

meets the intent of the PD Ordinance as it includes open space lots as part of its individual development and will utilize a portion of the overall open space provided by the approval of the Highlands II project. It is the applicant's desire to have the entire Phase II project be approved as a Planned Residential Development with the development standards established in the Conditions of Approval (i.e. reduced structural setbacks, increased height standards). In order to ensure that the Modified Highlands II project complies with the PD Ordinance throughout its buildout, staff recommends the following condition:

Prior to approval of any Final Map for future development of lots/phases within the Highlands II project area, the applicant shall provide, for review and approval of the Development Review Committee, a Planned Development worksheet, consistent with the Planned Residential Development Ordinance.

Staff has concluded that, with the above-mentioned Condition, the proposed Highlands II Modification would comply with the County's Density and Development Standards in all phases.

Section 17.54.100 of the Placer County Code allows Planned Residential Development projects to establish their own setback and height standards. This project proposes setbacks as prescribed on the site development plans as a five-foot setback from all property lines, except for driveway portions (where 20 feet would be required) and height standards of 70 – 110 feet maximum for condominiums, 45 feet maximum for townhomes and 36 feet maximum for single-family residences. Section 17.54.100.B of the Zoning Ordinance permits additional height within the RM and RES zone districts when the additional height is specifically permitted by the conditional use permit. Staff has concluded that due to the project's remote location and proximity to other tall buildings, the additional height allowance would not be inconsistent with the project's surroundings.

Initial Study

The approved Highlands Phase II project relied on an Initial Study to determine that all potential environmental impacts had been analyzed and that the project would not result in new impacts above those anticipated and mitigated in the Northstar Highlands EIR (SCH #2003-012086).

The Northstar Highlands EIR evaluated all applicable environmental impacts associated with the approved project. The analysis concluded that there are six Program level impacts and eight cumulative impacts that are significant and unavoidable, including:

- Short-term Air Quality Construction Related Impacts
- Long-Term Regional Emissions
- Alteration of Scenic Views
- Alteration of Visual Character/Tree Removal
- Noise-Related Impacts
- Conversion of Timber/Forest Resources
- Traffic Levels of Service
- Traffic Noise
- Impacts on Regional Air Quality
- Habitat Fragmentation/Wildlife Resource Impacts
- Cumulative Visual Impacts
- Cumulative Traffic Impacts

Statements of Overriding Consideration were adopted by the Planning Commission with the certification of the Northstar Highlands EIR in 2005. Impacts associated with the approved project have been found to be within the thresholds identified in the 2005 analysis.

In similar fashion, an Initial Study has been prepared for the Highlands Phase II Modification, which also relies on the Northstar Highlands EIR. In addition, the Initial Study considered all potential