



## CEQA Active Projects

### July 2021

Sorted by Board of Supervisor District

#### NEW PROJECTS SINCE 5/1/2021

PLN21-00208	McCourtney Road Minor Land Division
PLN21-00227	Morgan Creek Subdivision
PLN21-00244	Boatworks at Tahoe
PLN21-00265	Granite View Hotel Condominiums
PLN21-00267	VISWA MINOR LAND DIVISION

## District 1

#### VISWA MINOR LAND DIVISION

PLN21-00267

<b>Lead:</b>	Amy Rossig
<b>Status:</b>	The County received this application on 06/18/21 and the Environmental Review Committee (ERC) is reviewing the application for completeness.
<b>Project Description:</b>	The project proposes to subdivide an 8.3-acre parcel into two residential parcels consisting of 2.15 acres and 6.21 acres.
<b>Applicant:</b>	Viswa Vutharkar
<b>Supervisor District:</b>	District 1
<b>Community Plan:</b>	Dry Creek West Placer Community Plan
<b>MAC Area:</b>	West Placer Municipal Advisory Council
<b>Owner:</b>	Lingarkar Veena & Vutharkar Viswa Prasad

APN	Address	Zoning	Acres
023-234-073-000	8450 LOTUS CT, ROSEVILLE	RA-B-X 2 AC. MIN.	8.30
			8.30

#### CREEKVIEW RANCH SUBDIVISION

PLN21-00130

<b>Lead:</b>	Christopher Schmidt
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**Status:** A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is being prepared. Release of the NOP to responsible agencies and the public is forthcoming.

**Project Description:** The project proposes development of a single-family residential community with approximately 617 lots in four distinct neighborhoods with ten villages. The project includes a total of approximately 185 acres, comprised of a 139.8-acre (gross) parcel (Assessor's Parcel No. 474-100-001, "Schellhou parcel") located on the north side of PFE Road at the northern terminus of North Antelope Road, and a 44.9-acre (gross) parcel (APN 474-120-017, "Placer Greens parcel").

**Applicant:** Dave Cook

**Supervisor District:** District 1

**Community Plan:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Placer Greens Partnership

APN	Address	Zoning	Acres
474-100-001-000	2360 P F E RD, ROSEVILLE	F-DR 4.6 AC. MIN.; O	136.23
474-120-017-000	0 NO ADDRESS ON FILE, ROSEVILLE	IN-UP-Dc; INP-Dc; O; OP-Dc	44.90
			<u>181.13</u>

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## PFE RANCH SUBDIVISION (FORMERLY GRASSY KNOLL SUBDIVISION)

PLN19-00294

**Lead:** Angel Green

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.

**Project Description:** The project proposes to create a 10-lot residential subdivision ranging from 22,260 sf to 33,856 sf in size.

**Applicant:** Krg Investments

**Supervisor District:** District 1

**Community Plan:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Krg Investments

APN	Address	Zoning	Acres
023-250-062-000	9324 COOK RIOLO RD, ROSEVILLE	RS-AG-B-20	8.70
			<u>8.70</u>

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## SILVER SAGE - RIOLO VINEYARD SPECIFIC PLAN PHASE 3

PLN18-00333

**Lead:** Nick Trifiro

**Status:** The proposed project is within the scope of impacts addressed in a previously-certified Environmental Impact Report (EIR). No further environmental document will be prepared. No change since last update.

**Project Description:** 270 residential lot subdivision located within 113.9 acres of the Riolo Vineyard Specific Plan, including trails and open space.

**Applicant:** N/A

**Supervisor District:** District 1

**Community Plan:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Jen California 8 Llc

APN	Address	Zoning	Acres
023-200-031-000	5520 P F E RD, ROSEVILLE	SPL-RVSP	0.00
023-200-055-000		SPL-RVSP	93.90
023-200-072-000		SPL-RVSP	85.70
023-200-089-000			
			179.60

## MORGAN CREEK SUBDIVISION

**PLN21-00227**

**Lead:** Alex Fisch

**Status:** An Environmental Impact Report (EIR) will be prepared. The County and Applicant will enter into a 3-party Contract with a qualified EIR consultant. The contract and scope of work for preparation of an EIR is being prepared/finalized. No change since last update.

**Project Description:** The project proposes a vesting tentative subdivision map and modification to Conditional Use Permit No. 1844A in order to convert approximately 45 acres of golf course into 79 single-family lots for much needed new housing. The 45-acre project site is split between a north portion, comprised of 17.33 acres, and a south portion, comprised of 27.37 acres. The fast-casual restaurant and an event business would continue to operate.

**Applicant:** Travis Brooks

**Supervisor District:** District 1

**Community Plan:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Gibson Charles L Et Al

APN	Address	Zoning	Acres
023-240-057-000		RS-AG-B-40 PD = 1	22.00
023-240-083-000	3803 SAINT JULIEN WY, ROSEVILLE	O PD = 1; RS-AG-B-40 PD = 1	54.90
023-250-060-000	3550 PFE RD, ROSEVILLE	O PD = 2; RS-AG-B-20 PD = 2	82.20
			159.10

## FRISVOLD TENTATIVE MAP

**PLN20-00291**

**Lead:** Nick Trifiro

**Status:** The County received the additional information requested on 12/16/20 and is reviewing the information for completeness. No change since last update.

**Project Description:** The project proposes to subdivide an undeveloped, medium density residential parcel within the Riolo Vineyards Specific Plan area into 116 single family lots ranging in size from 3,330 square feet to 6,600 square feet along with landscape corridor lots along PFE Road and an internal paseo totaling 1.5 +/- acres. Primary access will be via right in and right out entrance off of PFE road and secondary access provided to the north through the Silver Sage development.

**Applicant:** Jen California 8 Llc

**Supervisor District:** District 1

**Community Plan:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Jen California 8 Llc

APN	Address	Zoning	Acres
023-200-057-000	5718 P F E RD, ROSEVILLE	C1-UP-Dc; RS-AG-B-20-DR PD = 2	14.40
			14.40

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## BASELINE COMMERCIAL CENTER

PLN20-00103

**Lead:** Christopher Schmidt

**Status:** Project consideration, including adoption of the Mitigated Negative Declaration and Erratum, is tentatively scheduled for the Board of Supervisors meeting on 07/06/21.

**Project Description:** General Plan Amendment, Rezone, Minor Boundary Line Adjustment, Tentative Parcel Map, and Conditional Use Permit to construct the Baseline Commercial Center, a 31,200 square-foot neighborhood shopping center consisting of a 6,500 square foot gas station/convenience store with a drive-through car wash and 16-pump gas station, a 2,500 square foot oil change/auto repair building, a 2,500 square foot fast-food restaurant with drive-through, four additional retail buildings ranging in size from 3,200 square feet to 6,500 square feet, as well as associated parking.

**Applicant:** Bryan Landgraf

**Supervisor District:** District 1

**Community Plan:** Dry Creek West Placer Community Plan

**MAC Area:** West Placer Municipal Advisory Council

**Owner:** Cal Holdings, Llc

APN	Address	Zoning	Acres
023-221-020-000	8000 CROWDER LN, ROSEVILLE	RS-AG-B-40 PD = 1	1.90
			1.90

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## District 2

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**LINCOLN HAY FEED - MUP TYPE B****PLN18-00420**

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**Lead:** Bennett Smithhart

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**Status:** The Environmental Review Committee (ERC) completed its review of the application on 04/20/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

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**Project Description:** A Minor Use Permit for the construction and operation of a feed store located at 1330 Hungry Hollow Road. Lincoln Hay and Feed, is considered a "Farm equipment and supplies sales" use. This property is zoned Farm 4.6-acre min and the Placer County Zoning Ordinance allows the sale of "Farm equipment and supplies sales" such as hay, grain and feed sales with a minor use permit.

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**Applicant:** Ericka Martinez

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**Supervisor District:** District 2

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**Community Plan:** Placer County General Plan

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**MAC Area:** Rural Lincoln Municipal Advisory Council

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**Owner:** Lammi Brian & Lammi Christie

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
021-250-049-000	1330 HUNGRY HOLLOW RD, LINCOLN	F 4.6 AC. MIN.	5.80
			<hr/> 5.80

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**FOWLER ROAD SUBDIVISION****PLN17-00204**

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**Lead:** Nikki Streegan

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**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 02/22/21. No change since last update.

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**Project Description:** The requested entitlement is for a major subdivision to subdivide the existing 81-acre parcel into eight lots each with a minimum of ten acres.

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**Applicant:** Andi Panagopoulos

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**Supervisor District:** District 2

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**Community Plan:** Placer County General Plan

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**MAC Area:** Rural Lincoln Municipal Advisory Council

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**Owner:** Dwayne Nash

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-351-002-000	1275 FOWLER RD, LINCOLN	F-B-X 10 AC. MIN.	80.00
			<hr/> 80.00

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**MCCOURTNEY ROAD MINOR LAND DIVISION****PLN21-00208**

<b>Lead:</b>	Nick Trifiro
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of the application on 06/11/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant.
<b>Project Description:</b>	The project proposes a minor land division in order to subdivide an 80.8-acre parcel into four parcels consisting of 20.7 acres, 24.4 acres, 15.3 acres, and 20.4 acres. The project also proposes a Variance to the southern parcel line of parcel 1 for an 11' rear setback where 30' is required.
<b>Applicant:</b>	David Miller
<b>Supervisor District:</b>	District 2
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Rural Lincoln Municipal Advisory Council
<b>Owner:</b>	Lincoln Land And Livestock Llc Et Al

APN	Address	Zoning	Acres
021-190-005-000	2086 MCCOURTNEY RD, LINCOLN	F 4.6 AC. MIN.	80.00
			80.00

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**CARGILE MINOR LAND DIVISION** **PLN20-00318**

<b>Lead:</b>	Adam Anderson
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of the application on 04/12/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.
<b>Project Description:</b>	PROPOSED MINOR LAND DIVISION TO SPLIT 4.9 ACRE PARCEL INTO TWO LOTS. ONE PARCEL WILL BE 2.3 ACRES, AND THE OTHER LOT WILL BE 2.6 ACRES.
<b>Applicant:</b>	Cargile Kimberly Louise
<b>Supervisor District:</b>	District 2
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	N/A
<b>Owner:</b>	Cargile Kimberly Louise

APN	Address	Zoning	Acres
017-040-055-000	3330 AMORUSO WY, ROSEVILLE	RA-B-100	4.90
			4.90

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**MILLER MINOR LAND DIVISION** **PLN20-00136**

<b>Lead:</b>	Amy Rossig
<b>Status:</b>	The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.

**Project Description:** The project proposes a minor land division in order to subdivide an approximately 20.2-acre parcel into two parcels. Parcel 1 would be 10.06 acres in size and Parcel 2 would be 10.11 acres in size. Access to the Parcel 2 would be provided from an encroachment located on the western portion of the parcel. Access to Parcel 1 would be from an encroachment located in the middle of the parcel.

**Applicant:** Miller Mike

**Supervisor District:** District 2

**Community Plan:** Placer County General Plan

**MAC Area:** Rural Lincoln Municipal Advisory Council

**Owner:** Mike Miller

APN	Address	Zoning	Acres
020-167-075-000	1675 WISE RD, LINCOLN	F-B-X 10 AC. MIN.	20.30
			<hr/> 20.30

## District 3

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### DAVENPORT MLD

PLN20-00044

**Lead:** Bennett Smithhart

**Status:** Project consideration, including adoption of the Mitigated Negative Declaration, is tentatively scheduled for the Parcel Review Committee meeting on 07/15/21.

**Project Description:** The project proposes to subdivide a 26.51-acre parcel zoned RA-B-100 into four parcels consisting of 7.06-acres (Parcel 1), 9.68-acres (Parcel 2), 6.33-acres (Parcel 3) and 3.44-acres (Parcel 4). Access to all four parcels will be from an on-site private road ending in a cul-de-sac, the road connects to Vista Cielo Drive to the south. Parcel 1 is developed with an existing single-family dwelling and carport, Parcel 2 is undeveloped with a proposed building pad area of 5,625 square feet, Parcel 3 is developed with an existing barn which will be converted to a dwelling unit, Parcel 4 is developed with a building pad, rockery retaining wall and has an issued building permit for an approximately 3,440 square foot single-family dwelling.

**Applicant:** Bob Keil

**Supervisor District:** District 3

**Community Plan:** Placer County General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Davenport Jeffery L & Davenport Deborah

APN	Address	Zoning	Acres
042-041-053-000	1870 VISTA CIELO DR, NEWCASTLE	RA-B-100	26.40
			<hr/> 26.40

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**BICKFORD RANCH MARKETPLACE****PLN18-00521**

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**Lead:** Christopher Schmidt

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**Status:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is being prepared. Release of NOP for public review and comment is forthcoming. No change since last update.

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**Project Description:** The project proposes an 82,888 square foot neighborhood commercial center including grocery, retail, restaurant, and gas station services.

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**Applicant:** Mark Skreden

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**Supervisor District:** District 3

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**Community Plan:** Placer County General Plan

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**MAC Area:** N/A

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**Owner:** Mark Skreden

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-106-001-000		F-B-X-DR 10 AC. MIN.; F-B-X 10 AC. MIN.	<u>10.00</u>
			10.00

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**THOMAS MINOR LAND DIVISION****PLN20-00260**

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**Lead:** Bennett Smithhart

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**Status:** This application was withdrawn by the applicant on 06/17/21.

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**Project Description:** This project proposes subdivision of a 20.06 gross acre parcel into 2 new lots. Proposed parcel 1 would be 5.26 gross acres with an existing house. Proposed parcel 2 would be 14.79 gross acres.

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**Applicant:** Jerel Olimpiada

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**Supervisor District:** District 3

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**Community Plan:** Ophir General Plan

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**MAC Area:** Newcastle/Ophir Municipal Advisory Council

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**Owner:** Thomas Michael A & Thomas Jeanine M

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-031-007-000	7987 CHILI HILL RD, NEWCASTLE	F 4.6 AC. MIN.	<u>19.40</u>
			19.40

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**DAVENPORT VEHICLE STORAGE****PLN21-00013**

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**Lead:** Amy Rossig



**Status:** The Environmental Review Committee (ERC) completed its review of the application on 03/17/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** The applicant is requesting approval of a Minor Use Permit to install a paved driveway & a chainlink fence across front of property with a gate, scrape vegetation off & lay down gravel to park traffic control equipment (trucks & light board trailers & towers, road signs) and a temporary portable office trailer.

**Applicant:** Jeff Davenport

**Supervisor District:** District 3

**Community Plan:** Ophir General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Davenport Deborah Et Al

APN	Address	Zoning	Acres
040-271-042-000	0 NO ADDRESS ON FILE, AUBURN	C3-UP-Dc	4.90
			<hr/> 4.90

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## ASPEN DRIVE BRIDGE

PLN21-00067

**Lead:** Adam Anderson

**Status:** The proposed project has been determined to be EXEMPT from CEQA. No further environmental review required.

**Project Description:** The property owner proposes to construct a new vehicle bridge for private use across Secret Ravine.

**Applicant:** Erik Fanselau

**Supervisor District:** District 3

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** Allen Suzanne Trustee

APN	Address	Zoning	Acres
043-170-019-000	3025 ASPEN DR, PENRYN	RA-B-X 4.6 AC. MIN.	6.40
			<hr/> 6.40

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## WEBER WEDDING VENUE

PLN21-00085

**Lead:** Bennett Smithhart

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 04/20/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** Wedding Venue, 15 events per year accommodating 100 guests.

**Applicant:** Laura Weber

**Supervisor District:** District 3

**Community Plan:** Placer County General Plan

**MAC Area:** N/A

**Owner:** Weber Roger K Jr & Weber Laura M

APN	Address	Zoning	Acres
031-106-006-000	170 TWIN PONDS LN, LINCOLN	F-B-X 10 AC. MIN.	18.70
			18.70

**THE RIDGE**

**PLN19-00307**

**Lead:** Christopher Schmidt

**Status:** The Notice of Preparation (NOP) of an Environmental Impact Report (EIR) public review period ended 01/28/21; the Draft EIR is being prepared. Release of Draft EIR for public review and comment is forthcoming. No change since last update.

**Project Description:** The project proposes a single family detached residential village comprised of 28 low density residential lots, 6 rural residential lots and two common area lots situated on a 24.95 acre parcel.

**Applicant:** Ken Topper

**Supervisor District:** District 3

**Community Plan:** Placer County General Plan

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** Southfork Lp

APN	Address	Zoning	Acres
031-106-030-000		F-B-X 10 AC. MIN.; SPL-BRSP	24.90
			24.90

**PENRYN WINERY**

**PLN21-00198**

**Lead:** Jennifer Byous

**Status:** An Environmental Impact Report (EIR) will be prepared. The County and Applicant will enter into a 3-party Contract with a qualified EIR consultant. The contract and scope of work for preparation of an EIR is being prepared/finalized. No change since last update.

**Project Description:** The project proposes a Conditional Use Permit for the construction and operation of a large winery (20,000+ cases), including wine production facilities, tasting room, accessory restaurant and associated facilities on approximately 17.96 acres within three separate, contiguous parcels, which combined, total 44.14 acres. When fully operational, the winery will process grapes grown onsite and purchased from specialized vineyards and will produce over 20,000 cases of wine annually. The conditional use permit would also allow 75 attendees at Agricultural Promotional Events. Also proposed is a Variance to allow a maximum height of 75 feet for an Octagonal building.

**Applicant:** Evan Mackenzie

**Supervisor District:** District 3

**Community Plan:** Placer County General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Mima Capital Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-220-061-000	7615 Callison RD, Penryn	F-B-X 20 AC. MIN.	30.80
			<u>30.80</u>

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**ROBINSON NEWCASTLE GRAVEL PIT CONDITIONAL USE PERMIT MODIFICATION AI**

**PLN20-00016**

**Lead:** Patrick Dobbs

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared. No change since last update.

**Project Description:** The project proposes to extend the operational life of the Robinson Newcastle Gravel Pit for an additional 20 years in order to expand and complete aggregate mining of the site as well as complete reclamation. The proposed project requests an expansion of the existing mining area by 4.2 acres. The operation life of the mine would extend from January 2020 to January 2041.

**Applicant:** Jan Ferreira

**Supervisor District:** District 3

**Community Plan:** Ophir General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Ophir Road Industrial Park Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
040-320-057-000	9691 OPHIR RD, NEWCASTLE	F-MR-SP; HS-B-43-MR-SP-Dc	20.00
			<u>20.00</u>

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**HINKEY MINOR LAND DIVISION**

**PLN21-00036**

**Lead:** Kally Keding-Cecil

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 03/16/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** The project is a minor land division of an existing 5.2-acre parcel into two parcels consisting of 2.6 acres on Seavey Lane in Loomis. MBLA PLN20-00279 was approved on Jan. 24, 2021 and adjusted the location of the lot lines. The site is currently undeveloped with the exception of a driveway that serves the adjacent northern residence.

**Applicant:** Curt Castro

**Supervisor District:** District 3

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** Hinkey Joshua M & Hinkey Elise M Tr

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
037-031-025-000		RA-B-100	5.20
			<u>5.20</u>

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**FOX HILL LANE ESTATES MINOR LAND DIVISION**

**PLN18-00116**

**Lead:** Kally Keding-Cecil

**Status:** The public review period for the Mitigated Negative Declaration ends on 07/06/21. A Parcel Review Committee public meeting will be scheduled thereafter.

**Project Description:** The project proposes to subdivide a 35.7-acre parcel into three parcels consisting of 13.48 acres (Parcel 1), 12.80 acres (Parcel 2), and 9.81 acres (Parcel 3). The project site is approximately 0.81 mile northwest of the intersection of Uncle Joe's Lane and Ridge Road in Newcastle. The lots would be developed with individual driveways connecting to Fox Hill Lane. Each lot would have individual onsite septic disposal systems and private wells. Offsite improvements are required to widen a portion of Uncle Joe's Lane. All development is required to comply with Placer County development standards including the Land Development Manual, Zoning Ordinance, and California Building Codes.

**Applicant:** Swec, Inc. (Dan Wilson And Cynthia Mitchell)

**Supervisor District:** District 3

**Community Plan:** Placer County General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council

**Owner:** Mitchell Cynthia A

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
031-161-006-000		F-B-X 4.6 AC. MIN. PD = 0.22	12.20
031-161-007-000		F-B-X 4.6 AC. MIN. PD = 0.22	13.70
031-470-020-000		F-B-X 4.6 AC. MIN. PD = 0.22	9.80
			<u>35.70</u>

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**PENRYN PET HOSPITAL**

**PLN20-00188**

**Lead:** Angel Green

**Status:** The County received the additional information requested on 05/24/21 and is reviewing the information for completeness. No change since last update.

**Project Description:** The proposed project consists of a two-building (each building is +/- 3,480 square feet) development with associated site, parking and utility improvements for a new small pet hospital. The project will develop approximately 1.5 acres of the 8.3 acres. Building A will be used as the small pet hospital with exam rooms, dental and surgical suite, pharmacy, boarding area and associated administrative / client areas. Building B will be allocated as a support building for the Loomis Basin Equine Hospital with CT scans, MRI and other types of medical procedure rooms for large animals. Site improvements include parking, pavements, concrete walks, trash enclosure and landscaping / vegetative swales. Site features such as granite rock outcroppings and trees will remain to the extent possible.

**Applicant:** Edward Mojica

**Supervisor District:** District 3

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** Fielding Christopher Langdon

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
043-060-054-000	3025 PENRYN RD, PENRYN	C1-UP-Dc	<u>8.30</u> 8.30

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## PALM VALLEY ESTATES MINOR LAND DIVISION

**PLN21-00084**

**Lead:** Jennifer Byous

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 06/17/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant.

**Project Description:** The project proposes a Minor Land Division to subdivide an undeveloped 19.7-acre parcel into four parcels. Parcel 1 is proposed to be a 20.03-acre parcel Parcel 2 is proposed to be 4.95 acres, Parcel 3 is proposed to be 5.04 acres, and Parcel 4 is proposed to be 5.01 acres. Access to future residences on the four parcels would be provided from Delmar Avenue.

**Applicant:** Craig Silver

**Supervisor District:** District 3

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** Horseshoe Bar-Penryn Municipal Advisory Council

**Owner:** Northwest Development Llc

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
030-030-033-000	3131 DELMAR AVE, LOOMIS	RA-B-X 4.6 AC. MIN.	<u>19.40</u> 19.40

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## District 4

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### BAYSIDE FIELDS

**PLN19-00327**

**Lead:** Bennett Smithhart

**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. No change since last update.

**Project Description:** Bayside Church (Applicant) proposes to develop recreation uses on a 17.3-acre portion of the 34.6-acre Bayside Church campus in Granite Bay. Proposed uses include a field area for three to five soccer fields, children's play area, picnic area, concession/restrooms building, storage building, and parking. Approximately 5.7 acres of the 17.3-acre site would be used for passive recreation. See attached Project Description document.

**Applicant:** Kris Steward

**Supervisor District:** District 4

**Community Plan:** Granite Bay Community Plan

**MAC Area:** Granite Bay Municipal Advisory Council

**Owner:** Bayside Covenant Church Incp O Box 2336

APN	Address	Zoning	Acres
046-090-042-000		F-B-X 20 AC. MIN.	14.50
			14.50

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## KUCHER MINOR LAND DIVISION

PLN21-00049

**Lead:** Adam Anderson

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 06/02/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant.

**Project Description:** The project proposes a Minor Land Division to divide a 1.35-acre parcel into two parcels consisting of 0.62 acres (Parcel 1) and 0.62 acres (Parcel 2).

**Applicant:** Sergei Kucher

**Supervisor District:** District 4

**Community Plan:** Granite Bay Community Plan

**MAC Area:** Granite Bay Municipal Advisory Council

**Owner:** Deane George C & Patricia L Trustees

APN	Address	Zoning	Acres
048-114-024-000	8260 ROYALL OAKS DR, GRANITE BAY	RS-AG-B-20	0.00
			0.00

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## TANNER MINOR LAND DIVISION

PLN21-00038

**Lead:** Kally Keding-Cecil

**Status:** The County received this application on 01/28/21 and the Environmental Review Committee (ERC) is reviewing the application for completeness. No change since last update.

**Project Description:** The project proposes to subdivide a 10.88-Acre into two Parcels consisting of 6.28 acres and 4.60 acres.

**Applicant:** Greg Cook

**Supervisor District:** District 4  
**Community Plan:** Granite Bay Community Plan  
**MAC Area:** Granite Bay Municipal Advisory Council  
**Owner:** Tanner John D & Barbara

APN	Address	Zoning	Acres
046-080-013-000	7150 J BAR B DR, GRANITE BAY	RA-B-X 4.6 AC. MIN.	10.90
			<u>10.90</u>

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**MEYER MINOR LAND DIVISION****PLN21-00135**

**Lead:** Amy Rossig

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 05/20/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** The project proposes a minor land division in order to subdivide a 58-acre property into 3 10-acre parcels and a remainder parcel of approximately 28 acres.

**Applicant:** Florida O'Brien

**Supervisor District:** District 4

**Community Plan:** Granite Bay Community Plan

**MAC Area:** Granite Bay Municipal Advisory Council

**Owner:** Kevin Meyer

APN	Address	Zoning	Acres
036-171-019-000	8110 DICK COOK RD, LOOMIS	RA-B-X 10 AC. MIN.	58.20
			<u>58.20</u>

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**M ROOT ESTATES****PLN20-00247**

**Lead:** Christopher Schmidt

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 03/16/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant.

**Project Description:** This project proposes a vesting tentative tract map (VTTM) for a single family detached residential use on largely undeveloped parcels that straddle two jurisdictions: Placer County and Citrus Heights.

**Applicant:** Dotty Hardinger

**Supervisor District:** District 4

**Community Plan:** Placer County General Plan

**MAC Area:** N/A

**Owner:** Addi Marichan

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
470-200-001-000	8021 TWIN OAKS AVE, ROSEVILLE	RS-AG-B-100	6.38
			<hr/> 6.38

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## GRANITE BAY MEDICAL OFFICE COMPLEX

PLN14-00152

**Lead:** Kally Keding-Cecil

**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 06/10/21.

**Project Description:** The project proposes construction of four medical office buildings (Totaling 15,580 SF), associated parking, and circulation areas on 4 separate parcels totaling 2.13 acres. In addition, the project proposes a front setback variance reduction and a 4-lot Tentative Parcel Map so that each building will be on a separate lot.

**Applicant:** Ron Wood

**Supervisor District:** District 4

**Community Plan:** Granite Bay Community Plan

**MAC Area:** Granite Bay Municipal Advisory Council

**Owner:** Fit Family Development Lp

<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
048-081-056-000		RS-B-20	1.00
048-081-057-000		RS-B-20	1.00
			<hr/> 2.00

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## District 5

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## CHANCE AND DEAN REZONE

PLN19-00367

**Lead:** Amy Rossig

**Status:** The Planning Commission will consider its recommendation to the Board of Supervisors at a public meeting to be scheduled.



**Project Description:** The applicant is requesting an immediate rezone from TPZ to F-B-10 (Farm, combining minimum Building Site of 10 acres) and F-B-2.3 (Farm, combining minimum Building Site of 2.3 acres). A 10-acre portion of the project site would be rezoned to F-B-10 and the remaining 20 acres would be rezoned to F-B-2.3.

The project site is served by a private well and septic system. Access is provided by a private 10 foot wide paved driveway off of Old Bridge Road.

The project is currently developed with a 3,000 square foot caretakers unit (permitted through a Minor Use Permit), a detached garage, an agricultural building and a 420 square foot residential accessory building. The agricultural building and the 420 square foot residential accessory building have been constructed without any building permits. The applicant is requesting an immediate rezone in order to permit these buildings.

**Applicant:** Derek Chance

**Supervisor District:** District 5

**Community Plan:** Colfax Community Plan

**MAC Area:** Weimar/Applegate/Colfax Municipal Advisory Council

**Owner:** Dean Erin Et Al

APN	Address	Zoning	Acres
099-090-004-000	931 OLD BRIDGE RD, COLFAX	TPZ	30.88
			<u>30.88</u>

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**PAONE MINOR LAND DIVISION****PLN20-00030**

**Lead:** Amy Rossig

**Status:** The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 10/29/20. No change since last update.

**Project Description:** The project proposed to subdivide a 6.3-acre parcel into 2 parcels consisting of 3.24 acres and 3.05 acres.

**Applicant:** Pat Druding

**Supervisor District:** District 5

**Community Plan:** Meadow Vista Community Plan

**MAC Area:** Meadow Vista Municipal Advisory Council

**Owner:** Paone James M & Paone Terry A Tr

APN	Address	Zoning	Acres
074-081-066-000	1489 MEADOW VISTA RD, MEADOW VISTA	RS-AG-B-40	6.30
			<u>6.30</u>

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**ARCO AMPM****PLN21-00133**

**Lead:** Bennett Smithhart

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 05/20/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant. No change since last update.

**Project Description:** The project proposes construction of a new convenience store (2,900 square feet), a 17- by 48-foot attached automatic car wash (816 square feet), and a 50- by 90-foot fuel canopy (4,500 square feet) with six (6) multi-product dispensers (MPDs). The existing structures will be demolished prior to construction of the project.

**Applicant:** Aparna Joneja

**Supervisor District:** District 5

**Community Plan:** Auburn/Bowman Community Plan

**MAC Area:** North Auburn Municipal Advisory Council

**Owner:** Csm Ventures Auburn Llc

APN	Address	Zoning	Acres
038-124-001-000	895 GRASS VALLEY HWY, AUBURN	C2-Dc	0.95
			0.95

## AT&T CELL TOWER @ CASAC2022 – FORESTHILL HS

PLN20-00329

**Lead:** Bennett Smithhart

**Status:** The Environmental Review Committee (ERC) has determined that sufficient information has been provided in order to make an Environmental Determination and therefore, has Deemed the Application Complete. An Initial Study Checklist is being prepared.

**Project Description:** This application is for a Minor Use Permit (MUP) to establish a wireless telecommunications facility. The site is located at 5865 Sunset Drive, north of Foresthill Road, east of the high school site. The project site is fully developed with industrial type uses and is designated INP-DC by the County. There are no proposed changes to the existing uses on-site.

The project proposes to establish the following: 1) Install (1) 180' tall monopole structure (MUP Exception per 17.54.0204.b. – the pole height is 174', with a 6' lightning rod at 180'), 2) Install (9) panel antenna (3 per sector), 3) Install (18) RRU behind panel antenna (6 per sector), 4) Install (6) surge protection (2 per sector), 5) Install (1) WIC equipment shelter, 6) Install (1) generator, 7) Install (1) 6' high chain link fence (50' x 50' = 2,500 sf), 8) Install (1) GPS antenna on shelter, 9) Install (3) fiber trunk & (6) power trunk, 10) Install (3) DC9 surge protection and the installation of underground conduit for power and for DC & fiber from the shelter to surge suppression on the monopole.

This proposed facility will allow AT&T to enhance their coverage in this area of Placer County which will better serve area residents, first responders whose signals might bounce off the tower location, and the general public.

**Applicant:** Chris Harrison

**Supervisor District:** District 5

**Community Plan:** Foresthill Divide Community Plan

**MAC Area:** Foresthill Forum Municipal Advisory Council

**Owner:** Drone & Grant Investment Group Llc

APN	Address	Zoning	Acres
007-030-037-000	5865 SUNSET DR, FORESTHILL	MILL MIXED USE (INP-Dc)	11.80
			11.80

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**GATEWAY VILLAGE SUBDIVISION****PLN20-00356**

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<b>Lead:</b>	Bennett Smithhart
<b>Status:</b>	The Environmental Review Committee (ERC) completed its review of additional information provided and has determined that additional information is required before an environmental determination can be made. Additional information was requested from the applicant on 06/02/21.
<b>Project Description:</b>	The project proposes to subdivide a 2.94-acre parcel into 27 single-family, detached residential lots with plus a common area lot. Development standards will be set through the -TC Combining District regulations to be added by a rezone. Requested minimum setbacks are: Rear 3', Side 3', Front 20' to garage and 10' to building. The lots will vary in size from 2716 SF to 4055 SF.  Required Rezone, Major Subdivision, and CUP for residential project within CPD zoning district.
<b>Applicant:</b>	Larry Farinha
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Auburn/Bowman Community Plan
<b>MAC Area:</b>	North Auburn Municipal Advisory Council
<b>Owner:</b>	Gateway Village Llc

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
052-043-007-000	0 NO ADDRESS ON FILE, AUBURN	CPD-Dc-AO	3.40
			<hr/> 3.40

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**SUGAR BOWL TUBING PARK****PLN20-00110**

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<b>Lead:</b>	Bennett Smithhart
<b>Status:</b>	Project consideration, including adoption of the Mitigated Negative Declaration, is tentatively scheduled for the Zoning Administrator meeting on 07/15/21.
<b>Project Description:</b>	The project proposes a Minor Use Permit to construct and operate a snow tubing park on two parcels in an existing resort setting. Access would be from an internal Sugar Bowl resort road.
<b>Applicant:</b>	Christopher Parker
<b>Supervisor District:</b>	District 5
<b>Community Plan:</b>	Placer County General Plan
<b>MAC Area:</b>	Donner Summit Municipal Advisory Council
<b>Owner:</b>	Sugar Bowl Corporation

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
069-070-044-000	415 SUGAR BOWL RD, NORDEN	O; RF 5 AC. MIN. PD = 0.2	83.10
			<hr/> 83.10

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**ASHLEY MINOR LAND DIVISION****PLN19-00254**

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**Lead:** Bennett Smithhart

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**Status:** The County received the additional information requested on 04/19/21 and is reviewing the information for completeness. No change since last update.

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**Project Description:** The project proposes to subdivide a 160-acre parcel, into 10 parcels, all greater than 20 acres.

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**Applicant:** Ken Ashley

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**Supervisor District:** District 5

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**Community Plan:** Placer County General Plan

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**MAC Area:** N/A

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**Owner:** Deubel Enterprises Lp

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
063-200-005-000		RF PD = 0.2	<u>160.00</u>
			160.00

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**BOATWORKS AT TAHOE****PLN21-00244**

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**Lead:** Heather Beckman

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**Status:** An Environmental Impact Report (EIR) will be prepared. The County and Applicant will enter into a 3-party Contract with a qualified EIR consultant. The contract and scope of work for preparation of an EIR is being prepared/finalized.

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**Project Description:** The project proposes 80-85 hotel lodging units, 31 residential condominiums, conference facilities, a lobby, a full-service spa, swimming pools/hot tubs, fitness center, food and beverage outlets, retail space, as well as adequate parking on 3.8-acres.

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**Applicant:** Wyatt Ogilvy

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**Supervisor District:** District 5

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**Community Plan:** Tahoe Basin Area Plan

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**MAC Area:** North Tahoe Municipal Advisory Council

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**Owner:** Boatworks At Tahoe Llc

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<b>APN</b>	<b>Address</b>	<b>Zoning</b>	<b>Acres</b>
094-090-001-000	790 LAKE BLVD, TAHOE CITY	Mixed-Use (Greater Tahoe City)	<u>0.00</u>
			0.00

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**KINGS BEACH CENTER****PLN18-00415**

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**Lead:** Heather Beckman

**Status:** Environmental Impact Report (EIR) required; Contract and scope of work for preparation of an Environmental Impact Report (EIR) is being prepared/finalized. No change since last update.

**Project Description:** Proposed redevelopment of numerous parcels. Propose 120 unit (key) hotel, 20 single family residential condos and retail/mixed use. Pre-Development process determined that this will require an EIR (joint EIS with TRPA).

**Applicant:** Wyatt Ogilvy

**Supervisor District:** District 5

**Community Plan:** Tahoe Basin Area Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Placer County

APN	Address	Zoning	Acres
090-126-021-000	8679 SALMON AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
			<u>0.00</u>

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## SNOW SPORTS MUSEUM AND COMMUNITY CULTURAL CENTER

PLN16-00349

**Lead:** Patrick Dobbs

**Status:** An Environmental Impact Report (EIR) will be prepared. The County and Applicant will enter into a 3-party Contract with a qualified EIR consultant. The contract and scope of work for preparation of an EIR is being prepared/finalized.

**Project Description:** Construction of a 10,000 SF Olympic Museum.

**Applicant:** Gary Davis

**Supervisor District:** District 5

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Owner:** Placer County Of

APN	Address	Zoning	Acres
096-290-056-000	101 SQUAW VALLEY RD, OLYMPIC VALLEY	FR	25.80
			<u>25.80</u>

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## GRANITE VIEW HOTEL CONDOMINIUMS

PLN21-00265

**Lead:** Steve Buelna

**Status:** An Environmental Impact Report (EIR) will be prepared. The County and Applicant will enter into a 3-party Contract with a qualified EIR consultant. The contract and scope of work for preparation of an EIR is being prepared/finalized.

**Project Description:** The project proposes one building containing 52 for-sale hotel condominiums above a 130-space parking structure on the 7.82-acre parcel. The proposed unit mix is 8 one-bedroom units, 38 two-bedroom units, 4 three-bedroom units, and 2 one-bedroom workforce housing units. Each unit will have a covered balcony. The building consists of a basement, two levels of parking and 5 levels of hotel units including a common gathering spot (outdoor deck and indoor clubhouse) on the top floor.

**Applicant:** Jennifer Rosser

**Supervisor District:** District 5

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Owner:** Rosser Jennifer A

APN	Address	Zoning	Acres
096-540-017-000		CP; FR; LDR DF = 10; LDR DF = 4; VC	8.50
			8.50

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**MARTIS VALLEY SELF STORAGE (FORMALLY SUPERIOR STORAGE) PLN20-00197**

**Lead:** Steve Buelna

**Status:** The County received the additional information requested on 06/15/21 and is reviewing the information for completeness.

**Project Description:** The proposed project consists of developing the 2.88-acre parcel to include a 3-story with basement, climate-controlled self storage facility with approximately 70,000 gross SF, 461 units, associated access drive running along the northern property line, parking areas, utilities and drainage improvements. A large portion of the property will remain as open space. The project will be completed in one phase.

**Applicant:** David Kindelt

**Supervisor District:** District 5

**Community Plan:** Martis Valley Community Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** J3 Truckee Llc

APN	Address	Zoning	Acres
080-270-008-000	9770 NORTHSORE BLVD, TRUCKEE	AP-Ds-AO; O-AO	2.88
			2.88

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**LAKESIDE REDEVELOPMENT PLN17-00247**

**Lead:** Steve Buelna

**Status:** The Planning Commission did not adopt the Mitigated Negative Declaratin and denied the project on 05/28/20. Project applicant has appealed to the Board of Supervisors. Meeting is forthcoming. No change since last update.

**Project Description:** The proposed redevelopment is a mixed-use commercial project on 1.8 acres (parcels #1-6) of lakefront land located within the Kings Beach Community Plan Area: Special Area #2 in Kings Beach, CA. The proposed project will include a 5,343 SF (approx.) lakefront amenity building (Participant Sports Facility), 1,600 SF (approx.) of street front retail and 10 second home residential units.

**Applicant:** Brian Helm

**Supervisor District:** District 5

**Community Plan:** Tahoe City Area General Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Laulima Kings Beach, Llc

APN	Address	Zoning	Acres
090-072-006-000	8194 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-072-009-000	8226 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-072-027-000	8200 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.26
090-072-028-000	8258 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.42
090-073-005-000	8178 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
090-073-006-000	8200 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.21
090-073-007-000	8216 BROCKWAY VISTA AVE, KINGS BEACH	Mixed-Use (North Tahoe East)	0.00
			<hr/> 0.89

## SQUAW VALLEY TIMBERLINE TWISTER

PLN17-00266

**Lead:** Steve Buelna

**Status:** Application withdrawn

**Project Description:** Bobsled-like ride mounted on tracks with a 1,370 foot long up-track and a 3,380 foot long down-track, approximately 440 feet in height, serving approximately 350-400 riders per hour from 7am to 9pm, 365 days per year.

**Applicant:** Mike Livak

**Supervisor District:** District 5

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Owner:** Squaw Valley Resort, Llc

APN	Address	Zoning	Acres
096-221-019-000	0 NO ADDRESS ON FILE, OLYMPIC VALLEY	HC	10.30
096-221-038-000		HC	80.70
096-221-045-000	1733 SQUAW VALLEY RD, OLYMPIC VALLEY		
			<hr/> 91.00

## CROM MULTI-FAMILY CONDITIONAL USE PERMIT AND MINOR LAND DIVISION

PLN21-00186

**Lead:** Stacy Wydra

**Status:** The Environmental Review Committee (ERC) completed its review of the application on 06/16/21 and has determined that additional information is required before an environmental determination can be made. Additional information has been requested from the applicant.

**Project Description:** Construction of three new residences on three lots and minor land division for Planned Unit Development.

**Applicant:** Abigail Edwards

**Supervisor District:** District 5  
**Community Plan:** Tahoe Basin Area Plan  
**MAC Area:** North Tahoe Municipal Advisory Council  
**Owner:** Hallahan James P Et Al

APN	Address	Zoning	Acres
090-067-033-000		Residential	0.00
			0.00

**NORTH SHORE GAS STATION MODIFICATION**

**PLN18-00100**

**Lead:** Stacy Wydra  
**Status:** Application deemed complete on 6/3/19. Addendum to a previously-certified Mitigated Negative Declaration is being prepared. No change since last update.  
**Project Description:** The project proposes to add a residential component to the approved project in lieu of the second floor commercial as currently permitted. Specifics include: Addition of two residential units on top of the convenience store. (Removal of the second floor office and retail). Overall height to be increased to three stories. The total height will be approximately 43 feet 1/1 inches tall where 56 feet is allowed in the MU-MTC Town Center Plan in Kings Beach, Ca. The building to consist of an 1,828 sf first floor convenience market and second and third floor residential component.  
**Applicant:** Steve Sutton  
**Supervisor District:** District 5  
**Community Plan:** Tahoe Basin Area Plan  
**MAC Area:** North Tahoe Municipal Advisory Council  
**Owner:** Stars Holding Company Llc

APN	Address	Zoning	Acres
090-192-061-000	8755 LAKE BLVD, KINGS BEACH	Mixed-Use (North Tahoe East)	0.37
			0.37

**WHITE WOLF SUBDIVISION**

**PLN16-00433**

**Lead:** Stacy Wydra  
**Status:** The Notice of Preparation (NOP) of an Environmental Impact Report (EIR) public review period ended 12/05/19; the Draft EIR is being prepared. Release of Draft EIR for public review and comment is forthcoming. No change since last update.  
**Project Description:** 38 single-family residential lots (.5-acre to 1.5-acre in size); 10,360sf clubhouse/lodge, ski resort facilities, warming hut, and ski lift on approximately 74 acres of a 460-acre property owned by applicant.  
**Applicant:** Troy Caldwell  
**Supervisor District:** District 5  
**Community Plan:** Alpine Meadows Community Plan



**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Caldwell Llc

APN	Address	Zoning	Acres
095-190-005-000	2600 ALPINE MEADOWS RD, ALPINE MEAD	RS PD = 8	640.00
095-190-018-000		O	94.00
095-280-030-000		RS-B-20 PD = 2	158.00
095-290-022-000		O	205.50
			<hr/> 1,097.50

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## BROCKWAY CAMPGROUND

PLN15-00294

**Lead:** Stacy Wydra

**Status:** This application was withdrawn on 05/06/21.

**Project Description:** The application proposing a wide range of camping options, up to 550 campsites, and associated amenities on 104 acres of a 120.4-acre property near Brockway in the north Lake Tahoe area has been withdrawn.

**Applicant:** Crew Tahoe, Llc

**Supervisor District:** District 5

**Community Plan:** North Tahoe Community Plan

**MAC Area:** North Tahoe Municipal Advisory Council

**Owner:** Sierra Pacific Industries

APN	Address	Zoning	Acres
110-050-029-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	235.20
110-050-030-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	54.20
110-050-031-000	8512 WELLSCROFT CT, TRUCKEE	TPZ	10.60
110-051-043-000			
110-051-044-000			
110-051-048-000	4699 NORTSHORE BLVD, TRUCKEE		
			<hr/> 300.00

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## STAGES AT NORTHSTAR

PLN20-00269

**Lead:** Nick Trifiro

**Status:** Project on HOLD. An Environmental Impact Report (EIR) will be prepared. The County and Applicant will enter into a 3-party Contract with a qualified EIR consultant. The contract and scope of work for preparation of an EIR is being prepared/finalized.

**Project Description:** State-of-the-art visual and performing arts venue at Northstar to serve the North Lake Tahoe region and beyond. The Stages at Northstar proposes an approximately 67,200 square foot facility located on 21.6 acres near the intersection of Northstar Drive and Ridgeline Drive. The proposal includes two indoor theatres, an outdoor amphitheater, a multipurpose community room, a lobby large enough to accommodate art exhibits, receptions, meetings and events, an outdoor courtyard and administrative, conference and classroom space.

**Applicant:** Hayes Parzybok

**Supervisor District:** District 5  
**Community Plan:** Martis Valley Community Plan  
**MAC Area:** North Tahoe Municipal Advisory Council  
**Owner:** Clp Northstar, Llc

APN	Address	Zoning	Acres
110-030-085-000		FOR-B-X-AO 160 AC. MIN.; FOR-B-X 160 A	218.20
			218.20

**BELCARA SUBDIVISION**

**PSUB 20080156**

**Lead:** Alex Fisch

**Status:** The Board of Supervisors took action continuing to an open date to allow for modification consideration of subdivision viewshed. No change since last update.

**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

**Supervisor District:** District 5  
**Community Plan:** Foresthill Divide Community Plan  
**MAC Area:** Foresthill Forum Municipal Advisory Council  
**Owner:** Dutra Properties, Llc

APN	Address	Zoning	Acres
078-191-060-000		RF-B-X 4.6 AC. MIN. PD = 0.44	22.20
078-191-062-000		RF-B-X 4.6 AC. MIN. PD = 0.44	22.70
078-191-064-000	18395 FORESTHILL RD, FORESTHILL	RF-B-X 4.6 AC. MIN. PD = 0.44	124.30
			169.20

**N/A**

**HOUSING STRATEGY & DEVELOPMENT PLAN**

**PLN18-00320**

**Lead:** Shawna Purvines

<b>Status:</b>	The Draft Environmental Impact Report (EIR) public review period ended on 03/06/21; the Final EIR is being prepared. Release of Final EIR is forthcoming. No change since last update.
<b>Project Description:</b>	The County of Placer has prepared an environmental impact report (EIR) that addresses the potential impacts of the Proposed Housing-Related Code Amendments . The project consists of targeted amendments to the Placer County General Plan, Placer County Zoning Ordinance, Zoning Maps, and Community Design Guidelines Manual, providing a framework for future housing development in Placer County that takes into account population growth, economic factors, demographics, and community needs and wants.
<b>Applicant:</b>	N/A
<b>Supervisor District:</b>	N/A
<b>Community Plan:</b>	N/A
<b>MAC Area:</b>	N/A
<b>Owner:</b>	N/A

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## TRUCKEE RIVER RECREATIONAL ACCESS PLAN

PCPJ 20130206

<b>Lead:</b>	Public Works
<b>Status:</b>	Environmental Impact Report (EIR) required. Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming. No change since last update.
<b>Project Description:</b>	The proposed Truckee River Recreational Access Plan (TRRAP) would provide public accessibility, connectivity, educational, and recreational opportunities, as well as, preserve open space land and habitat along a corridor of the Truckee River.
<b>Applicant:</b>	N/A
<b>Supervisor District:</b>	N/A
<b>Community Plan:</b>	N/A
<b>MAC Area:</b>	N/A
<b>Owner:</b>	N/A