



Placer County

CEQA Active Projects, May 2015

Board of Supervisor Districts

NEW PROJECTS SINCE APRIL 1, 2015

- GREYHAWK III – PLN15-00154 – BOS4**
- PALISADES AT SQUAW – PLN15-00143 – BOS5**
- STANFORD CHALET SUBDIVISION – PLN15-00156 - BOS5**

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: Modified Mitigated Negative Declaration public review ends 3/25/15; Planning Commission hearing continued to 5/7/15

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: 16.05

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	RM-DL8-Dc
023-221-015-000	RS-AG-B-20 PD = 2

PLACER VINEYARDS HIGH MEADOWS (PROPERTY 4B) – PLN14-00039 – BOS1 – MAJ290

Status: County comments due 8/7/14; Applicant 2nd submittal pending
Lead: MICHELE KINGSBURY
Project Description: The project proposes an amendment to the PVSP to modify designated land uses and transfer residential units on a 114-acre parcel.
Applicant: AL JOHNSON, 916-773-6103
Location: 2500 FEET WEST OF WATT AVE ON BASE LINE, WEST PLACER
Acres: 114
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: PLACER 536, A CALIFORNIA LIMITED PARTNERSHIP, 916-965-7100
APN **Zoning**
023-200-071-000 SPL-PVSP

PLACER VINEYARDS PROPERTY 1A – PLN15-00071 - BOS1 - MAJ282

Status: County comments sent 4/2/15; Applicant 2nd submittal pending
Lead: Alex Fisch
Project Description: The project proposes to subdivide the 400-acre property into 14 lots based on the PVSP land use plan.
Applicant: MacKay & Soms, 916-773-1189
Location: 1800 FEET WEST OF INTERSECTION OF BASE LINE ROAD AND WALERGA ROAD ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 400
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 SPL-PVSP
023-221-057-000 SPL-PVSP
023-221-057-000 SPL-PVSP
023-221-057-000 SPL-PVSP
023-221-058-000 SPL-PVSP

PLACER VINEYARDS PROPERTY 3 – PLN15-00072 - BOS1 - MAJ308

Status: County comments sent 4/2/15; Applicant 2nd submittal pending
Lead: Alex Fisch
Project Description: The project proposes to subdivide a 100-acre property into 12 lots based on the PVSP land use plan.
Applicant: MacKay & Soms, 916-773-1189
Location: SOUTHEAST CORNER OF INTERSECTION OF BASE LINE ROAD AND WATT ROAD ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 100
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: BASELINE & WATT LLC
APN **Zoning**
023-200-037-000 SPL-PVSP

PLACER VINEYARDS PROPERTY 7 LARGE LOT– PLN14-00214 - BOS1 - MAJ302

Status: County comments sent 4/2/15; Applicant 2nd submittal pending
Lead: Alex Fisch
Project Description: The project proposes to subdivide a 357-acre property into 25 lots based on the PVSP land use plan.

Applicant: MacKay & Soms, 916-773-1189
Location: SOUTH SIDE OF BASE LINE ROAD ABOUT 1.25 MILES WEST OF WATT AVE ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 357
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: BHT II NORTHERN CAL 1 LLC

APN	Zoning
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 7 SMALL LOT– PLN15-00089 - BOS1 - MAJ302

Status: Applicant 1st submittal received 3/4/15; County comments due 4/3/15
Lead: Alex Fisch
Project Description: The project proposes to subdivide a 175.7-acre parcel into 886 single-family lots in three phases within the Placer Vineyards Specific Plan area.
Applicant: MacKay & Soms, 916-773-1189
Location: SOUTH SIDE OF BASE LINE ROAD ABOUT 1.25 MILES WEST OF WATT AVE ON SOUTHSIDE OF BASE LINE, WEST PLACER
Acres: 175.7
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: BHT II NORTHERN CAL 1 LLC

APN	Zoning
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 12B – PLN15-00073 - BOS1 - MAJ309

Status: County comments sent 4/2/15; Applicant 2nd submittal pending
Lead: Alex Fisch
Project Description: The project proposes to subdivide a 102-acre property into 9 lots based on the PVSP land use plan.
Applicant: MacKay & Soms, 916-773-1189
Location: ABOUT .75 MILES SOUTH OF BASE LINE ROAD BOUND BY 14TH ST ON THE EAST, W. DYER LANE ON THE SOUTH, 16TH ST ON THE WEST, AND SOUTH TOWN CENTER DR ON THE NORTH, WEST PLACER
Acres: 102
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC
Owner: PLACER 102

APN	Zoning
023-200-068-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 15 – PLN15-00075 - BOS1 - MAJ310

Status: County comments sent 4/2/15; Applicant 2nd submittal pending
Lead: Alex Fisch
Project Description: The project proposes to subdivide a 202-acre property into 30 lots based on the PVSP land use plan.
Applicant: MacKay & Soms, 916-773-1189
Location: ABOUT .5 MILES SOUTH OF BASE LINE ROAD BOUND BY 16TH ST ON THE EAST, W. DYER LANE ON THE SOUTH, PALLADAY ROAD ON THE WEST, AND TOWN CENTER DR ON THE NORTH, WEST PLACER
Acres: 202
Community Plan: Dry Creek West Placer Community Plan
MAC Area: WEST PLACER MAC

Owner: PALLADY GREENS LLC

APN	Zoning
023-010-004-000	SPL-PVSP
023-010-029-000	SPL-PVSP
023-200-008-000	SPL-PVSP

PLACER VINEYARDS PROPERTY 19 – PLN15-00076 - BOS1 - MAJ311

Status: County comments sent 4/2/15; Applicant 2nd submittal pending

Lead: Alex Fisch

Project Description: The project proposes to subdivide a 269-acre property into 17 lots based on the PVSP land use plan.

Applicant: MacKay & Somps, 916-773-1189

Location: SOUTHEAST CORNER OF INTERSECTION OF BASE LINE ROAD AND NEWTON ST, WEST PLACER

Acres: 269

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: BASELINE A& B HOLDING LLC

APN	Zoning
023-010-021-000	SPL-PVSP
023-010-022-000	SPL-PVSP
023-010-023-000	SPL-PVSP
023-150-026-000	SPL-PVSP
023-150-027-000	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

PLACER VINEYARDS PHASE I DEVELOPMENT – PLN15-00070 - BOS1 - MAJ294

Status: County comments sent 4/2/15; Applicant 2nd submittal pending

Lead: Alex Fisch

Project Description: The project proposes to develop 1440 acres (Property 1A,3,7,12B,15,19) as Phase I Development in conformance with the land use designations in the PVSP land use plan and to meet the requirement in the Development Agreement.

Applicant: MacKay & Somps, 916-773-1189

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

Acres: 1440

Community Plan: Dry Creek West Placer Community Plan

MAC Area: WEST PLACER MAC

Owner: various

APN	Zoning
023-010-004-000	SPL-PVSP
023-010-021-000	SPL-PVSP
023-010-022-000	SPL-PVSP
023-010-023-000	SPL-PVSP
023-010-029-000	SPL-PVSP
023-150-026-000	SPL-PVSP
023-150-027-000	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
023-200-005-000	SPL-PVSP
023-200-008-000	SPL-PVSP
023-200-037-000	SPL-PVSP
023-200-045-000	SPL-PVSP
023-200-066-000	SPL-PVSP
023-200-068-000	SPL-PVSP
023-221-002-000	SPL-PVSP
023-221-057-000	SPL-PVSP
023-221-057-000	SPL-PVSP
023-221-057-000	SPL-PVSP

023-221-057-000 SPL-PVSP
023-221-058-000 SPL-PVSP

PLACER VINEYARDS TOWN CENTER - PSPA - T20130159 - BOS1 - MAJ263

Status: County comments sent 3/7/14; Applicant resubmittal pending
Lead: Michele Kingsbury
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

WINDING CREEK SUBDIVISION MODIFICATIONS – PSM 20140065 – BOS1 – MAJ286

Status: County comments sent 4/15/15; Applicant 4th submittal due 5/15/15
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
Location: WEST SIDE OF COOK RIOLO ROAD AND SOUTH OF VINEYARD ROAD NEAR ROSEVILLE
Acres: 24.45
Community Plan: Dry Creek/West Placer Community Plan
MAC Area: West Placer MAC
Owner: WINDING CREEK LLC
APN **Zoning**
023-240-040-000 RS-AG-B-40

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.

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 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.

PG&E OPERATIONS CENTER, ROCKLIN – PLN14-00197 – BOS2

Status: Mitigated Negative Declaration public review ends 5/20/15; Zoning Administrator hearing to be scheduled
Lead: ALEX FISCH
Project Description: The project proposes a Minor Use Permit and Design Review to renovate an existing 25,000 sf building and to construct a new 4,087 sf building for an operations center on a 4.95-acre lot.
Applicant: CRESS, PGE, 245 MARKET ST., SAN FRANCISCO, CA 94105, 415-404-8234
Location: 4180 DULUTH AVE., ROCKLIN
Acres: 4.95
Community Plan: SUNSET INDUSTRIAL AREA PLAN
MAC Area: NONE

BOARD OF SUPERVISOR – DISTRICT 3**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: Horseshoe Bar/Penryn

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.

CARLILE-CLASSON MINOR LAND DIVISION - PLN14-00200 - BOS3

Status: County comments sent 12/18/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes a Minor Land Division to split a 16.5-acre parcel into three lots.
Applicant: GEORGE ATTEBERRY, 530-888-1288
Location: 9785 POWERHOUSE ROAD, NEWCASTLE
Acres: 16.5
Community Plan: Placer County General Plan
MAC Area: Newcastle/Ophir
Owner: POWERHOUSE DEVELOPMENT

APN	Zoning
042-032-069-000	RA-B-100
042-032-070-000	RA-B-100

DOANE MINOR LAND DIVISION – PLN14-000172 – BOS3

Status: County comments sent 12/4/14; Applicant 2nd submittal pending
Lead: NIKKI STREEGAN
Project Description: The project proposes to create two 2.5-acre parcels on a 5-acre lot.
Applicant: GREGG DAVIS CONSTRUCTION, 916-663-3342
Location: ROCK SPRINGS ROAD, 0.5 MILE WEST OF AUBURN FOLSOM ROAD, PENRYN
Acres: 5
Community Plan: Horseshoe Bar/Penryn Community Plan
MAC Area: Horseshoe Bar-Penryn

Owner: DOANE FAMILY TRUST
 APN 042-201-091-000 Zoning RA-B-100

ENGLISH COLONY MINOR LAND DIVISION - PMLD - T20120372 - BOS3

Status: County comments sent 4/20/15; Applicant 5th submittal pending
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: 13.36
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: Horseshoe Bar/Penryn
Owner: PENRYN 81, LLC
 APN 032-051-028-000 Zoning RA-B-X 10 AC. MIN.

HANSON MINOR LAND DIVISION – PLN14-00203 – BOS3

Status: County comments sent 1/9/15; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes a Minor Land Division to create four 4.6-acre lots on an 18.5-acre parcel.
Applicant: Roses Engineering, Elk Grove
Location: 2901 Rattlesnake Road, Newcastle
Acres: 18.5
Community Plan: Horseshoe Bar/Penryn Community Plan
MAC Area: Horseshoe Bar/Penryn MAC
Owner: Seth Hanson
 APN 042-225-008-510 Zoning RA-B-X 4.6 AC. MIN.
 042-240-017-510 RA-B-X 4.6 AC. MIN.

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

Status: Applicant 2nd submittal received 4/16/15; County comments due 5/14/15
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 subdivision 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 051-061-024-000 Zoning RA-B-100 PD = 1

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

Status: County comments sent 10/15/14; Applicant 7th submittal pending
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.

NEWCASTLE FIRE STATION – PLN14-00044 – BOS3

Status: Mitigated Negative Declaration public review ended 12/8/14; Design Review Agreement to be approved
Lead: Lisa Carnahan
Project Description: The project proposes the construction of a new fire station in Newcastle. This would include importation of approximately 13,600 cubic yards of fill, and the construction of an approximately 8,100-square-foot metal building, ten-stall paved parking area, site lighting and perimeter landscaping.
Applicant: Roseville Design Group, Inc., 916-910-9345
Location: Old State Highway at Newcastle Road, Newcastle
Acres: 0.658
Community Plan: PLACER COUNTY GENERAL PLAN
MAC Area: NEWCASTLE/OPHIR MAC
Owner: Newcastle Fire Protection District, 916-663-3323

APN	Zoning
040-179-013-000	IN-Dc

ORCHARD @ PENRYN MODIFICATIONS – PLN14-00052 – BOS3 – MAJ120

Status: Addendum to previously-certified EIR has been prepared; Board of Supervisors hearing scheduled for 5/19/15
Lead: SHERRI CONWAY
Project Description: The project proposes to modify a previously-approved EIR for 150 multi-family units to 54 single-family lots on a 15.1-acre property.
Applicant: Morton Pitalo Inc., 916-496-8788
Location: West of Penryn Road approximately 0.5 miles north of I-80, Penryn
Acres: 15.1
Community Plan: Horseshoe Bar/Penryn CP
MAC Area: Horseshoe Bar/Penryn
Owner: Penryn Development LLC, 858-614-7200

APN	Zoning
043-060-053-000	RM-DL10 PD = 10
043-060-052-000	C1-UP-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: Horseshoe Bar/Penryn
Owner: DUPONT DONALD F JR TR ET AL

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

SPEAR MINOR LAND DIVISION – PLN14-00006 – BOS3

Status: Applicant 2nd submittal received 4/14/15; County comments due 5/12/15
Lead: Melanie JACKSON
Project Description: The project proposes to divide a 4.8-acre parcel into two lots of 2.3-acre each.
Applicant: Giuliani & Kull Inc 530-885-5107
Location: 2280 VINEYARD ESTATES, AUBURN
Acres: 4.8
Community Plan: Auburn/Bowman Community Plan
MAC Area: NORTH AUBURN MAC
Owner: MANN LISA R
APN **Zoning**
038-032-086-000 RA-B-100-FH

BOARD OF SUPERVISOR – DISTRICT 4**BARTON RANCH - PLN14-00186 - BOS4 - MAJ301**

Status: County comments sent 12/8/14; Applicant 2nd submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes a Major Subdivision, Conditional Use Permit, and Rezoning to create a 10-lot planned development with two open space areas on a 10-acre parcel.
Applicant: RFE Engineering Inc. Work: 916-772-7800
Location: 8190 BARTON ROAD, GRANITE BAY
Acres: 10
Community Plan: GRANITE BAY Community Plan
MAC Area: GRANITE BAY
Owner: SALAMA IBRAHIM
APN **Zoning**
048-082-083-000 RS-AG-B-40

COUNTRYHOUSE MEMORY CARE – PLN15-00021 – BOS4

Status: Applicant 2nd submittal received 4/30/15; County comments due 5/15/15
Lead: Roy Schaefer
Project Description: The project proposes to develop a 48-bed extended care facility on a 1.7-acre site.
Applicant: AGEMARK, ORINDA, CA
Location: 8485 Barton Road, Roseville
Acres: 1.7
Community Plan: Granite Bay Community Plan
MAC Area: Granite Bay
Owner: COOPER BRUCE TR ET AL
APN **Zoning**
048-101-066-000 OP-UP-DL0-Dc
048-101-067-000 OP-UP-DL0-Dc

GRANITE BAY MEDICAL OFFICE COMPLEX – PLN14-00152 – BOS4

Status: County comments sent 2/18/15; Applicant 3rd submittal pending
Lead: ROY SHAEFER
Project Description: The project proposes a Rezone, GPA, CUP, and MBLA to construct 2 medical buildings and associated parking on a 2.13-acre parcel.
Applicant: RFE ENGINEERING INC., 916-772-7800
Location: NORTHWEST CORNER OF DOUGLAS BLVD. & BERG STREET, GRANITE BAY
Acres: 2.13

Community Plan: GRANITE BAY
MAC Area: GRANITE BAY
Owner: FIT FAMILY DEVELOPMENT LP, 916-788-1703
APN **Zoning**
 048-081-056-000 RS-B-20
 048-081-057-000 RS-B-20

GRANITE BAY MEMORY CARE – PLN15-00051 – BOS4 – MAJ306

Status: Applicant 2nd submittal received 3/31/15; County comments due 4/28/15
Lead: Roy Schaefer
Project Description: The project proposes to develop a 34,000 sf memory care facility with 66 beds on a 3.5-acre lot.
Applicant: FCM Capital Partners Inc, 916-521-8856
Location: SOUTHSIDE OF DOUBLAS BLVD BETWEEN BARTON ROAD AND AUBURN FOLSOM ROAD, GRANITE BAY
Acres: 3.5
Community Plan: Granite Bay Community Plan
MAC Area: Granite Bay
Owner: GRANITE BAY MEMORY CARE LLC
APN **Zoning**
 048-132-069-000 RA-B-100

GRANITE ESTATES PROFESSIONAL CENTER – PLN14-00169 – BOS4

Status: County comments sent 2/17/15; Applicant 3rd submittal pending
Lead: ROY SCHAEFER
Project Description: The project proposes to construct 4 medical/professional office buildings and associated parking on a 4.4-acre lot.
Applicant: RFE ENGINEERING INC 916-772-7800
Location: 5408 DOUGLAS BLVD., GRANITE BAY
Acres: 4.4
Community Plan: GRANITE BAY
MAC Area: GRANITE BAY MAC
Owner: GRANITE ESTATES PROFESSIONAL CENTER LLC 916-788-1703
APN **Zoning**
 048-142-023-000 C2-UP-Dc
 048-083-017-000 C2-UP-Dc

GREYHAWK III – PLN15-00154 – BOS4

Status: Applicant 1ST submittal received 4/17/15; County comments due 5/15/15
Lead: NIKKI STREEGAN
Project Description: The project proposes to develop a 17.5-acre site in two phases. The eastern 11.6-acre parcel of the project is proposed with 28 single-family residential units and rezone request from RS-B-40 PD=2 to RS-B-18 PD=2.8. The western 5.9-acre parcel is zoned CPD-Dc and is proposed with 44 multi-family residential units.
Applicant: MORTON & PITALO INC 916-984-7621
Location: NE CORNER OF SIERRA COLLEGE BLVD. & EUREKA ROAD, GRANITE BAY
Acres: 17.5
Community Plan: GRANITE BAY
MAC Area: GRANITE BAY MAC
Owner: PATTERSON PROPERTIES 916-797-3033
APN **Zoning**
 048-151-058-000 RS-B-X-18,000 PD=2.8
 048-151-065-000 OP-UP-DL0-Dc

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

Status: Notice of Preparation public review ended 3/9/15; 1st Administrative Draft EIR being prepared
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

POND PAVILION & LOFTS - PGPA - T20120354 - BOS4 - MAJ250

Status: Mitigated Negative Declaration public review ended 2/6/15; Planning Commission hearing continued to 5/7/15
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

RICKEY / REESE ESTATES - PMLD - T20140162 - BOS4

Status: County comments sent 3/9/15; Applicant 4th submittal pending
Lead: MELANIE JACKSON
Project Description: The project proposes to subdivide a 37-acre parcel into four lots at 9 acres each.
Applicant: REESE TERRY ET AL Home: 916.791.2277
Location: LESS THAN ONE QUARTER MILE SOUTH OF CAVITT STALLMAN ON AUBURN FOLSOM ROAD, GRANITE BAY
Acres: 37.35
Community Plan: Granite Bay Community Plan
MAC Area: GRANITE BAY MAC
Owner: REESE TERRY ET AL

APN	Zoning
035-120-027-000	RA-B-X 4.6 AC. MIN.

TOPLEAN MINOR LAND DIVISION - PMLD - T20140068 - BOS4

Status: Applicant 3rd submittal received 4/28/15; County comments due 5/12/15
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

VISTA LAGOS ESTATES – PLN14-00221 – BOS4

Status: County comments sent 1/12/15; Applicant 2nd submittal pending
Lead: Melanie Jackson
Project Description: The project proposes a Major Subdivision to create 15 single-family lots with supporting infrastructures on a 35.84-acre parcel. Lot sizes range from 1.12 to 2.4 acres.
Applicant: Burrell Consulting Group, Roseville, 916-783-8898
Location: On Boulder Road, south of Los Lagos Subdivision and east of Walden Woods Subdivision, Granite Bay
Acres: 35.84
Community Plan: Granite Bay Community Plan
MAC Area: Granite Bay MAC
Owner: LOA Properties, Sacramento, 916-952-6579
APN **Zoning**
 035-410-011-000 RA-B-X 20 AC. MIN. PD = 0.44
 035-300-095-000 RS-AG-B-40 PD = 1.1

BOARD OF SUPERVISOR – DISTRICT 5

ALPINE SIERRA SUBDIVISION - PSUB - T20130004 - BOS5 - MAJ255

Status: Notice of Preparation public review ended 5/9/14; Administrative Draft EIR being prepared
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

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

BOSS AUTOMOTIVE CENTER – PMPC – 20140083 – BOS 5**Status:** Application deemed complete 4/28/15; Initial Study Checklist being prepared**Lead:** GERRY HAAS

Project Description: The project proposes to redevelop existing parking lot to construct 5,830 square foot building for automotive center including parts and sales center.

Applicant: J. LEE BUCKINGHAM 530.886.0750**Location:** 3930 GRASS VALLEY HIGHWAY, AUBURN**Acres:** 0.7357**Community Plan:** Auburn/Bowman Community Plan**MAC Area:** NORTH AUBURN MAC**Owner:** JOHN AND BEVERLY MILLER 530.888.0191

APN	Zoning
051-220-057	C3-UP-Dc

DADURKA MINOR LAND DIVISION – PLN14-000121 – BOS5**Status:** Applicant 2nd submittal received 4/17/15; County comments due 5/15/15**Lead:** MELANIE JACKSON

Project Description: The project proposes a Minor Land Division to split a 26.61-acre lot into two parcel, one for 21.6 acres and one for 5 acres.

Applicant: Clear Path Land Evolvement 530-887-1410**Location:** Eagle Ridge Road and Ponderosa Way, Foresthill**Acres:** 26.61**Community Plan:** Foresthill Divide Community Plan**MAC Area:** Foresthill Forum**Owner:** Robert Dadurka 415-317-4777

APN	Zoning
073-390-054-000	F-B-X 5 AC. MIN. PD = 0.2
073-390-057-000	RS-AG-B-X 3 AC. MIN.

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

Status: Mitigated Negative Declaration public review ended 6/20/14; Additional information received for review

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

FORESTHILL DOLLAR GENERAL – PLN14-00170 – BOS5

Status: Zoning Administrator hearing approved 4/16/15; Notice of Determination filed 4/16/15; CEQA process complete

Lead: GERRY HAAS

Project Description: The project proposes a Minor Use Permit to construct a 9,100-square-foot retail store on a 1.3-acre lot.

Applicant: SIMONCRE ABBIE III LLC 480-745-1956

Location: 5830 SUNSET DRIVE, FORESTHILL

Acres: 1.3

Community Plan: FORESTHILL DIVIDE

MAC Area: FORESTHILL FORUM

Owner: FORESTHILL PROFESSIONAL BUILDING LLC 530-906-3751

APN	Zoning
007-030-015-000	MILL MIXED USE (INP-Dc)

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

Status: Revised Notice of Preparation public review ended 3/30/15; 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 & NORTSHORE 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

MIDDLE MARTIS CREEK WETLANDS RESTORATION – DGP 5350 – BOS5

Status: EQ application deemed complete 10/30/14; Initial Study Checklist being prepared
Lead: Sherri Conway
Project Description: The project proposes to restore historic wetlands on north side of Hwy 267 by diverting peak flood flows at existing culvert and correct existing flooding, erosion and headcutting to enhance up to 60 acres of wetlands.
Applicant: TRUCKEE RIVER WATERSHED COUNCIL
Location: North of Hwy 267 near Estates Road and Waddle Ranch Road, Northstar, Tahoe
Acres: 11.3
Community Plan: Martis Valley Community Plan
MAC Area: North Tahoe Regional Advisory Council
Owner: various
APN Zoning
 110-010-011-000 RS-B-X 20 AC. MIN.
 110-010-012-000

MILL SITE ROAD/CROSS CUT COURT EASEMENT ABANDONMENT - PLN15-00030 – BOS5

Status: Application deemed complete 2/19/15; Initial Study Checklist being prepared
Lead: STEVE BUELNA
Project Description: The project proposes a Public Road Easement abandonment of Mill Site Road and Cross Cut Court within the Retreat @ Northstar Subdivision. The Easement is approximately 0.5 miles long.
Applicant: Retreat @ Northstar Owner's Association
Location: Intersection of Big Springs Drive & Mill Site Road, Northstar
Acres: NA
Community Plan: Martis Valley Community Plan
MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL
Owner: Retreat @ Northstar Owner's Association
APN Zoning
 110-650-ROW-000 NA

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: 3144.66
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 BASIN RETROFIT PROJECT – PLN15-00114 - BOS5

Status: Mitigated Negative Declaration sent to applicant for acknowledgement

Lead: GERRY HAAS

Project Description: The project proposes to replace portions of the existing interim storm drain system with a permanent system to provide long-term treatment of stormwater runoff.

Applicant: TRIMONT LAND COMPANY Work: 530-530-8044

Location: Adjacent to lower parking below the Village at Northstar, Northstar, Truckee

Acres: 4.3

Community Plan: Martis Valley Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: CLP NORTHSTAR LLC

APN	Zoning
110-081-021-000	RES-Ds PD = 15

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

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: Final EIR released 6/9/14; Planning Commission hearing to be scheduled

Lead: GERRY HAAS

Project Description: NorthstarCalifornia proposes a 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: 4916.87

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.

PALISADES AT SQUAW – PLN15-00143 – BOS5

Status: EIR is required; Scope of Work being reviewed before contract can be prepared

Lead: ALLEN BREUCH

Project Description: The project proposes to develop a total of 63 residential units, consisting of eight 5-bedroom, 18 4-bedroom, seven 3-bedroom homes, and 30 3-bedroom halfplexes on a 19.9-acre parcel.

Applicant: PALISADES DEVELOPMENT LLC, 530-386-0932

Location: SQUAW VALLEY ROAD AND CREEKS END COURT, SQUAW VALLEY

Acres: 19.9

Community Plan: SQUAW VALLEY

MAC Area: SQUAW VALLEY

Owner: SENA @ SQUAW 775-297-4977

APN	Zoning
096-230-052-000	HDR DF = 20
096-230-055-000	HDR DF = 20

PLUMPJACK SQUAW VALLEY INN – PLN14-00047 – BOS5

Status: EIR contract signed; Kick-off meeting held 3/31/15; draft NOP being prepared

Lead: STEVE BUELNA
Project Description: The project proposes to replace the existing inn with a new hotel, residential buildings, underground parking, and a pool/outdoor activity area on an approximately 3.15-acre property.
Applicant: Garrett Simon, 970-596-6642
Location: 1920 Squaw Valley Road, Olympic Valley
Acres: 3.15
Community Plan: Squaw Valley Community Plan
MAC Area: Squaw Valley MAC
Owner: CNCML
APN **Zoning**
 096-020-023-000 VC

RIGBY MINOR LAND DIVISION – PLN14-00226 – BOS5

Status: County comments sent 1/22/15; Applicant 2nd submittal pending
Lead: Nikki Streegan
Project Description: The project proposes a Minor Land Division to create two parcels on a 30-acre lot.
Applicant: Giuliani Kull Inc.
Location: 9010 Hubbard Road, Auburn
Acres: 30
Community Plan: Placer County General Plan
MAC Area: North Auburn MAC
Owner: Glen Rigby
APN **Zoning**
 026-320-041-000 F-B-X 10 AC. MIN

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

Status: Mitigated Negative Declaration public review ended 1/2/15; Planning Commission hearing to be scheduled
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

STANFORD CHALET SUBDIVISION – PLN15-00156 - BOS5

Status: Applicant 1st submittal received 4/20/15; County comments due 5/18/15
Lead: Steve Buelna
Project Description: The project proposes to develop 18 halfplex residential units on an existing commercial facility of 2.5 acres.
Applicant: CAPSTONE PARTNERS LLC 503-226-1972
Location: 1080 CHALET ROAD, ALPINE MEADOWS
Acres: 2.5
Community Plan: ALPINE MEADOWS
MAC Area: NORTH TAHOE MAC
Owner: ALPINE CHALET INC 530-541-1244
APN **Zoning**

095-280-003-000 RS PD = 8

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

Status: Revised Notice of Preparation public review ended 3/24/14; Screencheck Draft EIR being reviewed

Lead: ALEX FISCH

Project Description: The Specific Plan establishes the guiding approach and land use goals for the comprehensive development and enhancement of approximately 93.7 acres of the previously developed Squaw Valley Olympic Village area located at the western end of Squaw Valley.

Applicant: CHEVIS HOSEA Work: 530.452.7287

Location: SQUAW VALLEY SKI AREA, OLYMPIC VALLEY

Acres: 93.7

Community Plan: Squaw Valley General Plan

MAC Area: SQUAW VALLEY MAC

Owner: SQUAW VALLEY REAL ESTATE, LLC

APN	Zoning
096-020-015-000	CP, HDR - 25
096-020-021-510	CP, HDR – 25, VC
096-060-065-000	VC
096-060-066-000	CP, VC
096-100-001-000	VC
096-220-013-000	VC, FR
096-220-014-000	VC, FR
096-221-011-000	FR, HC
096-221-015-000	VC
096-221-016-000	FR, VC
096-221-017-000	VC
096-221-018-000	VC
096-221-019-000	FR, HC
096-221-021-000	VC
096-221-025-000	VC
096-221-026-000	FR, VC
096-221-027-000	VC
096-221-029-000	HC, VC
096-230-035-000	CP, EC, HDR - 20
096-340-023-000	HDR - 25
096-340-030-000	CP, HDR - 25
096-490-015-000	VC
096-490-017-000	FR, VC
096-490-018-000	FR, VC
096-540-003-000	HDR - 25
096-540-009-510	CP, FR, HDR – 10, V
096-540-015-000	VC
096-540-016-000	CP, FR, VC

VOLTAIX COMMERCIAL PROJECT – PLN15-00092 – BOS5

Status: County comments sent 4/14/15; Applicant 2nd submittal due 5/14/15

Lead: ALLEN BREUCH

Project Description: The project proposes to construct two two-story buildings with mixed uses on a .84-acre lot.

Applicant: OGILVY CONSULTING 530-583-5800

Location: 620 Bear Street, Kings Beach

Acres: .84

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: VOLTAIX LLC

APN	Zoning
090-092-050-000	026 KINGS BEACH INDUSTRIAL COMMERCIAL/PUBLIC SERVICE

WEST END PARKING LOT – PLN14-00092 – BOS5

Status: Mitigated Negative Declaration public review ended 4/28/15; Project entitlements due

Lead: Stacy Wydra

Project Description: The project proposes to construct a 29-space public parking lot in Kings Beach as part of the Kings Beach Commercial Core Improvement Program.

Applicant: Auerbach Engineering

Location: 8200-8230 Rainbow Ave. between Secline & Deer Streets, Kings Beach

Acres: 21,875 square feet

Community Plan: North Tahoe Community Plan

MAC Area: NORTH TAHOE REGIONAL ADVISORY COUNCIL

Owner: County of Placer

APN	Zoning
090-071-034-000	029 KINGS BEACH SPECIAL AREA #2:
090-071-008-000	029 KINGS BEACH SPECIAL AREA #2:

COUNTY-WIDE

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: Notice of Preparation public review from 7/16/14 to 8/15/14; Project being revised and re-noticed

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. The Tahoe City Lodge will be included in the Area Plan Update as a pilot project.

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: Stacy Wydra

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.