

# COUNTY OF PLACER PLANNING COMMISSION ACTION \*\*TAHOE\*\* AGENDA SPECIAL DATE AUGUST 30, 2012

# 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

Meeting was held at \*\*Granlibakken Conference Center 725 Granlibakken Road, Tahoe City CA 96145\*\*

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 to provided transportation up to Tahoe destination.

10:00 am FLAG SALUTE

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

### REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director of Planning reporting.

September 13 Planning Commission meeting will be cancelled.

September 27<sup>th</sup> Planning Commission meeting draft agenda includes: Conditional Use Permit Extension of Time for Rainbow Holdings water distribution; Conditional Use Permit for Nyack Temporary Batch Plant; Subdivision Modification for Carnelian Heights Unit 2 garage addition; Temporary Use Permit for Creekside Charter School located where the Tahoe Administrative offices were previously located; Subdivision modification for Alpine Meadows Unit 11 garage addition; Zoning Text Amendment for Single Room Occupancy and for Farm Worker Housing.

On September 11, 2012 the Board of Supervisors heard the Placer Vineyard Development Agreement modification, and on September 25<sup>th</sup> for Orchard at Penryn appeal is scheduled but may be continued to future date to address public comments.

On August 25<sup>th</sup> the Board adopted a Rezone for the Sugar Bowl Academy and accepted the applicant's written withdrawal of Variance Application of the Lucky Travel Plaza, voided the Planning Commission's May 24, 2012 approval of a Variance to sign height, and denied the appeal filed by the Friends of the North Fork of the Planning Commission's May 24, 2012 action.

PUBLIC COMMENT – No public comments received.

### 1) 10:05 am

# **CONDITIONAL USE PERMIT (PCPA 20120038)**

# ALPINE MEADOWS HOT WHELLS CHAIRLIFT REPLACEMENT/EXTENSION MITIGATED NEGATIVE DECLARATION

### **DISTRICT 5 (MONTGOMERY)**

Consider a request from Alpine Meadows Ski Resort, LLC., for approval of a Conditional Use Permit to facilitate access to the Sherwood Bowl area of the, Alpine Meadows Ski Resort by proposing to upgrade and lengthen the Hot Wheels Chairlift. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

**Project Location:** The project is located at 2799 Alpine Meadows Road, on the ski area of Alpine Meadows Ski Resort in the Alpine Meadows area.

**APN:** 083-010-062 **Total Acreage:** 848 acres

**Zoning:** FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres)

Community Plan Area: West Shore Area General Plan MAC Area: North Tahoe Regional Advisory Council Owner/Applicant: Alpine Meadow Ski Resort LLC

**County Staff:** 

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Rebecca Taber (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 5:0 Commissioner Roccucci moved, Commissioner Denio second (Commissioners Moss and Brentnall absent); To adopt the Mitigated Negative Declaration and approve the Conditional Use Permit subject to recommended conditions of approval and findings in the staff report.

## 2) 10:15 am

# VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PCPM 20110379)

HOMEWOOD VILLAS

# ADDENDUM TO A MITIGATED NEGATIVE DECLARATION DISTRICT 5 (MONTGOMERY)

Consider a request from Auerback Engineering on behalf of Homewood Villas LLC, for approval of a Tentative Subdivision Map and Conditional Use Permit to convert an existing six (6) unit fractional ownership timeshare project a six (6) unit single-family Planned Residential Development with one common area lot. The Planning Commission will also consider an Addendum to a previously adopted Mitigated Negative Declaration for the project.

**Project Location:** The project is located on 5110, 5130, 5180 and 5140 West Lake Boulevard, in the Homewood area.

**APN:** 097-130-027, 097-130-028, and 097-130-029

**Total Acreage:** 1.57 acres

**Zoning:** PAS 159 (Plan Area Statement 159, Homewood/Commercial)

**Community Plan Area:** West Shore Area General Plan **MAC Area:** North Tahoe Regional Advisory Council

**Applicant:** Auerback Engineering **Owner:** Homewood Villas LLC

**County Staff:** 

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Rebecca Taber (530) 745-3110 Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Roccucci second (Commissioners Moss and Brentnall absent); To adopt the Addendum to the Mitigated Negative Declaration subject to the five stated findings listed in staff report;

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Roccucci second (Commissioners Moss and Brentnall absent); To approve the Vesting Tentative Subdivision Map and Conditional Use Permit subject to recommended conditions of

approval with modification to Condition #21 to reflect the reduced fees that credit 15 percent of Open Space and five percent for Recreational Park fee subject to findings in the staff report.

3)10:30 am

AMENDMENT TO THE NORTH TAHOE AREA GENERAL PLAN /

**CONDITIONAL USE PERMIT (PGA-20120233)** 

DOLLAR CREEK SHARED-USE TRAIL PROJECT

MITIGATED NEGATIVE DECLARATION (SCH #2012062010)

**DISTRICT 5 (MONTGOMERY)** 

Consider a request submitted by the Placer County Department of Public Works for approval of a Conditional Use Permit to allow the construction of a paved 10-foot wide and 2.2-mile long (11,825 linear feet) non-motorized Class 1 shared-use trail through lands commonly known as the Dollar and Firestone properties - Assessor's Parcel Numbers (APNs) 092-010-021, 092-010-023, 092-010-033, 092-010-034, 092-010-035, 092-010-039, 092-010-040, 092-010-041, 092-010-042, 092-240-021, 093-010-037, 093-010-038, and 93-010-039. The subject properties are within Plan Area Statement 013 (Watson Creek), 012 (North Tahoe High School) and 009B (Dollar Hill) which are located in the Dollar Hill area. The trail will extend the existing Tahoe City Public Utility District (TCPUD) multi-use trail, which currently ends near the intersection of Dollar Drive and State Route 28, to the end of Fulton Crescent Drive. The Department of Public Works also requests that the Planning Commission provide a recommendation to the Board of Supervisors for approval of an amendment to the North Tahoe Area General Plan in order to create Special Area 1 and add "transportation route" as a conditionally permitted land use on two properties within Plan Area Statement 013 (Watson Creek). The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

**Project Location:** The project is located **APN:** 092-010-035and 092-010-023 **Total Acreage:** 111.77acres and 18.27acres **Zoning:** 013 Watson Creek Conservation

**Community Plan Area:** North Tahoe Community Plan **MAC Area:** North Tahoe Regional Advisory Council

Owner/Applicant: Peter Kraatz on behalf of Placer County Department of Public Works

**County Staff:** 

Department of Public Works: Peter Kraatz (530) 581-6230

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second (Commissioners Moss and Brentnall absent); To adopt the Mitigated Negative Declaration (Attachment E) subject to the CEQA findings on page 7 in staff report and approve the errata to the Mitigated Negative Declaration (Attachment G).

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second (Commissioners Moss and Brentnall absent); To approve the Conditional Use Permit based on findings and recommended conditions as outlined in the staff report;

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second (Commissioners Moss and Brentnall absent); To recommend the Board of Supervisors approval of the North Tahoe General Plan Amendment.

Break for Lunch 12:00 pm - 1:00 pm

# 4) 1:00 pm PUBLIC HEARING TO ACCEPT COMMENTS DRAFT EIR (PCPJ 20110376) CABIN CREEK BIOMASS FACILITY PROJECT DISTRICT 5 (MONTGOMERY)

Opportunity for public to comment on the Cabin Creek Biomass Facility Project Draft EIR. Placer County is proposing to construct a two-megawatt (MW) wood-to-energy biomass facility that would use a gasification technology at the Eastern Regional Materials Recovery Facility (MRF) and Landfill. The proposed project would be located on a 3.7-acre site in the

southernmost area of the property. The proposed project would include construction of an approximately 11,000 square-foot, two-story structure to house the power generating and emissions control equipment, an approximately one-acre material storage area including a 7,000 square-foot open air pole barn structure, and additional onsite improvements to support operations at the facility. Biomass materials (fuel for the plant) would be processed (ground and screened) at the locations from which they are removed (such as U.S. Forest Service [USFS] fuels reduction sites) and delivered via haul truck to the project site. Objectives for the Cabin Creek Biomass Facility Project include improving regional air quality and reducing greenhouse gas emissions associated with open burning of biomass waste; supporting healthy forest management practices that improve watershed health and wildlife habitat through already planned forest thinning operations designed to reduce catastrophic wildfire risks; and contributing to California's renewable energy production goals through the operation of a woody biomass power plant.

THE PURPOSE OF THIS HEARING IS TO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROJECT'S DRAFT EIR. The merits of this project will not be considered at this hearing. A separate public hearing will be set at a later date for the actual consideration of the project.

**Project Location**: The project is located at the Eastern Regional Materials Recovery Facility and Transfer Station, 900 Cabin Creek Road, within the unincorporated portion of Placer County, California. The site is approximately two miles south of Interstate 80 (I-80) at 0.30 miles west of State Route (SR) 89.

**APN**: 080-070-016-000 **Total Acreage**: 148.41 acres

**Zoning**: FOR-SP (Forest, combining Special Purpose) **Community Plan Area**: Placer County General Plan

MAC Area: Squaw Valley Applicant: Placer County

**County Staff:** 

Planning: Gerry Haas (530) 745-3084 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

Public comments were received on the Draft EIR and will be responded to in the Final EIR. The public comment period ends on September 10<sup>th</sup>, 2012.

# 5) 1:15 pm PRESENTATION (PGPA 20110123)

### TAHOE BASIN COMMUNITY PLAN UPDATE

**County Staff:** 

Planning: Crystal Jacobson (530) 745-3085

No Actions – presentation only

# 6) 1:30 pm PRESENTATION

# VILLAGE AT SQUAW VALLEY SPECIFIC PLAN AND PHASE 1A PROJECT (PSPA 20110385)

The Planning Services Division will present a Power Point presentation of the proposed Village at Squaw Valley Specific Plan and Phase 1A project including an overview of the current project status. The presentation will include an overview of the County review process and significant milestones in the preparation of the Specific Plan program EIR and Phase 1A project EIR, as well as opportunities for public input on the project.

**County Staff:** 

Planning: Alex Fisch (530) 745-3081 *No Actions – presentation only*