



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
\*\*\*TAHOE MEETING\*\*\***

**AGENDA  
DATE  
June 25, 2015**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
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Meeting was held at \*\*\*North Tahoe Event Center, 8318 North Lake Blvd., located in Kings Beach\*\*\*.

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

**10:00 am** FLAG SALUTE

**ROLL CALL:** Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest. [*Commissioners Sevison was absent at the time of Roll Call* ]

**REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following:** *Discussed today's agenda items and procedure. July 9<sup>th</sup> Planning Commission hearing will be cancelled. The next Planning Commission hearing will be July 23<sup>rd</sup> in Auburn. The Tahoe Basin Area Plan and NOP is out for review with comments due by August 3<sup>rd</sup>.*

**CONSENT AGENDA** - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

**MOTION VOTE 6:0** *Commissioner Johnson moved, Commissioner Moss second; To drop this item from consent and place it on future agenda.*

**AYE:** *Gray, Moss, Johnson, Nader, Roccucci, Denio,*

**NO:** *none*

**ABSENT:** *Sevison*

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. *No public comment received.*

**TIMED ITEMS:** The following timed items are to be discussed at the time indicated.

**1) 10:05 am** **VILLAGE AT SQUAW VALLEY SPECIFIC PLAN**  
*10:05a-11:54a* **DRAFT ENVIRONMENTAL IMPACT REPORT (PSPA 20110385) – PUBLIC REVIEW AND COMMENT**  
**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report for the Village at Squaw Valley Specific Plan project. The opportunity to discuss the merits of the project will occur at a subsequent hearing on the project entitlements. The project applicant, Squaw Valley Real Estate, LLC, is requesting approval of various discretionary entitlements in support of a mixed use development that includes resort residential, commercial, and recreation uses, as well as parking and other visitor amenities, and employee housing. In the 85-acre main Village area, up to 1,493 bedrooms would be provided in up to 850 units, including a mixture of hotel, condo hotel, fractional ownership, and timeshare units. Approximately 297,733 square feet (206,211 square feet net new commercial) of commercial space would be provided for the entire plan area. The 8.8-acre East Parcel would include employee housing (for a maximum of 300 employees), off-site parking, shipping and receiving, and a small retail market. A conservation corridor would be provided for the length of Squaw Creek through the plan area to support improvement of terrestrial and aquatic habitat conditions, improved water quality and sediment management, and increased flood conveyance capacity. Other improvements include circulation improvements, emergency vehicle access routes, bicycle facilities, a transit center, new/extended utility infrastructure, new/improvements to existing recreational facilities and amenities, and a Village open space network. The Specific Plan would be developed over an estimated 25-year buildout period, with some construction proposed to begin as early as spring of 2016.

A copy of the Draft EIR is available for review (public review period is open from May 18, 2015 thru July 17, 2015) during normal business hours at the Tahoe City Library (740 North Lake Boulevard in Tahoe City), the Truckee Library (10031 Levon Avenue in Truckee), the Squaw Valley Public Service District (305 Squaw Valley Road in Olympic Valley), Community Development Resource Agency in Tahoe (775 North Lake Boulevard, Tahoe City) and in Auburn (3091 County Center Drive, Auburn). The Draft EIR is also available online at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/villageatsquawvalley>

**PROJECT LOCATION:** The Specific Plan area is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County and within the Sierra Nevada. Portions of the plan area are located in both the west and east sides of Squaw Valley. The valley is located west of State Route (SR) 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe, but outside of the Lake Tahoe Basin.

**APN's:** 096-020-015, 096-540-009, 096-020-021, 096-540-016, 096-540-015, 096-221-013, 096-221-014, 096-221-012, 096-221-025, 096-221-036, 096-221-030, 096-490-019, 096-221-021, 096-221-029, 096-490-015, 096-490-019, 096-221-029, 096-221-019, 096-221-016, 096-104-001, 096-221-017, 096-020-020, 096-340-030, 096-540-003, 096-340-023, 096-060-066, 096-060-065, 096-010-012, 096-221-038, 096-221-018, 096-221-015, 096-230-035.

**Total Acreage:** 93.7 acres

**Community Plan Area:** Squaw Valley General Plan

**MAC Area:** Squaw Valley Municipal Advisory Council

**Applicant:** Squaw Valley Real Estate, LLC

**Owner:** Squaw Valley Real Estate, LLC

**County Staff:**

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Sarah Gillmore (530) 745-7518

**Public comments were received on the Draft EIR and will be responded to in the Final EIR.**

**20 members from the public spoke on the Draft EIR.**

**Break 11:54a-12:03p**

**2) 10:50 am METCALF RESIDENCE (BEAR CREEK ASSOCIATION SUBDIVISION)  
12:03p-12:14p SUBDIVISION MODIFICATION/VARIANCES (PLN15-00172)**

**CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Robb Olson, Olson–Olson Architects, on behalf of Brook & Lisa Metcalf, for approval of a Subdivision Map modification to modify the 30-foot mapped front setback on Lot 59 (Bear Creek Association Final Map) to allow for a mapped front setback of 14-foot 4 inches, and also a Variance to reduce the required 20-foot front setback (John Scott Trail) to 14 feet 4 inches (11 feet from eaves), in order to construct a two car garage, mudroom, and covered walkway. The Planning Commission will also consider a Variance request to reduce the water course setback (Bear Creek) from 100-feet from the centerline of the creek to 35-feet from centerline (33-foot from eave), in order to construct a room addition with second story deck on an existing single-family residence. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Sections 15303 and 15305 of the CEQA Guidelines and Sections 18.36.050A. and Section 18.36.070A.1. of the Placer County Environmental Review Ordinance (Class 3 New construction or conversion of small structures and Class 5 Minor alterations in land use limitations).

**Project Location:** The project is located at 2353 John Scott Trail in the Alpine Meadows area.

**APN:** 095-272-011

**Total Acreage:** 21,775 square feet

**Zoning:** RS (Single-Family Residential)

**Community Plan Area:** Alpine Meadows Community Plan

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

**Applicant:** Robb Olson, Olson–Olson Architects

**Owner:** Brook & Lisa Metcalf

**County Staff:**

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Andy Deinken (530) 581-6226

Environmental Health: Justin Hanson (530) 745-2300

**MOTION VOTE 7:0 Commissioner moved, Commissioner Moss second;**

**AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci, Denio,**

**NO: none**

**ABSENT: none**

- 1. DETERMINE the project Categorically Exempt from environmental review under CEQA pursuant to provisions of Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 A. and Section 18.36.070 A.1. of the Placer County Environmental Review Ordinance (Class 3 New construction or conversion of small structures and Class 5 Minor alterations in land use limitations)**
- 2. APPROVE the Subdivision Map Modification to modify the 30-foot mapped front setback on Lot 59 (Bear Creek Association Final Map) to allow for a mapped front setback of 14-feet 4 inches;**

3. *APPROVE a Variance to reduce the required 20-foot front setback (John Scott Trail) to 14 feet 4 inches (11 feet from eaves), in order to construct a two car garage, mudroom, and covered walkway.*
4. *APPROVE a Variance to reduce the water course setback (Bear Creek) from 100-feet from the centerline of the creek to 35-feet from centerline (33-foot from eave), in order to construct a room addition with second story deck on an existing single-family residence.*

*No members from the public spoke at the hearing.  
Appeal rights were read.*

***MEETING ADJOURNED: 12:14 pm***

**CONSENT AGENDA** - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

**A) CABIN CREEK BIOMASS FACILITY PROJECT  
EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPJ 20110376)  
PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from, Tahoe Regional Power Company, LLC, for a two Extension of Time for a previously approved Conditional Use Permit that allows for the construction and operation of a two-megawatt (2MW) biomass electric power generation facility at the Eastern Regional Materials Recovery Facility (MRF) and Transfer Station. The facility would utilize gasification technology to convert excess woody biomass material into a synthetic gas, which would then fuel an internal combustion engine/turbine that would generate electricity. The subject property, Assessor's Parcel Number 080-070-016, comprises 148.41 acres, is currently zoned FOR-SP (Forest, combining Special Purpose) and is located approximately two miles south of Interstate 80 (I-80) and the Town of Truckee at 900 Cabin Creek Road, 0.30 miles west of State Route (SR) 89 in the Squaw Valley area. The Conditional Use Permit was originally approved by the Board of Supervisors on May 7, 2013. An Environmental Impact Report was prepared and certified on the same date. The Planning Services Division contact for the above project is Gerry Haas and can be reached at (530) 745-3084