



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE**

**January 9, 2014**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
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www.placer.ca.gov

Meeting was 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

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**10:00 am FLAG SALUTE**

*10:00 am*

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

**REPORT FROM THE PLANNING DIRECTOR –**

*Crystal Jacobsen, Supervising Planner filling in today as Planning Director, Paul has transitioned on to Tahoe and is providing leadership in the Tahoe office. The January 23<sup>rd</sup> Planning Commission meeting will be canceled and the next meeting scheduled for February 13th. An Appeal has been received on Belcara Subdivision that was heard by the Commission the December 12th. On January 7<sup>th</sup> the Board considered a proposal of an interim urgency ordinance prohibiting certain uses, including Hospitals, Day Care Centers/Pre-Schools, Churches, Schools – business and vocational, Schools – college, Schools – kindergarten through secondary, Animal Husbandry Services, Collection Stations, Single-Family Residences, Service Stations, Auto Repair and Services, and Contract Construction Services within specific Plan Area Statement Special Areas of the Tahoe City Community Plan area, the Kings Beach Community Plan area and the North Stateline Community Plan area. The Board tabled this and will be heard at their January 21<sup>st</sup> Tahoe meeting. Also at that meeting CDRA will present a brief summary of Tahoe projects.*

**PUBLIC COMMENT** - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. *No public comment.*

*To listen to audio of comments and the entire hearing please go to web-site below:  
[http://placer.granicus.com/ViewPublisher.php?view\\_id=4](http://placer.granicus.com/ViewPublisher.php?view_id=4)*

**ELECTION OF PLANNING COMMISSION OFFICERS FOR 2014:**

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

*To approve Larry Sevison as Chair, Ken Denio as Vice Chair and Richard Roccucci as Secretary for 2014.*

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

*NO: none*

1) 10:05 am  
10:07a-10:23a

**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

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

***To: 1) adopt the Mitigated Negative Declaration (Attachment D) and Mitigation Monitoring Program (Attachment E) for the Maher Subdivision and 2) approve the Vesting Tentative Subdivision Map, subject to the findings and recommended conditions of approval with addition to Condition #34 to add c) Roseville Joint Union High School District***

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

***NO: none***

2) 10:20 am  
10:23a-11:10a

**DRAFT ENVIRONMENTAL IMPACT REPORT (PDEIR 20070565, STATE  
CLEARINGHOUSE # 2012112020)  
NORTHSTAR MOUNTAIN MASTER PLAN  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Break  
11:11a-11:20a

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.

11:20a-11:56a

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

*The public was given the opportunity to provide input on the Draft Environmental Impact Report for the Northstar Mountain Master Plan.*

*Nine members from the public provided comments. The comments will be responded to in the Final EIR. The public comment period ends on January 13, 2014 at 5:00 pm.*

**3) 10:50 am**  
*11:56a-12:07p*

**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

*MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Denio second;*

*To recommend the Board of Supervisors adopt the Addendum to the previously adopted*

*Negative Declaration as set forth is Exhibit “B” of the staff report; and recommend the Board of Supervisors adopt the proposed zoning tez amendment set forth in Exhibit A based on the findings in staff report.*

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

*NO: none*

**4) 11:10 am**  
*12:08p-12:50p*

**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

*Public workshop only, no recommendations were asked of the Planning Commission at this time.*

**MEETING ADJOURNED: 12:50 PM**