



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE
July 11, 2013**

**OFFICE OF
Planning Services
Division**

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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am FLAG SALUTE

ROLL CALL: Miner “Mickey” Gray (Chairman), District 5; Larry Sevison (Vice Chairman) At-Large East of Sierra Crest; Ken Denio (Secretary) District 2; Richard Roccucci, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest [*All Commissioners were present*]

REPORT FROM THE PLANNING DIRECTOR – Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: The July 23rd Board of Supervisors meeting will be held in Tahoe at the Resort at Squaw Creek to consider the third party Appeal on the Forest Flyer project.

The next Planning Commission meeting will be held on July 25th where the Commission will consider a subdivision modification for Rancho Del Oro project in the Granite Bay area and a workshop on Community Centers. The August 8th meeting has no items at this time. At the August 22nd meeting, the Commission will consider a Temporary Use Permit for Community Recovery Resources and a recommendation to the Board of Supervisors for adoption of the Housing Element.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. No public comment.

**1) 10:05 am
10:05AM-10:20AM**

UPDATE ON PLANNING APPLICATIONS AND ACTIVITIES

Paul Thompson, Deputy Director of Planning, provided a power point presentation that updated the Commissioners on past, present and future projects proposed to come forward to the Planning Commission.

**2) 10:20 am
10:20AM-10:40AM**

VESTING TENTATIVE SUBDIVISION MAP MODIFICATION / CONDITIONAL USE PERMIT MODIFICATION/EXTENSION OF TIME (PSM 20120079)

NORTHSTAR HIGHLANDS II

INITIAL STUDY TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from East West Partners on behalf of Northstar Mountain Properties, LLC and CNL Income Northstar, LLC. for approval of a modification to a Vesting

Tentative Subdivision Map and Conditional Use Permit to allow 16 lots/phases of development where 17 lots/phases were previously approved. The revised project includes the development of 446 residential units where 576 units were previously approved (count does not include the 32 employee housing units for which no change is proposed). The residential units consist of a combination of whole and fractional ownership including 50 townhomes (where 22 townhomes were originally approved), 10 new single-family lots, and 386 condominiums (where 554 were originally approved). The revised project also includes up to 147 commercial condominiums (where 200 were originally approved), 4,000 square feet of commercial space (no change from original approval) and 32 employee housing units (no change from original approval). An Extension of Time to add two years to the expiration date of the Vesting Tentative Subdivision Map is also being requested.

All properties with the exception of APN: 110-081-014 (which is owned by CNL Income Northstar, LLC.) are owned by Northstar Mountain Properties, LLC. The Planning Commission will also consider an Initial Study to a previously certified Environmental Impact Report for this project.

Project Location: The project is located on the west side of State Route 267, at Northstar in the Martis Valley area.

APN's: 110-030-079 (4 acres), 110-030-080 (17.7 acres), 110-050-071 (113.2 acres), 110-050-072 (125.5 acres), 114-090-001 through 114-090-019 (Home Run Townhomes)(4.3 acres), and 110-081-014 (Employee Housing - 47.3 acres)

Zoning: FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RM-B-X-DS 20 ac.min. PD = 5.8 (Residential Multi-Family, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), RM-DS PD = 15 (Residential Multi-Family, combining Design Sierra, combining Planned Residential Development of 15 units per acre), RS-B-X-20 ac.min. PD = 0.72 (Residential Single-Family, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.72 units per acre), FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RES-DS-PD = 5.8, (Resort, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), TPZ (Timberland Production)

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: East West Partners

Owner: All properties with the exception of APN: 110-081-014 (which is owned by CNL Income Northstar, LLC.) are owned by Northstar Mountain Properties, LLC.

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 7:0 Commissioner Denio moved, Commissioner Moss second, To continue item to July 25, 2013 at 10:20 am.

MEETING ADJOURNED: 10:46 AM