



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
January 9, 2014**

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 will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

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.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am FLAG SALUTE

ROLL CALL: Miner “Mickey” Gray (Chairman), District 5; Larry Sevison (Vice Chairman) At-Large East of Sierra Crest; Ken Denio (Secretary) District 2; Richard Rocceucci, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2014:

Chair:

Vice Chair:

Secretary:

1) 10:05 am VESTING TENTATIVE SUBDIVISION MAP (PSUB20130163)

MAHER SUBDIVISION

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from John Reynen on behalf of Artisan California, LLC, for approval of a Vesting Tentative Subdivision Map to allow a seven lot single family residential subdivision with 40,000 square foot minimum lot sizes. The Planning Commission will also consider adoption of the Mitigated Negative Declaration for the project.

Project Location: The project is located at 9755 Sierra College Blvd., in the Granite Bay area.

APN: 466-030-049

Total Acreage: 7.3 acres

Zoning: RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 sq. ft.)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: John Reynen on behalf of Artisan California, LLC

Owner: Artisan California, LLC

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

2) 10:20 am DRAFT ENVIRONMENTAL IMPACT REPORT (PDEIR 20070565, STATE CLEARINGHOUSE # 2012112020)

NORTHSTAR MOUNTAIN MASTER PLAN

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

The purpose of the hearing is to receive comments on the Draft EIR for the project; comments related to the merits of the project will be considered at a later hearing on the entitlements for the project.

CLP Northstar, LLC c/o Trimont Land Company dba Northstar California (project applicant) is requesting approval of various discretionary entitlements in support of the proposed Northstar Mountain Master Plan (NMMP) project (proposed project). The NMMP identifies planned on-mountain improvements including upgrading of existing ski lifts, widening of existing ski trails, new/replaced ski lifts and ski trails; and infrastructure to accommodate these features including on-mountain skier service facilities and upgrades, snowmaking facilities, utilities and seasonal spur roadways. In addition, the NMMP includes other recreation components such as camping and relocation of cross-country ski facilities. The project location, description, and potential environmental effects are detailed in the NOP. To view the entire document, please follow the link below:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/NorthstarMP.aspx>

Project Location: Northstar is approximately 6 miles southeast of the town of Truckee, California; approximately 5 miles northwest of the northern shore of Lake Tahoe; approximately 96 miles northeast of the city of Sacramento, California; and approximately 40 miles west of the city of Reno, Nevada. The Northstar California Ski Resort is located in the southern portion of the Martis Valley Community Plan area and consists of approximately 5,500 acres.

APN: 080-260-002, -008, -010, -013, -015, -016, -017, 091-100-022, -025, -027, 110-030-069, -078, -080, 110-050-017, -040, -041, -052, -053, -054, -055, -057, -063, -069, -071, -072, -073, -075, 110-070-008, -010, 110-081-004, -012, -014, -015, -017, -021, -022, -034, -041, -043, 110-600-017, -024, 110-660-026, -027, 114-020-004 and 114-040-001

Total Acreage: 4,916.74 acres

Zoning: FOR (Forestry); FOR-B-X-160 (Forestry, combining minimum Building Site of 160 Acres); TPZ (Timberland Production); RM-B-X-20-Ds PD-5.8 (Residential Multi-Family combining minimum Building Site of 20 acres, combining Design Sierra, Planned Residential Development 5.8 Units/Acre); RES-Ds PD-5.8 (Resort combining Design Sierra, Planned Residential Development 5.8 Units/Acre); RES-Ds PD 15 (Resort, combining Design Sierra, Planned Development 15 Units/Acre); RS PD 3 (Residential Single-Family, Planned Residential Development 3 Units/Acre) and; RES-UP-Ds (Resort, combining Use Permit, combining Design Sierra)

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Council

Owner/Applicant: Trimont Land Company

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

**3) 10:50 am ZONING TEXT AMENDMENT (PZTA 20130336)
TRANSITIONAL AND SUPPORTIVE HOUSING
ADDENDUM TO NEGATIVE DECLARATION
ALL SUPERVISORIAL DISTRICTS**

Consider providing a recommendation to the Board of Supervisors on revisions to the Placer County Zoning Ordinance in order to comply with State housing law for transitional and supportive housing. The proposed amendments will revise definitions for Transitional Housing and Supportive Housing as well as clarify that this housing is a type of residential occupancy that is subject only to those restrictions that apply to other residential uses of the same type in the same zone. The proposed amendments will implement Housing Element Policy F-12 and Program F-8. The Planning Commission will also consider providing a recommendation to the Board of Supervisors on an Addendum to a Negative Declaration.

MAC Area: All MACs

Applicant: Placer County Community Development Resource Agency

County Staff:

Planning: Crystal Jacobsen (530) 745-3085

**4) 11:10 am WORKSHOP – SHERIDAN COMMUNITY PLAN UPDATE (PGPA 20130025)
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

The Planning Services Division is providing a report of the progress of the County's update to the Sheridan General Plan. The update to the Plan will include the review of existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.); revisions to goals, policies, and programs in the Plan to address constraints and new

opportunities; revisions to the wording of goals and policies to provide better clarity and readability; land use changes; new design guidelines; mapping; and new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets, and Low-impact Design) since the Sheridan General Plan was originally prepared in 1976.

Plan area boundaries are the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east.

County Staff:

Planning: Christopher Schmidt (530) 745-3076