



## COUNTY OF PLACER PLANNING COMMISSION

**AGENDA  
DATE  
July 25, 2013**

### OFFICE OF Planning Services Division

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)*

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**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

**REPORT FROM THE PLANNING DIRECTOR** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**VESTING TENTATIVE SUBDIVISION MAP MODIFICATION (PSM 20130186)  
RANCHO DEL ORO ESTATES  
INITIAL STUDY TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL  
IMPACT REPORT  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Robert Parish, Parish & Associates Inc. on behalf of Tsakopoulos Investments LLC, for approval of a modification to a Vesting Tentative Subdivision Map to reduce the private road easement width from 40 feet to 28 feet and to allow for additional lot grading beyond what was originally approved. Rancho Del Oro Estates is a previously approved 89-lot single-family residential subdivision, and includes eight open space lots and one common lot. 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 north side of Olive Ranch Road, approximately 0.25 mile east of Cavitt Stallman Road, in the Granite Bay area

**APN:** 046-090-012

**Zoning:** RS-AG-B-X-42,000 DL 0.83 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 42,000 square feet, Density Limitation 0.83 units per acre)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Applicant:** Robert Parish, Parish & Associates Inc.

**Owner:** Tsakopoulos Investments LLC.

**County Staff:**

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

2) 10:20 am

**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. This project was continued from the July 11, 2013 Planning Commission hearing.

**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

### 3) 10:35 am

#### **WORKSHOP - COMMUNITY CENTER**

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the definition and processing of Community Centers. This is the third workshop in the series, the first workshop was held on May 9, 2013 and the second workshop was held on June 27<sup>th</sup>.

**County Staff:**

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300