-000 F-B-X-DR 10 AC. MIN.
031-190-023-000 F-B-X-DR 10 AC. MIN.
031-190-024-000 F-B-X-DR 20 AC. MIN.
031-190-025-000 F-B-X-DR 10 AC. MIN.
031-200-016-000 F-B-X-DR 10 AC. MIN.
031-200-017-000 F-B-X-DR 10 AC. MIN.
031-200-018-000 F-B-X-DR 10 AC. MIN.
031-200-019-000 F-B-X-DR 10 AC. MIN.
031-200-019-000 F-B-X-DR 20 AC. MIN.
031-200-020-000 F-B-X-DR 10 AC. MIN.
031-200-021-000 F-B-X-DR 10 AC. MIN.
031-200-021-000 F-B-X-DR 20 AC. MIN.
031-200-022-000 F-B-X-DR 10 AC. MIN.
032-010-039-000 F-B-X-DR 10 AC. MIN.
032-010-040-000 F-B-X-DR 10 AC. MIN.
032-020-039-000 F-B-X-DR 10 AC. MIN.
032-020-040-000 F-B-X-DR 10 AC. MIN.
032-020-041-000 F-B-X-DR 10 AC. MIN.
032-020-042-000 F-B-X-DR 10 AC. MIN.
032-020-043-000 F-B-X 10 AC. MIN.
032-020-043-000 F-B-X-DR 10 AC. MIN.
032-020-044-000 F-B-X 10 AC. MIN.
032-020-044-000 F-B-X-DR 10 AC. MIN.
032-020-045-000 F-B-X-DR 10 AC. MIN.
032-020-046-000 F-B-X-DR 10 AC. MIN.
032-020-047-000 F-B-X-DR 10 AC. MIN.
032-020-048-000 F-B-X-DR 10 AC. MIN.
032-020-049-000 F-B-X-DR 10 AC. MIN.
032-041-005-000 F-B-X 20 AC. MIN.
032-041-081-000 F-B-X-DR 10 AC. MIN.
032-041-082-000 F-B-X-DR 10 AC. MIN.
032-041-083-000 F-B-X-DR 10 AC. MIN.

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 4/29/14; Applicant 5th submittal due 5/29/14
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.

MILE RESIDENTIAL CARE HOME - PMPB - T20120102 - BOS3

Status: EQ application deemed complete 3/20/14; Initial Study Checklist being prepared
Lead: MELANIE JACKSON
Project Description: PROPOSAL TO ESTABLISH A 12 BED RESIDENTIAL CARE HOME WITHIN SECOND DWELLING AND GUEST HOUSE ON PROPERTY.
Applicant: PETRE MILE Home: 916-705-3318
Location: 7966 RASMUSSEN ROAD, LOOMIS
Acres: 4.97
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: HORSESHOE BAR MAC
Owner: MILE, PETRE & CARMEN
APN **Zoning**
043-164-062-000 RA-B-X 4.6 AC. MIN.

NADER MINOR LAND DIVISION - PMLD - T20140060 - BOS3

Status: EQ Application deemed complete 4/1/14; Mitigated Negative Declaration sent for applicant's acknowledgement 4/29/14
Lead: LISA CARNAHAN
Project Description: The project proposes to subdivide a 0.57-acre lot into two homesites.
Applicant: RALPH MILLER Work: 530-885-0882
Location: END OF MOUNTAIN VIEW COURT OFF BELL ROAD, AUBURN
Acres: .56
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: NADER DUSTYE L & NADER WAYNE E TR
APN **Zoning**
051-140-064-000 RM-DL5-Dc

PENRYN BOAT & RV STORAGE - PMPB - T20130049 - BOS3

Status: EQ application deemed complete 3/18/14; Mitigated Negative Declaration sent to applicant for signature 4/30/14

Lead: LISA CARNAHAN

Project Description: The project proposes a Minor Use Permit to create a self-serve storage yard for boats and smaller RVs on a 1.5-acre parcel. The project would provide 38 parking spaces for the long-term storage of boats and RVs. The site will be gated and accessed with passwords for ingress/egress. The site would have customer access 365 days/year. No site lighting is proposed. Hours of operation would be daylight hours. No on-site office is proposed.

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; "No Further Action" letter required from DTSC; Applicant to submit application to DTSC by 5/30/14

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: GEORGE 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 pending

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: 17.18
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.

WILLOW CREEK SHOPPING CENTER - PCPA - T20140057 - BOS3 - MAJ285

Status: County comments sent 4/2/14; Applicant 2nd submittal due 5/2/14
Lead: GERRY HAAS
Project Description: The project proposes to construct five buildings, approximately 70,000 square feet, of retail spaces with restaurants and shops on a 7.23-acre property.
Applicant: BEST DEVELOPMENT GROUP Home: 916-486-2694
Location: NORTHWEST CORNER OF HWY 49 & WILLOW CREEK DRIVE, AUBURN
Acres: 8.26
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: JOHN L SULLIVAN FAMILY LIMITED PARTNERSH
APN **Zoning**
 052-041-004-000 CPD-Dc
 052-041-005-000 CPD-Dc
 052-041-006-000 CPD-Dc

BOARD OF SUPERVISOR – DISTRICT 4

EUREKA ROAD WIDENING - DGP - T5075 - BOS4

Status: Mitigated Negative Declaration public review ended 3/14/13; Grading Plans approved by Engineering and Surveying Division 4/4/14; Notice of Determination filed 4/8/14; CEQA process complete
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 ACCOMMODATE 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 ACCOMMODATE 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-40 PD=2
 048-151-065-000 CPD-Dc

HILLS MINOR LAND DIVISION - PMLD - T20130390 - BOS4

Status: County comments sent 4/29/14; Applicant 3rd submittal due 5/29/14
Lead: ROY SCHAEFER

Project Description: The project proposes to subdivide a 5.4-acre property into four single-family lots

Applicant: GHH ENGINEERING Work: 530-886-3100

Location: 8137 JOE RODGERS ROAD, WEST OF AUBURN FOLSOM ROAD, GRANITE BAY

Acres: 5.48

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: HILLS PAUL

APN	Zoning
048-103-022-000	RS-AG-B-20

PARK AT GRANITE BAY, THE - PSUB - T20140145 - BOS4 - MAJ288

Status: Applicant 1st submittal received 4/25/14; County comments due 5/30/14

Lead: LISA CARNAHAN

Project Description: The project proposes to develop a medium density, single-family, detached residential project with 77 lots on a 13.7-acre parcel.

Applicant: MAVERICK PARTNERS WEST Home: 916-773-7340

Location: 9530 SIERRA COLLEGE BLVD., ROSEVILLE

Acres: 13.35

Community Plan: Granite Bay Community Plan

MAC Area: GRANITE BAY MAC

Owner: SIERRA COLLEGE PARTNERS

APN	Zoning
468-050-024-000	RS-AG-B-40
468-050-026-000	RS-AG-B-40
468-060-039-000	RS-AG-B-40
468-060-040-000	RS-AG-B-40
468-060-041-000	RS-AG-B-40
468-060-042-000	RS-AG-B-40

PONDS, THE - PGPA - T20120354 - BOS4 - MAJ250

Status: County comments sent 10/25/13; ERC meeting on 11/14/13 to discuss comments; Applicant 3rd submittal pending

Lead: EJ IVALDI

Project Description: The project proposes the construction of an event pavilion and 26 working lofts 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

REYNOLDS MINOR LAND DIVISION - PMLD - T20130357 - BOS4

Status: County comments sent 4/29/14; Applicant 3rd submittal due 5/29/14

Lead: ROY SCHAEFER

Project Description: The project proposes to subdivide a 2.38-acre parcel into two lots, each around 1.12 acres.

Applicant: SEAN REYNOLDS Home: 925-708-5450

Location: 7925 SOUTH SHADOW OAKS LANE, GRANITE BAY

Acres: 2.67

Community Plan: Granite Bay Community Plan

Plan:

MAC Area: GRANITE BAY MAC
Owner: REYNOLDS SEAN & REYNOLDS JEANNE
APN **Zoning**
 046-140-027-510 RS-AG-B-40

TOPLEAN MINOR LAND DIVISION - PMLD - T20140068 - BOS4

Status: County comments sent 4/9/14; Applicant 2nd submittal due 5/9/14
Lead: MELANIE JACKSON
Project Description: PROPOSAL TO DIVIDE 3.036 AC PARCEL INTO 2 LOTS OF 1.13 & 1.736 AC.
Applicant: WONG AND ASSOCIATES Home: 916-769-0359 Work: 916-283-4800
Location: 200 FEET SOUTH OF INTERSECTION OF SPAHN RANCH AND OLD AUBURN ROADS, ROSEVILLE
Acres: 2.71
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: TOPLEAN PETE
APN **Zoning**
 467-090-004-000 RS-AG-B-40

TSE RESIDENCE MODIFICATIONS - PSM - T20130233 - BOS4 - MAJ274

Status: Applicant 1st submittal received 10/9/13; County comments sent 11/18/13; Applicant 2nd submittal pending
Lead: ED SULLIVAN
Project Description: The project proposes a Modification to Subdivision to mitigate 0.03 acre of wetland on a 2-acre property.
Applicant: Nick Alexander Home: 916-773-6108
Location: 5758 AVENIDA ROBLES, BOULDERS SUBDIVISION, GRANITE BAY
Acres: 2
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: TSE CYNTHIA WEIDEMAN & TSE KELVIN A TR
APN **Zoning**
 036-180-069-000 RA-B-X 20 AC. MIN. PD = 0.44

BOARD OF SUPERVISOR – DISTRICT 5**ALPINE SIERRA SUBDIVISION - PSUB - T20130004 - BOS5 - MAJ255**

Status: Notice of Preparation public review from 4/8/14 to 5/9/14
Lead: ALEX FISCH
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 Home: 916-786-0685
Location: TERMINUS OF ALPINE MEADOWS ROAD NEAR ALPINE MEADOWS SKI RESORT
Acres: 44.43
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 Description: The project proposes developing a commercial retail center on 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

BELCARA SUBDIVISION - PSUB - T20080156 - BOS5 - MAJ279

Status: Planning Commission hearing approved 12/12/13; Notice of Determination filed 12/12/13; Project being appealed

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

CAMELS HUMP CARETAKERS RESIDENCE - PMPC - 20110109 - BOS5

Status: Zoning Administrator hearing approved 11/21/13; Notice of Determination filed 11/21/13; Planning Commission hearing approved 3/27/14; 2nd Notice of Determination filed 3/27/14; project being appealed to the Board of Supervisors

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: EQ application deemed complete 2/25/14; Mitigated Negative Declaration mailed to applicant for signature 4/30/14

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: .5

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

FALKNER UNDERGROUND GARAGE - PVAA - T20130303 - BOS5

Status: EQ application deemed complete 3/19/14; Initial Study Checklist being prepared

Lead: ALLEN BREUCH

Project Description: The project proposes a Design Review and Variance to construct an underground parking garage approximately 26 feet by 26 feet on a 3-acre lot.

Applicant: GARY DAVIS Work: 530-583-9222

Location: 245 GRANITE CHIEF ROAD, OLYMPIC VALLEY

Acres: 3.33

Community Plan: Squaw Valley Community Plan

MAC Area: SQUAW VALLEY MAC

Owner: 3 CHIEFS LLC

APN	Zoning
096-030-025-000	FR
096-030-025-000	LDR PD = 10
096-030-034-000	HDR PD = 25
096-030-034-000	LDR PD = 10
096-030-043-000	LDR PD = 10
096-030-044-000	LDR PD = 10

MARTIS VALLEY WEST PARCEL - PGPA - T20130080 - BOS5 - MAJ258

Status: Notice of Preparation public review ended 4/28/14; Administrative Draft EIR being prepared

Lead: STACY WYDRA

Project Description: The project proposes a General Plan Amendment to shift a portion of allowed development from the East Parcel to the West Parcel, specifically to rezone 775 acres of the West Parcel from Timberland Production to residential and commercial. The remaining acres of the West Parcel would remain designated Forest. 660 acres of the East Parcel currently zoned for development would be re-designated Forest with a limited conservation easement. As a result, no development would occur on the East Parcel, and the total amount of development would be 600 residential units fewer than allowed under current zoning. The combination of uses on the West Parcel at build-out would be 760 residential units and 6.6 acres of commercial uses.

Applicant: KURT KRIEG Home: 530-550-2673

Location: SOUTHEAST OF NORTHSTAR RESORT, WEST OF SR 267, BETWEEN TOWN OF TRUCKEE & NORTHSORE TAHOE

Acres: 938.8

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: SIERRA PACIFIC INDUSTRIES

APN	Zoning
110-050-009-000	TPZ
110-050-029-000	TPZ
110-050-030-000	015 NORTHSTAR
110-050-030-000	TPZ
110-050-031-000	TPZ
110-050-034-000	O
110-050-034-000	TPZ
110-060-029-000	O
110-060-029-000	TPZ
110-060-062-000	O
110-060-062-000	TPZ

MOUNTAIN AIR SPORTS RAFTING PERMIT - PRFT - T20140022 - BOS5

Status: Mitigated Negative Declaration public review ends 5/16/14; Planning Commission hearing scheduled for 5/22/14

Lead: STACY WYDRA

Project Description: The project proposes renewal of their existing conditional use permit in order to continue operation of their commercial river raft rentals along the Truckee River.

Applicant: BELL RYAN ALEXANDER ET AL

Location: APPROXIMATELY A QUARTER MILE SOUTHWEST OF INTERSECTION OF HWY 89 AND WEST LAKE BOULEVARD, TAHOE CITY

Acres: 1.87

Community Plan: Tahoe City Area General Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: BELL RYAN ALEXANDER ET AL

APN	Zoning
094-190-005-000	001A TAHOE CITY COMMUNITY PLAN SA #1
094-540-023-000	001A TAHOE CITY COMMUNITY PLAN SA #3
095-050-051-000	RS-B-43 PD = 8
095-050-051-000	W

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: 3140.68

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	015 NORTHSTAR
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
110-050-053-000	015 NORTHSTAR
110-050-053-000	FOR-B-X 160 AC. MIN.
110-050-073-000	015 NORTHSTAR
110-050-073-000	FOR-B-X 160 AC. MIN.
110-070-008-000	015 NORTHSTAR
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	015 NORTHSTAR
110-070-009-000	FOR-B-X 160 AC. MIN.
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-014-000	015 NORTHSTAR
110-070-015-000	015 NORTHSTAR

110-070-016-000 015 NORTHSTAR
 110-070-016-000 FOR-B-X 160 AC. MIN.

NORTHSTAR FOREST FLYER - PCPA - T20130040 - BOS5 - MAJ256

Status: Planning Commission hearing approved 5/23/13; Notice of Determination filed 5/23/13; Project being appealed to the Board of Supervisors
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: 876.44
Community Plan: Martis Valley Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: TRIMONT LAND COMPANY ET AL

APN	Zoning
110-050-075-000	FOR-B-X 160 AC. MIN.
110-050-075-000	RES-Ds PD = 15
110-050-075-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-075-000	TPZ

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

Status: Draft EIR public review period ended 1/13/14; Final EIR being prepared
Lead: GERRY HAAS
Project Description: NorthstarCalifornia proposes al Mountain Master Plan for the existing ski resort area. This will involve both project-level and program-level components. The project-level improvements will include five new lifts and associated terrain, snowmaking and associated infrastructure, additional trails and trail widening, five skier bridges, new half pipe and existing half pipe relocation, new skier service facilities, improvements to existing sites, cross country center relocation and campsite areas. Entitlements include Conditional Use Permit, 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: 4911.23
Community Plan: Martis Valley Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: TRIMONT LAND COMPANY

APN	Zoning
080-260-002-000	FOR
080-260-002-000	O
080-260-002-000	TPZ
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.
110-030-069-000	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
110-050-051-000	FOR-B-X 160 AC. MIN.
110-050-052-000	FOR-B-X 160 AC. MIN.

110-050-053-000 015 NORTHSTAR
 110-050-053-000 FOR-B-X 160 AC. MIN.
 110-050-054-000 015 NORTHSTAR
 110-050-054-000 TPZ
 110-050-055-000 TPZ
 110-050-057-000 FOR-B-X 160 AC. MIN.
 110-050-073-000 015 NORTHSTAR
 110-050-073-000 FOR-B-X 160 AC. MIN.
 110-070-008-000 015 NORTHSTAR
 110-070-008-000 FOR-B-X 160 AC. MIN.
 110-070-009-000 015 NORTHSTAR
 110-070-009-000 FOR-B-X 160 AC. MIN.
 110-070-010-000 FOR-B-X 160 AC. MIN.
 110-070-015-000 015 NORTHSTAR
 110-070-016-000 015 NORTHSTAR
 110-070-016-000 FOR-B-X 160 AC. MIN.
 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.

PRUSS PARCEL MAP - PMLD - T20120303 - BOS5

Status: Application deemed complete 4/21/14; Initial Study Checklist being prepared
Lead: MELANIE JACKSON
Project Description: The applicant is requesting approval of a Minor Land Division of 10.33 acre property in order to create four parcels consisting of 2.59 acres, 2.78 acres, 2.47 acres and 2.49 acres. The resultant parcels will have the capability for the construction of single-family residences. Each parcel would be served by a well and onsite septic facilities. The residents would access their parcels from Neils Road, located on the western property line.
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/Applegate/Clipper Gap CP
MAC Area: WEIMAR/APPLEGATE/COLFAX MAC
Owner: PRUSS RANDY & BAYNE JOHN

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

SQUAW VALLEY RANCH ESTATES - PSUB - T20130246 - BOS5 - MAJ272

Status: Application deemed complete 3/27/14; Initial Study Checklist being prepared
Lead: ALLEN BREUCH
Project Description: The project proposes a major subdivision to develop eight single-family residential lots with associated open space, access road and utilities on a 3.9-acre property.
Applicant: GARY DAVIS Work: 530-583-9222
Location: 1525 SQUAW VALLEY ROAD, OLYMPIC VALLEY
Acres: 3.66
Community Plan: Squaw Valley Community Plan
MAC Area: SQUAW VALLEY MAC
Owner: PAVEL MARIA T TR

APN	Zoning
096-060-049-000	FR

TRUCKEE RIVER RAFTING PERMIT - PRFT - T20140021 - BOS5

Status: Mitigated Negative Declaration public review ends 5/16/14; Planning Commission hearing scheduled for 5/22/14
Lead: STACY WYDRA
Project Description: The project proposes renewal of their existing conditional use permit in order to continue operation of their commercial river raft rentals along the Truckee River.

Applicant: SIERRA NORTHWEST PROPERTIES LLC
Location: APPROXIMATELY A QUARTER MILE SOUTHWEST OF INTERSECTION OF HWY 89 AND WEST LAKE BOULEVARD, TAHOE CITY
Acres: .49
Community Plan: Tahoe City Area General Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: SIERRA NORTHWEST PROPERTIES LLC

APN	Zoning
094-190-004-000	001A TAHOE CITY COMMUNITY PLAN SA #1
094-540-024-000	001A TAHOE CITY COMMUNITY PLAN SA #3

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

Status: Revised Notice of Preparation public review ended 3/24/14; 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: 213.76
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
096-060-065-000	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
096-230-035-000	CP
096-230-035-000	EC
096-230-035-000	HDR DF = 20
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

WARNER CORDERO RESIDENCE - PVAA - T20140017 - BOS5

Status: County comments sent 2/26/14; Applicant 2nd submittal pending
Lead: ALLEN BREUCH
Project Description: The project proposes a Variance to construct a new single-family house with a detached garage that connects to the house by a covered bridge over streams.
Applicant: PAUL WARNER Home: 415-637-3998
Location: 1365 MINERAL SPRINGS TRAIL, ALPINE MEADOWS
Acres: .22
Community Plan: Alpine Meadows Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: FARKAS JOHN P TRUSTEE

APN	Zoning
095-370-021-000	RS PD = 4

COUNTY-WIDE**EVENT CENTER ZONING TEXT AMENDMENT - PCPJ - T20130133 -**

Status: Negative Declaration public review from 4/7/14 to 5/7/14; Planning Commission hearing pending
Lead: GEORGE ROSASCO
Project Description: The project proposes a Zoning Text Amendment to revise Placer County Code Sections 17.04.030 and 17.06.050.D to regulate Community Centers. The Amendment will create an Event Center Section in the Zoning Ordinance that establishes five definitions for different types of event centers.

SHERIDAN COMMUNITY PLAN UPDATE - PGPA - T20130025 -

Status: Negative Declaration public review ended 1/29/14; Planning Commission hearing to be scheduled
Lead: CHRIS SCHMIDT
Project Description: The Sheridan Community Plan Update work program will revisit the Sheridan General Plan and land use footprint to evaluate whether the 35-year old Assumptions and General Community Plan Goals and Policies remain valid and determine what changes, if any, are needed. Changes to the document would ensure that it is internally consistent with the 1994 General Plan and other related policy documents; ensure consistency with land development programs and ordinances; and ensure that the Plan accurately reflects the community's sentiments about the pattern and form of community growth.

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.

TAHOE BASIN COMMUNITY PLAN UPDATE - PGPA - T20110123 -

Status: EIR contract executed 4/23/14; EIR consultant received "Notice to Proceed" 4/30/14
Lead: CRYSTAL JACOBSEN
Project Description: The County is updating its nine Community/General Plans within the Tahoe Basin. The Update includes a modified format, which will include one over-arching Community Plan policy document, with four sub-planning areas, for which four separate zoning ordinances will be developed. The four zoning ordinances will include design guidelines for the Planning Areas. This Update is coordinated with TRPA's Regional Plan Update process.

TRUCKEE RIVER CORRIDOR ACCESS PLAN - PCPJ - T20130206 -

- Status:** Mitigated Negative Declaration being prepared; for policy document please visit <http://www.placer.ca.gov/departments/communitydevelopment/planning/placerlegacy/watershedplanning/truckeeriver>
- Lead:** ED SULLIVAN
- 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.