



COUNTY OF PLACER PLANNING COMMISSION

** TAHOE ** AGENDA DATE June 26, 2014

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting will be held at ****North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, CA 96143****

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.)

8:00 am **Commissioners and staff to meet at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicles will be provided to transport all to the Tahoe destination.**

10:00 am **FLAG SALUTE**

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

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.

1) 10:05 am

WASHBURN RESIDENCE (FULTON ACRES #3)

SUBDIVISION MODIFICATION (PSM 20140153)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Gary Furumoto, Sagan Design Group, on behalf of Hanalee Washburn Trust, for approval of a Subdivision Modification for Fulton Acres #3 to eliminate the 20-foot front building setback line shown on Lot #189 in order to construct a single family residence with an attached garage 14.5 feet (11 feet to eaves) from the property line. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance Class 5 A.1 - Minor Alterations in Land Use Limitations.

Project Location: The project is located at 758 Fulton Crescent Drive in the Cedar Flat area.

APN: 092-060-007

Total Acreage: 19,300 square feet

Zoning: PAS 014 Cedar Flat

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Gary Furumoto, Sagan Design Group, on behalf of

Owner: Hanalee Washburn Trust

County Staff:

Planning: Steve Buelna (530) 581-6285

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

Environmental Health: Justin Hansen (530) 745-2300

2) 10:10 am

FALKNER UNDERGROUND GARAGE

MINOR USE PERMIT AND VARIANCES (PVAA 20130303)

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Jeff Pickett on behalf of OV Investments CT Inc., a Nevada Corp, for approval of a Minor Use Permit and Variances to allow an underground parking garage, a garage entrance building and two future residences on and adjacent to 245 Granite Chief Road in Squaw Valley:

1. Minor Use Permit to authorize an accessory use (garage) on APN's 096-030-025-000 and 096-030-034-000 to allow the construction of the garage to be authorized before a building permit to establishment of a primary use on parcels 096-030-043 and 096-030-044.
2. Dwelling setback on APN 096-030-043-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet. This was the same setback that was originally approved in 2006 (PVAA T20040468).
3. Dwelling setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet.
4. Underground garage setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet. The entire garage structure will be underground.
5. Underground garage setback on APN 096-030-025-000. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.
6. Stream setback on APN 096-030-043-000. A Variance to reduce the 100-foot from

centerline of Squaw Creek setback requirement to 55 feet from centerline. –This would allow for the construction of a residence on APN 096-030-043-000. This was the same setback that was originally approved in 2006 (PVAA T20040468).

7. Garage entrance setback on APN 096-030-034-000. A Variance to reduce the front (north) property line setback from 20 feet to 5. The reduction in setback will allow for the construction of the garage entrance on Granite Chief Road.
8. Variance on APN’s 096-030-043-000 and 096-030-044-000 to increase the maximum lot coverage from 35 percent to 42 percent on parcel 096-030-043-000 and 50 percent on parcel 096-030-044-000 to allow for the construction of residences on the parcels.
9. Variance on APN 096-030-043-000 to the ¾ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on APN’s 096-030-044-000 and 096-030-025-000.

The Planning Commission will also consider adopting a Mitigated Negative Declaration prepared for this project. .

Project Location: The project is located on and in close proximity to -245 Granite Chief Rd., in the Squaw Valley area. The house lots are approximately 160 feet south of the first switchback curve in Granite Chief Road, and the underground garage extends from the road under the Squaw Valley Resort “Sunnyside” Ski run (parcel 096-030-025-000) to the house sites (parcels 096-030-043-000 and 096-030-044-000).

APN: 096-030-025-000, 096-030-034-000, 096-030-043-000, and 096-030-044-000

Total Acreage: 3.33 acres

Zoning: LDR DF 10 (Low Density Residential, Density Factor 10 bedrooms/ac.)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Jeff Pickett on behalf of OV Investments CT Inc

Owner: Squaw Valley LLC and OV Investments 43 Inc

County Staff:

Planning: Allen Breuch (530) 581-6280

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

Environmental Health: Justin Hansen (530) 745-2300

3) 10:20 am

NORTHSTAR MOUNTAIN MASTER PLAN

GENERAL PLAN AMENDMENT TO AMEND THE MARTIS VALLEY COMMUNITY PLAN LAND USE DIAGRAM/REZONE/ZONING TEXT AMENDMENT/CONDITIONAL USE PERMIT (PCPA 20140100)

ENVIRONMENTAL IMPACT REPORT (SCH2012112020)

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

[APPLICANT IS REQUESTING A CONTINUANCE TO AN OFF CALENDAR DATE**]**

Consider a request from Jerusha Hall, on behalf of Trimont Land Company, dba Northstar California, for approval of a Conditional Use Permit to allow for the Northstar Mountain Master Plan that would guide development of the ski resort over a projected 20-year period. The Master Plan would allow for the expansion of the existing ski terrain including six new mechanized ski lifts and associated trails, a high-speed gondola that would extend from the Castle Peak parking area to the Northstar Village,— new snowmaking and associated infrastructure, additional trails and trail widening, five skier bridges, four new skier service lodges and facilities (restrooms, food and drink service, seating), improvements to existing skier service sites, relocation of an existing cross country ski center and two new campsite areas. The Planning Commission will also consider recommendations to the Board of Supervisors to 1) amend the Martis Valley Community Plan Land Use Diagram to relocate an existing Tourist/Resort Commercial land use area that comprises 0.68-acre from one side of the mountain to another; 2) Rezone two existing FOR (Forestry) zone district areas that comprise 1.33 and 0.68 acres

in size and relocate so that one would align with the relocated MVCP land use designation square, and the other would be adjusted to a more suitable location for development of one of the campsites; and 3) a Zoning Text Amendment to allow for the expansion of existing ski resorts to include development of ski lifts and ski runs within the Timberland Production Zone (TPZ), except where TPZ land exists within the Tahoe Basin.

The Planning Commission will also consider certifying a Final Environmental Impact Report (SCH2012112020), adoption of Findings of Fact and Statement of Overriding Considerations and adoption of a Mitigation, Monitoring and Reporting Program for the project.

Project Location: The project is located six miles southeast of Truckee on Northstar Drive on the west side of State Route 267, in the -Northstar area.

APN's: 080-260-002-000, 080-260-008-000, 080-260-010-000, 080-260-013-000, 080-260-015-000, 080-260-016-000, 080-260-017-000, 091-100-022-000, 091-100-025-000, 091-100-027-000, 110-030-069-000, 110-030-078-000, 110-030-080-000, 110-050-017-000, 110-050-040-000, 110-050-041-000, 110-050-052-000, 110-050-053-000, 110-050-054-000, 110-050-055-000, 110-050-057-000, 110-050-063-000, 110-050-069-000, 110-050-071-000, 110-050-072-000, 110-050-073-000, 110-050-075-000, 110-070-008-000, 110-070-010-000, 110-081-004-000, 110-081-012-000, 110-081-014-000, 110-081-015-000, 110-081-017-000, 110-081-021-000, 110-081-022-000, 110-081-034-000, 110-081-041-000, 110-081-043-000, 110-600-017, 110-600-024-000, 110-660-026-000, 110-660-027-000 and 114-040-001-000

Total Acreage: 4,911.23 acres

Zoning: FOR, O, TPZ, FOR-B-X-160 ac min, RES-UP-Ds, RES-Ds PD=15, RM-B-X-Ds 20 ac min PD=5.8

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Committee

Applicant/Owner: Jerusha Hall, on behalf of Trimont Land Company, dba Northstar California

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

4) 10:40 am

TAHOE BASIN COMMUNITY PLAN - UPDATE (PGPA 20110123)

The Planning Services Division is providing a report of the progress of the County's Tahoe Basin Community Plan Update. The purpose of the report is to provide the Commission with an update on the status of the Community Plan Update work program and to outline next steps in the process.

County Staff:

Planning: Steve Buelna for Crystal Jacobson (530) 581-6285

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300