

COUNTY OF PLACER  
PLANNING COMMISSION

**\*\*TAHOE LOCATION\*\***

AGENDA

DATE

May 12, 2016



**-- CORRECTED--**

**\*\* Meeting will be held in Tahoe, at the Resort at Squaw Creek, 400 Squaw Creek Road, Olympic Valley CA 96146 \*\***

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.)*

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

**10:00 am** FLAG SALUTE

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

**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.

**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.

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

**1) 10:05 am CHALET ROAD TOWNHOMES (FORMALLY STANFORD CHALETS)  
VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE  
PERMIT (PLN15-00156)**

**SUBSEQUENT MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from JKGD Architecture Engineering, on behalf of Alpine Chalet, Inc., (Dave Bunnett), for approval of a Vesting Tentative Subdivision Map and a Conditional Use Permit to subdivide the two and one-half-acre site into 18 residential halfplex units (nine buildings total). Each unit contains its own garage as well as driveway parking for a total of 72 onsite parking spaces. Internal, private road segments are proposed to provide access to the future units. The project will include the demolition of the existing multi-story Stanford Chalet building to allow for this proposed project. The Planning Commission will also consider adoption of the Subsequent-Mitigated Negative Declaration prepared for this project.

**Project Location:** The project is located at 1980 Chalet Road in the Alpine Meadows area.

**APN:** 095-280-003-000

**Total Acreage:** 2.5 acres

**Zoning:** RS PD 8 (Residential Single Family, combining Planned Residential Development of 8 dwelling units per acre)

**Community Plan Area:** Alpine Meadows

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

**Applicant:** JKGD Architecture Engineering

**Owner:** Alpine Chalet, Inc., (Dave Bunnett)

**County Staff:**

Planning: Steve Buelna (530) 581-6285.

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

Environmental Health: Justin Hansen (530) 745-2300

**2) 10:15 am THE TAHOE EXPEDITION ACADEMY (TEA) AT HOPKINS RANCH  
MINOR USE PERMIT/MINOR BOUNDARY LINE ADJUSTMENTS  
(PLN15-00416 AND PLN16-00033)**

**SUBSEQUENT MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from applicant Keith Franke for the Martis Valley Education Foundation (Tahoe Expedition Academy) on behalf of owners Hopkins Ranch LLC, for approval of a Minor Use Permit to allow a permanent private educational institution for approximately 350 students ranging from pre-Kindergarten through Grade 12 during the

traditional school year from August through June. The facility may also be used for summer classes outside the regular school year. The proposed facility would include 16 individual buildings (one- and two-story structures) totaling ±112,800 square feet and include classrooms, administration offices, training facilities, common areas, a café, outdoor amphitheater, faculty housing, and student dormitories with on-site parking spaces. The school dormitories could accommodate approximately 40 students and faculty members during the school year. The project also proposes a recreation field, parking, and a vehicle access road in the Open Space zoning district. The applicant is requesting a Minor Boundary Line Adjustments on APNs 080-270-063-000, 080-270-064-000 and 080-270-065-000. The Planning Commission will also consider adoption of the [subsequent](#) Mitigated Negative Declaration prepared for this project.

**Project Location:** The project is located on the south side of Schaffer Mill Road approximately ¼ mile southwest of the intersection of Highway 267 and Schaffer Mill Road, in the Martis Valley area.

**APN:** 080-270-065-000, 080-061-013-000, 080-270-063-000, 080-270-064-000 and 080-270-065-00

**Total Acreage:** 42.15± acres

**Zoning:** O (Open Space) and RS-B-X 20-acre minimum PD =1.2 (Single Family Residential, combining Building Site of 20 acres, combining Planned Residential Development of 1.2 unit/ac.)

**Community Plan Area:** Martis Valley Community Plan

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

**Applicant:** Keith Franke for the Martis Valley Education Foundation (Tahoe Expedition Academy)

**Owner:** Hopkins Ranch LLC.

**County Staff:**

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: (530) 745-2300

## CONSENT AGENDA

### A) ABANDONMENT OF A PORTION OF BAY STREET ADJACENT TO RIVERA PROPERTY CARNELIAN BAY –

Consider that the portion of the abandonment of the Bay Street easement is consistent with the Carnelian Bay Community Plan. Also consider that the project is Categorically Exempt from CEQA per Section 18.08.020 D of the Placer County Environmental Review Ordinance (Section 15061 (b)(3) of the CEQA Guidelines).

**Project Location:** The subject property is located at 5230 North Lake Boulevard in the Carnelian Bay area.

**APN:** 115-030-035

**Total Acreage:**

**Zoning:** PAS - 017 Carnelian Bay Tourist

**Community Plan Area:** Carnelian Bay Community Plan

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

**Owner/Applicant:** Lou Basile on behalf of property owners Ronald E. Rivera and Stephanie Tamayo-Rivera

**County Staff:**

Planning: Stacy Wydra (530) 581-6288

Department of Public Works: John Weber, Right-of-Way Agent Rebecca Taber (530) 745-7564

**B) AMERICAN RIVER HEADWATERS RESTORATION PROJECT (ESD16-00004)  
THIRD PARTY APPEAL OF DEVELOPMENT REVIEW COMMITTEE'S  
APPROVAL OF A GRADING PERMIT \*\*REQUEST TO WITHDRAW APPEAL\*\*  
MITIGATED NEGATIVE DECLARATION (PLN16-00001)  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider appeal of the Grading Permit approval from Patricia Gibbs, a private citizen. Prior to the appeal, the appellant also provided comments during the 30-day public review period of the MND. The appellant asserts that the MND is incomplete and the CEQA review inadequate. The project area consists of 10,115 acres of logged timberland. All roads will be decommissioned and returned to a natural state. All culverts and stream crossing will also be removed to reconnect the hydrology.

**Project Location:** Headwaters of the North and Middle Fork of the American River, Northeast of French Meadows Reservoir, adjacent to Talbot Creek Campground.

**APN:** 069-240-006-000, 069-240-009-000, 069-250-003-000, 069-250-005-000, 069-250-006-000, 069-250-008-000

**Total Acreage:** 10,115 acres

**Zoning:** TPZ Timberland

**Community Plan Area:** Placer County General Plan

**MAC Area:** N/A

**Owner/Applicant:** American River Conservancy

**County Staff:**

Planning: Kally Kedinger-Cecil (530) 745-3034

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300