

County of Placer
Planning Department

BOARD SUBMITTAL COVER SHEET

TO: Board of Supervisors

FROM: MICHAEL J. JOHNSON, AICP
Director of Planning

DATE: July 24, 2006

SUBJECT: REZONING APPLICATION FOR "THE NORTHSIDE AT NORTHSTAR"
(PSUBT20060278)

APPLICANT:

East-West Partners, Ltd

SUMMARY:

At its June 22, 2006 meeting, the Planning Commission recommended approval of a Rezoning at the Northstar Resort, which would accommodate a residential development project known as "The Northside". The Planning Commission also approved a Tentative Map and Conditional Use Permit for the development of 103 condominium units and 34 townhome units, along with associated parking and an 8,900 square foot recreational center and swimming pool.

CEQA COMPLIANCE:

An Environmental Impact Report (EIR) was prepared for this project and is recommended as the appropriate environmental document.

FISCAL IMPACT: None

RECOMMENDATION:

Staff recommends the Board of Supervisors' certify the EIR and approve the Rezoning request.

**MEMORANDUM
PLACER COUNTY
PLANNING DEPARTMENT**

TO: Board of Supervisors

FROM: MICHAEL J. JOHNSON, AICP
Director of Planning

DATE: July 11, 2006

SUBJECT: REZONING APPLICATION FOR "THE NORTHSIDE AT NORTHSTAR"
(PSUBT20060278)

SUMMARY:

At its June 22, 2006 meeting, the Planning Commission recommended to the Board of Supervisors approval of a rezoning of approximately 12.5 acres of a 13.6-acre project area, as depicted on the following table:

Acreage	From	To	Acreage
9.2	RS-PD-3	RM-DS-PD-15.0	2.3
		RM-DS-PD-6.0	6.9
3.9	RES-DS-PD-15	RM-DS-PD-15.0	2.0
		RM-DS-PD-6.0	0.8
0.5	FOR	RM-DS-PD-15.0	0.5
13.6			12.5

The Rezone will allow for the development of a proposed residential development known as the "Northside" at the Northstar Resort. The proposed project consists of 103 condominium units (with whole as well as timeshare units), and 34 townhome units, along with an 8,900 square foot recreation building and swimming pool complex. In a separate action, the Planning Commission approved a Tentative Subdivision Map and Conditional Use Permit (CUP).

BACKGROUND:

On December 16, 2003, the Placer County Board of Supervisors approved the 2003 Martis Valley Community Plan (MVP). That plan updated and replaced the 1975 Martis Valley General Plan as the operative plan for the Placer County portion of the Martis Valley. On June 7, 2005, the Placer County Superior Court issued a judgment that required Placer County to rescind its approval of the 2003 MVCP and zoning ordinance changes and ordered that a new EIR be prepared in accordance with CEQA. However, the judgment exempted all Northstar projects from the decision. Pursuing such projects in the interim period would not prejudice compliance with CEQA. In light of this position, The Northside project can be processed under the adopted 2003 MVCP.

The project is located at the Northstar-at-Tahoe Resort complex, adjacent to, and west of, the Northstar Village development. Although the application is for a rezoning of a portion of the subject property, the change in zoning is proposed to match with the location of the proposed improvements and, correspondingly, to reduce the number of potential units permitted under the

Martis Valley Community Plan for that area. The resulting land use, density, and intensity of use would be consistent with the Land Use Element of the Martis Valley Community Plan.

On June 22, 2006, the Planning Commission unanimously adopted a motion (7:0), to approve the Tentative Subdivision Map and Conditional Use Permit for the Northside, and recommended the Board of Supervisors certify the EIR and approve the Rezoning request.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Rezone of a portion of Assessor's Parcel Number 110-080-59 from RS-PD-3, RES-DS-PD-15 to RM-DS-PD-6 and RM-DS-PD-15 to allow for the development of 103 condominium units on 5.0 acres, and 34 townhome units on 7.42 acres, along with 8,900 square feet of recreational buildings and swimming pool. The project would also include the development of 123 parking spaces. To accommodate the proposed project, approximately 600 day-skier parking spaces located on the 13.6-acre site will be removed. Those parking spaces will be replaced at the intercept lot to be constructed in 2006 at the northern end of the resort.

REZONING/GENERAL PLAN:

The MVCP land use designations on the project site includes 8.6 acres of Medium Density Residential (5-10 du/ac) and Tourist/Resort Commercial (15 du/ac) which would allow up to of 161 residential units. The current zoning of the property is a mixture of RS-PD-3.0, RES-DS-PD-15.0, FOR-B-X-160 and RM-DS-PD-6.0. The proposed rezone could yield a maximum of 148 dwelling units and would fall within the density range allowed within the MVCP land use designations. As noted previously, the project proposes a total of 137 units. Townhomes are allowed within the MDR land use designation and condominiums and timeshare ownership are consistent with the land uses (i.e., overnight lodging facilities of all types) of the TC land use designation.

CEQA COMPLIANCE:

The EIR evaluated all applicable environmental impacts associated with the project. The EIR concluded that there are three significant and unavoidable impacts and three that are cumulatively significant. Since the mitigation measures are unable to reduce the impacts below a level of significance, the impacts are considered unavoidable. Impact 4.6.1 (construction exhaust and fugitive particulates) is a direct significant impact that is temporary and related to construction activities. Impacts 4.4.5, 4.4.9 (exceedance of an established traffic level of service standard) and 4.4.10 (increased traffic on regional highway facilities outside of the project area) will both directly and cumulatively impact traffic. Impact 4.13.7 will cumulatively contribute to nighttime lighting.

The 2012 LOS impact at two intersections in Placer County and five in the Town of Truckee are determined to be significant, primarily because of the unknown timing of the implementation of the mitigation measures. Many of the affected intersections are located outside Placer County jurisdiction, as well. The EIR concludes that the mitigation measure would be effective in reducing project impacts below significant levels. The significance conclusion is based on the timing issue related to coordination with the Town of Truckee and Caltrans with the final mitigation approach. Night lighting is also a cumulative significant impact. While there are mitigation measures to lessen each of these impacts, a Statement of Overriding Considerations will need to be made if the project is approved.

While construction-related air quality impacts are viewed to be significant and unavoidable, these impacts will be short-term in nature. While there are a number of mitigation measures that will

reduce the impacts of nighttime lighting, this impact is considered cumulatively considerable when combined with the introduction of night lighting associated with Northstar Village, Highlands and other projects taking place in the resort. This conclusion is reached because the addition of new nighttime lighting sources on a regional level in a visually sensitive area is significant where limited lighting sources currently exist.

The Draft EIR identified and compared environmental effects of the five alternatives listed below with environmental impacts resulting from the proposed Project. In accordance with the provisions of CEQA Guidelines section 15126.6, the following alternatives to the proposed Project were evaluated:

Alternative 1 – No Project Alternative: The Northside project is not developed and the day skier parking lot would remain.

Alternative 2 – Highlands Site Alternative: The Highlands Site Alternative would result in development of the proposed project on 13.7 acres of Parcel 5 within Northstar Highlands.

Alternative 3 Redesign Alternative: This alternative would reduce the commercial/retail uses from 37,200 square feet (elimination of approximately 24,200 square feet) to 13,000 square feet. Approximately 6,000 square feet of the total would be retained to provide support services to the residential and timeshare condominium users. The total number of residential units would remain the same.

While the EIR has determined that the environmentally superior alternative is the No Project Alternative, this alternative does not meet any of the project objectives. The Redesign Alternative (Alternative 3) has been determined by the EIR as the environmentally superior alternative as it would provide the most environmental benefits while still meeting the project objectives. Many of the project changes are similar to the Redesign Alternative. In actuality, the project revisions go further in reducing the intensity of the project through the elimination of all commercial retail and service uses. It is noted that the Redesigned Alternative would not reduce any of the significant unavoidable impacts to a level of less than significant.

An Environmental Impact Report (EIR), was prepared for the project and is recommended by the Planning Commission as the appropriate environmental document, and is included as Exhibit E of this packet.

RECOMMENDATION:

Staff recommends the Board of Supervisors certify the EIR and approve the Rezoning request. The proposed findings are included as Exhibit C of this packet.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Director of Planning

EXHIBITS:

- Exhibit A- Vicinity Map
- Exhibit B- Ordinance to Adopt Rezoning
- Exhibit C- Proposed Findings
- Exhibit D- Final Conditions
- Exhibit E- Environmental Impact Report (EIR) (Under separate cover)

cc: East West Partner, LTD

COPIES SENT BY PLANNING:

Tom Brinkman -Public Works,
Transportation
Dana Winegar - Environmental
Health Services
Brent Backus - Air Pollution Control
District
Vance Kimbrell - Facilities, Parks
Scott Finley - County Counsel
Allison Carlos – CEO's Office
Michael Johnson - Planning Director
Bill Combs – Principal Planner
Subject/chrono files