



# Northstar 2

## PLACER COUNTY PLANNING DEPARTMENT

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NOV 20 2002  
PLANNING DEPT.

### INITIAL PROJECT APPLICATION

**EIAQ-3742**

NOTE: PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS SUBMITTED ON PROPERTIES WHICH CONTAIN ZONING VIOLATIONS MAY ALSO BE REJECTED BY THE COUNTY.

NOTICE: THIS PROJECT MAY BE SUBJECT TO FEES IMPOSED BY THE DEPARTMENT OF FISH AND GAME. (FISH AND GAME CODE SECTION 711.4 ET. SEQ.; PUBLIC RESOURCES CODE SECTION 10005) UNLESS A PROJECT IS DENIED NO ACTION WHICH REQUIRES PAYMENT OF FEES SHALL BE DEEMED FINAL UNTIL SUCH FEES ARE PAID (SECTION 21089(B) OF THE PUBLIC RESOURCES CODE).

#### -- OFFICE USE ONLY --

Zoning <u>RS; Forestry; RS PD3.0</u>	Environmental Determination: File #s: <u>MBR-11101; CUP 2506</u>	
Map # <u>26B + 31A</u>	Exempt # _____	<u>CUP 2506</u>
G.P. Designation <u>Ski Base Corridor</u>	_____	<u>CUP 2778</u>
<u>Med Density Res 1-3 DU/A</u>	___ Negative Declaration	<u>EIAQ - 3477 + 3479</u>
Applicable G.P./C.P.:	___ EIR Name of EIR: _____	Accepted by <u>EC</u>
<u>Martis Valley Gen Plan</u>	_____	Hearing Body _____
Geographical Area <u>East</u>	SCH# _____	Date Filed <u>11/26/02</u>
Sphere of Influence _____	Posters _____	Date Accepted as Complete: _____
Airport Overflight _____	Taxes <u>Paid</u>	Affordable Housing _____
	Tax Rate Area <u>091-012</u>	Supervisory Dist _____

#### -- TO BE COMPLETED BY THE APPLICANT --

- Project Name (current and previous) **Northstar at Tahoe - The Retreat Subdivision**
- Property Owner **Trimont Land Company**  
Full Address **P.O. Box 129, Truckee, CA 96160**  
Telephone **530.562.2244** Fax **530.562.2264** E-Mail \_\_\_\_\_
- Applicant **Booth Creek Ski Holdings**  
Full Address **12257 Business Park Drive, Suite 6, Truckee, CA 96161**  
Telephone **530.550.8360** Fax **530.550.8359** E-Mail \_\_\_\_\_
- Size of Property (acreage or square footage) **181.4 AC**
- Assessor's Parcel Number(s) **110-030-062**
- Project Location **Located north of The Overlook Subdivision and west of The Big Springs**

# Northstar 2

Northstar-at-Tahoe  
The Retreat Subdivision  
Project Description

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## PROPOSED PROJECT

Northstar-at-Tahoe (Northstar) is a single family residential and recreational development located in Placer County, approximately six miles southeast of Truckee via State Route (SR) 267. Prior single family residential developments approved in Northstar have been completed, and the applicant intends to make available a new phase of single family residential development, to be entitled and constructed in the 2004/2005 season.

The proposed project consists of developing 18 custom homesite lots approximately 1,000 feet to the north of the existing custom lots in The Overlook Subdivision. Lot sizes would average just over an acre, which is a reduced density from surrounding subdivisions and provides lots that are approximately twice the size of other residential lots in the area. Reduced density and increased lot size is intended to maintain forest lands and open space within the project area and the lots. Future residences to be constructed on the proposed lots would be primarily custom homes, typically designed and constructed by individuals other than the applicant.

A subdivision access road and cul-de-sac would be constructed off of Big Springs Drive (a residential road connecting to Northstar Drive just north of the Northstar Village) to serve future residences. The proposed roadway would serve to connect with properties to the west, as discussed in the Martis Valley Community Plan Update (MVCPU). Utility infrastructure for the proposed project would be extended from the existing infrastructure that serves surrounding subdivisions. Water would be supplied from the water tanks built for the Big Springs Subdivision. A ski trail is proposed to provide skier access to the subdivision. The proposed ski trail would extend from the approved ski trail leading into The Overlook Subdivision, along the western property boundary, and tie into the proposed subdivision between lots 4 and 6. A skier and pedestrian easement is proposed between lots 3 and 5 in order to allow access to the lower lots. The sewer access easement between lots 11 and 12 would allow access to the lowest lots. The proposed ski trail would allow residents of the proposed subdivision to ski back to their homes, rather than skiing into the Village base facilities, and relying on other transportation to bring them home. Consequently, the proposed project would serve to relieve vehicle trips and traffic congestion, to some extent.

The project site is located on the northwestern face of Mt. Pluto at an elevation between 6,160 feet and 6,370 feet, north of The Overlook Subdivision and west of The Big Springs Subdivision. Slopes range between 5% and 30% which is typical of the terrain associated with other residential development in the immediate surrounding area. The proposed project site is located on Assessor's Parcel Number 110-030-062, owned by Trimont Land Company (TLC). This parcel is approximately 182 acres, with approximately 26.7 acres to be developed under this proposal (19.1 acres for lots, 3.9 acres for subdivision