



**COUNTY OF PLACER
PLANNING COMMISSION
SPECIAL HEARING**

*****TAHOE*****

**ACTION
AGENDA
DATE**

**October 18, 2011
Tuesday**

**OFFICE OF
Planning Services
Division**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting was held at *****Granlibakken Conference Center & Lodge at 725 Granlibakken Road
Tahoe City CA 96145*****

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.

8:00 am **Commissioners and Staff met at the Community Development Resource Agency building at 3091 County Center Drive, Auburn parking lot and County vehicles provided transportation up to Tahoe destination.**

10:00 am **FLAG SALUTE**

ROLL CALL: Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci
[All Commissioners present]

REPORT FROM THE PLANNING DIRECTOR –

Michael Johnson, Agency Director reported on the following updates to the Commissioner. At the Board of Supervisor October 11th hearing final action was taken on the redistricting process. New districts are effective immediately. The Planning Commission October 27, Planning Commission hearing is cancelled. The next scheduled meeting is November 10th, a request from PCWA for the historic designation on an existing residence, and a General Plan Amendment for Placer Parkway alignment.

PUBLIC COMMENT – of matters not included on the current agenda.
No Public Comment was received.

1) 10:05 am **CONDITIONAL USE PERMIT / VESTING TENTATIVE SUBDIVISION**
10:07 am **MAP / AMENDMENTS TO THE WEST SHORE AREA GENERAL PLAN /**
DEVELOPMENT AGREEMENT(PGPA 20110329)
HOMWOOD MOUNTAIN RESORT SKI AREA MASTER PLAN
FINAL ENVIRONMENTAL IMPACT REPORT (State Clearinghouse #

2008092008)

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request submitted by JMA Ventures for approval of a Conditional Use Permit, Vesting Tentative Subdivision Map and providing a recommendation for approval to the Placer County Board of Supervisors of amendments to Plan Area Statement 157, 158, 159 of the West Shore Area General Plan and a Development Agreement for the Homewood Mountain Resort Ski Area Master Plan. The Homewood Mountain Resort Ski Area Master Plan project encompasses approximately 1,253 acres and would include the redevelopment of the existing Resort into three separate distinct project areas in a phased development: a mixed-use development in the north area of the resort, a residential development in the south area of the resort, and a mid-mountain lodge and support facilities in the upper ski area of the resort. The Vesting Tentative Subdivision Map would allow for the creation of ten lots with two remainder lots. Approval of the Conditional Use Permit would allow a Planned Residential Development of 126 multi-family residential units, 75 hotel units and 13 employee housing units, commercial/retail space, a 1,500 person outdoor amphitheater, a gondola base terminal, a gathering area to include an ice skating pond in the winter and a miniature golf course in the summer, a water taxi and structured and surface parking spaces at the North Base area; a Planned Residential Development of 95 multi-family residential units including structured parking and a 3,000 gallon fuel storage tank in the South Base area; and a new day use lodge that includes commercial space, detached upper gondola terminal, gondola storage area, a food and beverage facility with indoor and outdoor dining, an outdoor swimming facility, maintenance facility and service yard and two 250,000 gallon water storage tanks at the Mid-Mountain area. The Planning Commission will consider a Final Environmental Impact Report as adequate for use in conjunction with the project entitlements.

Project Location: The project is located at the existing Homewood Ski Area on the west shore of Lake Tahoe, approximately five miles south of Tahoe City. The site is accessed directly from West Lake Boulevard (State Route 89). The project site is designated as Plan Area Statement 157 "Homewood/Ski Homewood Area", Plan Area Statement 158 "McKinney Tract" and Plan Area Statement 159 "Homewood Commercial".

APN: 097-050-053, 097-050-086, 097-050-055, 097-050-089, 097-050-067, 097-050-088, 097-050-073, 097-050-092, 097-050-091, 097-050-076, 097-060-020, 097-060-016, 097-050-057, 097-050-068, 097-050-034, 097-050-066, 097-050-070, 097-050-058, 097-050-071, 097-210-024, 097-060-032, 097-050-083, 097-050-087, 097-050-090, 097-170-013, 097-050-072, 097-050-059, 097-140-003, 097-140-033, 097-050-082, 097-050-084, 097-060-036, 097-060-035, 097-060-029, 097-130-031, 097-050-050, 097-060-030, 097-130-034, 097-050-085, 097-050-045, 097-050-051, 097-060-024, 097-050-079, 097-050-069, 097-060-023, 097-060-031.

Total Acreage: approximately 1,253 acres

Zoning: PAS 157 (Homewood Ski Area), PAS 158 (McKinney Tract) PAS 159 (Commercial)

Community Plan Area: West Shore Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: JMA Ventures LLC on behalf of Homewood Village Resorts LLC

Owner: Homewood Village Resorts LLC

County Staff:

Planning: Allen Breuch (530) 581-6284

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

Discussion and clarification -

[clarification –Conditions of Approval - title was incorrect on the errata sheet – “Alpine Meadows Estate Unit II” should be “Homewood Mountain Resort Ski Area Master Plan”] Commissioner Sevison - Errata sheet does address this particular instance.

Item A in [staff report]. Final Environmental Impact Report. Having considered the staff report, supporting documents and public testimony, makes the findings related to the environmental impacts of the Homewood Mountain Resort Master Plan CEP Project as set forth in the findings for the final environmental impact report SCH 2008092008 prepared by the County for the project as shown on page 35 of staff report. Motion to approve.

MOTION VOTE 7:0 Commissioner Sevison move, Commissioner Brentnall second

Item B – West Shore Area General Plan Amendments (Plan Area Statements). The Planning Commission considered the staff report and supporting documents and the public testimony and recommends Board of Supervisor approve the described changes and uses of the Plan Area 157 Homewood, 158 McKinney, and 159 Homewood and makes the findings starting on page 35 to page 36 of staff report. Motion to approve.

MOTION VOTE 7:0 Commissioner Sevison move, Commissioner Denio second

Item C - Development Agreement. The Planning Commission having considered the staff report, supporting documents and public testimony and recommends the Development agreement to the Board of Supervisors and makes the findings related to the Development Agreement listed on page 36 to page 37. Motion to approve

MOTION VOTE 7:0 Commissioner Sevison move, Commissioner Moss second

Item D - Conditional Use permit be approved and makes the findings as shown on page 37 including conditions and the errata sheet with corrected title handed out at the hearing. Motion to approve.

MOTION VOTE 7:0 Commissioner Sevison move, Commissioner Moss second

Item E - Findings for Planned development be approved as outlined on page 37 of staff report. Motion to approve.

MOTION VOTE 7:0 Commissioner Sevison move, Commissioner Brentnall second

Item F - Vesting Tentative Subdivision Map. The Planning Commission having considered the staff report , supporting documents and public testimony makes the findings with respect to the tentative map of the project as shown on Attachment G as shown on page 38 of staff report. Motion to approve.

MOTION VOTE 7:0 Commissioner Sevison move, Commissioner Denio second

Commissioner Johnson read appeal rights.

Counsel advised on November 15 the Board of Supervisors will hold their hearing it Tahoe, at Granlibakken and will consider the Planning Commission’s recommendation of the General Plan amendments, the Development Agreement, certification of the FEIR and if an appeal is filed that will also be heard.

Meeting Adjourn – 1:16 pm