

COUNTY OF PLACER PLANNING COMMISSION

** TAHOE MEETING **
ACTION
AGENDA
DATE
May 26, 2011

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 the *** North Tahoe Conference Center, located at 8318 North Lake Blvd., Kings Beach CA ***

10:00 am

10:00 am hearing begins

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 updates to the Commissioners. At the May 3rd meeting the Board of Supervisors considered proposed alternatives of redistricting. The Board provided recommendations to staff to present the alternatives of redistricting to the MAC's and receive their comments. The Tahoe Paddle and Oar project and Timberline at Auburn projects that the Commission heard on May 12 have been appealed to the Board. On June 9th the Planning Commission will hear the Foresthill Divide Community Plan Amendment and the Enclave at Granite Bay Subdivision.

PUBLIC COMMENT - No Public Comment was received.

1) 10:05 am

CONDTIONAL USE PERMIT/VARIANCE (PCPA 20110043)
NORTHSTAR MOUNTAIN LODGE
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from CNL Income Northstar C/O Trimont Land Co, for approval of a Conditional Use Permit for a one-story, 15,750 square foot Mountain Lodge structure at the Northstar-at-Tahoe Ski Resort. The Mountain Lodge will also include approximately 10,300 square feet of outdoor patio and decking, which will be located on the west and south sides of the structure. The lodge will provide restaurant and cafeteria services, along with a lounge, restrooms, retail and guest services and special events, and will accommodate indoor seating for approximately 500 guests and outdoor seating for approximately 250 guests. The lodge will be operated year-round and will be accessed via the Tahoe Zephyr ski lift. The applicant is also requesting a Variance to the maximum height limitation of 36 feet to allow for 49.6 feet for the proposed lodge structure. The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

Project Location: The project area is located to the North of the Zephyr Ski Lift & Schaffer's Camp Restaurant on the Northstar-at-Tahoe ski slope.

APN: 110-050-050, 110-050-037, 110-050-038

Total Acreage: 1.7 acre portion of Assessor's Parcel Numbers 110-050-038 and 110-050-

050 that comprise a total of 968 acres

Zoning: FOR-B-X 160 AC. MIN. (Forestry, combining minimum Building Site of 160 acres) and RES-Ds PD = 15 (Resort, combining Design Sierra, combining Planned

Residential Development of 15 units per acre).

Community Plan Area: Martis Valley Community Plan MAC Area: North Tahoe Regional Advisory Council Applicant: CNL Income Northstar C/O Trimont Land Co

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300 *MOTION VOTE 6:1 (Commissioner Gray - NO)*

Approve the Conditional Use Permit and Variance for the Northstar Mountain Lodge (PCPA 20110043) and adopt the Mitigated Negative Declaration based on the findings and attached recommended Conditions of Approval contained in the staff report.

2) 10:30 am

TEMPORARY CONDITIONAL USE PERMIT (PCPA 20110098) SUGAR BOWL ACADEMY – TEMPORARY CLASSROOMS

CATERGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Sugar Bowl Ski Team Foundation, Bill Hudson on behalf of Sugar Bowl Corporation, for approval of a Temporary Conditional Use Permit for portable classrooms for the Sugar Bowl Ski Team Foundation, a non-profit organization that operates the Sugar Bowl Ski Academy an 8th thru 12th grade college preparation boarding and day school for competitive skiers. The Planning Commission will also consider a finding for Categorical Exemption, Section 18.36.060-(Class 4 – Minor Alterations to Land) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304).

Project Location: The project is located 200 feet west of "West Bay" parking lot and 300 feet north of Sugar Bowl Unit 3 Residential Subdivision in the Sugar Bowl area.

APN: 069-070-045 and 069-320-063

Total Acreage: 56 acres, whereas only a (one acre) is proposed to be occupied for the use

Zoning: FOR (Forestry)

Community Plan: Placer County General Plan

MAC Area: Donner Summit MAC

Applicant: Sugar Bowl Ski Team Foundation, Bill Hudson on behalf of Sugar Bowl

Corporation County Staff:

Planning: Stacy Wydra, (530) 581-6288

Engineering and Surveying: Sarah Gilmore (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 7:0 Unanimous

Approve the Temporary Conditional Use Permit as proposed subject to the findings and attached recommended conditions of approval in the staff report.

3) 10:50 am

CONDITIONAL USE PERMIT AND RAFTING PERMIT (PRFT 20110054) TAHOE MOUNTAIN AIR SPORTS MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Bell Family and Richard Courcier, for approval of a Conditional Use Permit to allow continued outdoor recreational concessions and Rafting Permit in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The subject properties, Assessor's Parcel Number 094-540-023, 094-190-005, comprise a total of approximately one acre, are currently zoned PAS 001A Tahoe City Community Plan Special Area #1 (Retail/Tourist) and Special Area #3

(Recreation Area) for the Tahoe City site (entering the river) and Assessor's Parcel Numbers 095-050-024 and 095-050-051 are currently zoned RS-B-43 (Residential Single Family, combining minimum Building Site of 43,000 square feet) and W (Water Influence) for the Alpine Meadows site (leaving the river) and is located on the Truckee River between Tahoe City and Alpine Meadows. A parking area located on Assessor's Parcel Number 094-180-024, owned by the applicants is currently zoned PAS 001A Tahoe City Community Plan Special Area #2 and is currently operated as a parking area for the rafting operations. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The proposed project involves the permitting of commercial rafting rental business on the Truckee River from Tahoe City to Alpine Meadows. The proposed project begins or the "put-in" is within the Tahoe City area, approximately a quarter mile southwest of the Tahoe City intersection of Highway 89 and West Lake Boulevard in Tahoe City. The terminus of the project or the "take-out" is located at the Truckee River take out just before The River Ranch in Alpine Meadows.

APN: 094-540-023, 094-190-005, 095-050-024, and 095-050-051

Zoning: PAS 001A Tahoe City Community Plan, Special Areas # 1, 2 and 3, RS-B-43 (Residential, Single-Family, combining minimum Building Site of 43,000 square feet), O (Open Space), W (Water Influence)

Community Plan Area: The Placer County General Plan, the Alpine Meadows General

Plan, and the Tahoe City Area General Plan and Tahoe City Community Plans

MAC Area: North Tahoe Regional Advisory Council

Applicant: Bell Family and Richard Courcier

County Staff:

Planning: Stacy Wydra (530) 581-6288.

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen(530) 745-2300

MOTION VOTE 7:0 Unanimous

Approve the Truckee River Raft Company Rafting License(PRFT 20110055) and Conditional Use Permit and adopt the Mitigated Negative Declaration subject to the findings in the staff report. Strike Condition #21 and modify Condition #30 as recommended by staff.

CONDITIONAL USE PERMIT AND RAFTING PERMIT (PRFT 20110055) TAHOE SIERRA RECREATION – TRUCKEE RIVER RAFT CO. MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Tahoe Sierra Recreation on behalf of Estate of EW Fuller, for approval of a Conditional Use Permit to allow continued outdoor recreational concessions and Rafting Permit in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The subject properties, Assessor's Parcel Number 094-190-004, 094-540-024, comprise a total of approximately one acre, are currently zoned PAS 001A Tahoe City Community Plan Special Area #1 (Retail/Tourist) and Special Area #3 (Recreation Area) for the Tahoe City site (entering the river) and Assessor's Parcel Number 095-050-051 is currently zoned RS-B-43 (Residential Single Family, combining minimum Building Site of 43,000 square feet) and W (Water Influence) for the Alpine Meadows site (leaving the river) and is located on the Truckee River between Tahoe City and Alpine Meadows. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project. The Planning Services Division contact for the above project is Stacy Wydra who can be reached at (530) 581-6288.

Project Location: The proposed project involves the permitting of commercial rafting rental business on the Truckee River from Tahoe City to Alpine Meadows. The proposed project begins or the "put-in" is within the Tahoe City area, approximately a quarter mile

southwest of the Tahoe City intersection of Highway 89 and West Lake Boulevard in Tahoe City. The terminus of the project or the "take-out" is located at the Truckee River take out just before The River Ranch in Alpine Meadows.

APN: 094-190-004, 094-540-024, and 095-050-051

Zoning: PAS 001A Tahoe City Community Plan, Special Areas Numbers 1, 2 and 3, RS-B-43 (Residential, Single-Family, combining minimum building site of 43,000 square feet), O (Open Space), W (Water Influence)

Community Plan Area: The Placer County General Plan, the Alpine Meadows General

Plan, and the Tahoe City Area General and Tahoe City Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Tahoe Sierra Recreation, on behalf of the owner: Estate of EW Fuller – doing

business as Truckee River Raft Company

County Staff:

Planning: (530) 745-3067

Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 7:0 Unanimous

Approve the Tahoe's Mountain Air Sports Rafting License (PRFT 20110054) and Conditional Use Permit and adopt the Mitigated Negative Declaration subject to the findings in the staff report. Strike Condition #21 and modify Condition #30 as recommended by staff.

MEETING ADJOURNED - 11:54 am