



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
FEBRUARY 2, 2017

The meeting was held in the County Board of Supervisors Board Room, 175 Fulweiler Avenue, Auburn, CA 95603 with interactive video available at the Placer County Administrative Offices located at 775 North Lake Boulevard in Tahoe City, CA 96145

10:00 am **FLAG SALUTE**

10:01 – 10:12 am

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; Larry Sevison, At-Large East of Sierra Crest; and Fred Arcuri, District 2; [District 5 seat is vacant].

REPORT FROM THE PLANNING DIRECTOR – *The Planning Director noted the exciting change in the meeting venue using the live video feed at the Tahoe City Administrative Offices allowing Tahoe participation without weather constraints. He thanked the Administrative Services Telecommunications Team for their assistance and Rick Eiri for managing the Tahoe CDRA office.*

Mr. Ivaldi congratulated Commissioners Moss, Nader and Johnson for their reappointment to the Planning Commission.

Recent actions on Planning Commission items included the unanimous approval by the TRPA Governing Board on the Tahoe Basin Area Plan and Tahoe City Lodge; Dadurka Minor Land Division appeal that was denied by the Commission, will be heard by the Board of Supervisors at the February 7th meeting. Porcupine Hill Extension of Time appeal, approved by the Commission and later appealed, will be heard by the Board of Supervisors at the March 7th meeting, along with the Barton Ranch project which was recommended for approval by the Commission.

The Director noted upcoming Planning Commission meetings – February 9th meeting has been cancelled due to the special meeting scheduled for the 2nd; the next scheduled meeting on February 23rd may be held in Auburn with the live feed in Tahoe again. The PlumpJack Squaw Valley Inn and The Palisades at Squaw projects; the Extension of Time appeal on the Camel's Hump project, along with two other Extensions of Time are on the next agenda.

OATH OF OFFICE FOR 2017 REAPPOINTED PLANNING COMMISSIONERS:

Richard Johnson – Seat #3 (Representing District 3 and serving a four year term that expires on December 31, 2020), Jeffrey Moss – Seat #4 (Representing District 4 and serving a four year term that expires on December 31, 2020), and Wayne Nader – Seat #7 (Representing At-Large West of Sierra Crest and serving a four year term that expires on December 31, 2020).

Commissioners Richard Johnson, Jeffrey Moss and Wayne Nader were sworn in by Sue Colbert, Interim Planning Commission Clerk.

PLANNING COMMISSION SELECTION OF OFFICERS

A) Selection of 2017 Chairman – *Richard Johnson*

MOTION AS FOLLOWS: Commissioner Nader moved to nominate Richard Johnson as Chair; Commissioner Sevison second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

B) Selection of 2017 Vice-Chairman – *Wayne Nader*

MOTION AS FOLLOWS: Commissioner Moss moved to nominate Wayne Nader as Vice-Chair; Commissioner Johnson second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

C) Selection of 2017 Secretary – *Jeffrey Moss*

MOTION AS FOLLOWS: Commissioner Nader moved to nominate Jeffrey Moss as Secretary; Commissioner Sevison second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

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.

The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There was no comment.

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

1) 10:10 am
10:13 – 10:29 am

**6731 TAHOE
EXTENSION OF TIME - TENTATIVE PARCEL MAP / CONDITIONAL USE
PERMIT (PCPA20090078 / PLN16-00330)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Gary Davis, JKAE on behalf of PFK Development Group, Paul Kapper, for approval of an Extension of Time for an approved Conditional Use Permit that replaces an existing motel facility with ten new timeshare duplexes (20 units total) and a 1,757 square foot clubhouse with a two bedroom managers unit above. The Planning Commission will consider the previously adopted Mitigated Negative Declaration.

Project Location: 215 Anderson Road and 6731 North Lake Boulevard in the Tahoe Vista area

APN: 117-071-015-000 and 117-071-044-000

Total Acreage: 5.3 acres

Zoning: PAS 022 Tahoe Vista SA #1 (Tourist Area)

Community Plan Area: Tahoe Vista

Applicant: JKAE, Gary Davis

Owner: PFK Development Group, Paul Kapper

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Justin Hansen (530) 745-2340

Two members of the public provided comments; one of which previously submitted written comments.

***MOTION AS FOLLOWS:** Approve the two-year Extension of Time request in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval, as modified, subject to the findings in the Staff Report with the added condition that the demolition of the structure is to be completed prior to the end of the 2017 construction season.*

Commissioner Sevison moved; Commissioner Rocucci second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Rocucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

2) 10:15 am
10:38 – 12:00 pm
Break
12:13 – 1:03 pm

**NORTHSTAR MOUNTAIN MASTER PLAN
GENERAL PLAN AMENDMENT TO THE MARTIS VALLEY COMMUNITY
PLAN LAND USE DIAGRAM / REZONE / ZONING TEXT AMENDMENT /
CONDITIONAL USE PERMIT (PCPA20140100)
FINAL ENVIRONMENTAL IMPACT REPORT AND ERRATA (SCH NO.
2012112020)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider an application from Jerusha Hall, on behalf of Trimont Land Company, dba Northstar California, and make a recommendation to the Board of Supervisors on the following requests: 1) General Plan Amendment to the Martis Valley Community Plan (MVCP) 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; 3) Zoning Text Amendment to Placer County Code Chapter 17, Article 17.04, Section 17.04.030 to amend the definition of "Ski lift facilities" and "Ski runs" and Article 17.16, Section 17.16.010(D) Timberland Production Zone (TPZ) to allow for the development of ski lift facilities and ski runs as a conditionally permitted use within land boundaries owned and/or operated by existing ski resorts within Timberland Production Zone (TPZ) land located outside the Tahoe Basin; and 4) Conditional Use Permit to allow for the Northstar Mountain Master Plan that would guide project- and program-level development of the ski resort over a projected 20-year period. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Northstar Mountain Master Plan Final Environmental Impact Report and Errata, prepared pursuant to the California Environmental Quality Act, and adoption of the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring Reporting Program.

Project Location: West side of State Route 267, approximately six miles southeast of the Town of Truckee and five miles northwest of the north shore of Lake Tahoe

APNs: 091-100-025-000, 091-100-022-000, 110-070-010-000, 110-070-008-000, 110-081-073-000, 110-081-070-000, 110-081-068-000, 110-081-069-000, 110-051-033-000, 110-051-034-000, 080-260-010-000, 080-260-015-000, 091-100-027-000, 080-260-013-000, 110-051-030-000, 110-051-031-000, 110-051-035-000, 110-081-072-000, 110-081-041-000, 110-081-067-000, 110-081-021-000, 110-081-071-000, 110-051-032-000, 080-260-002-000, 080-260-017-000, 080-260-016-000, 110-051-002-000, 110-051-001-000, 110-051-003-000, 110-051-015-000, 110-051-022-000, 110-081-017-000, 110-030-078-000, 110-030-085-000, 110-030-091-000, 110-600-017-000, 110-600-024-000, 110-660-026-000, 110-051-042-000, 080-260-008-000, 110-660-027-000, 110-030-090-000, 110-081-061-000, 110-051-016-000, 110-051-018-000, 110-051-014-000, 110-051-019-000, 110-051-013-000, 110-051-027-000, 114-040-001-000 and 110-081-034-000

Total Acreage: 4,911.23 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, combining Planned Residential Development of 5.8 Units/Acre); RES-Ds PD-5.8 (Resort, combining Design Sierra, combining Planned Residential Development of 5.8 Units/Acre); RES-Ds PD 15 (Resort, combining Design Sierra, combining Planned Residential Development of 15 Units/Acre); RS PD 3 (Residential Single-Family, combining Planned Residential Development of 3 Units/Acre); and RES-UP-Ds (Resort, combining Use Permit, combining Design Sierra)

Community Plan Area: Martis Valley
Applicant: Jerusha Hall
Owner: Trimont Land Company, dba Northstar California
County Staff:
Planning: Allen Breuch (530) 581-6284
Engineering and Survey: Rebecca Taber (530) 308-1167
Environmental Health: Justin Hansen (530) 745-2340

Nine members of the public provided comments; four at the Tahoe location, five in Auburn; seven of which previously submitted written comments.

- 1. MOTION AS FOLLOWS:** *Recommend to the Board of Supervisors to adopt a resolution to certify the Northstar Mountain Master Plan Final Environmental Impact Report (SCH #2012112020) and Errata prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Considerations (Attachment D) and described in the staff report, findings and attachments.*

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE 6:0:1

AYE: *Arcuri, Sevison, Moss, Nader Roccucci, Johnson*

NO: *None*

ABSENT: *District 5 Seat Vacant*

- 2. MOTION AS FOLLOWS:** *Recommend to the Board of Supervisors to adopt a resolution to amend the Martis Valley Community Plan (MVCP) Land Use Diagram to relocate an existing Tourist / Resort Commercial land use area that comprises 0.68-acre from one side of the ski resort to another as depicted in the resolution (Exhibit A to Attachment E), supported by the staff report, findings and attachments.*

Commissioner Sevison moved; Commissioner Roccucci second

MOTION VOTE 6:0:1

AYE: *Arcuri, Sevison, Moss, Nader Roccucci, Johnson*

NO: *None*

ABSENT: *District 5 Seat Vacant*

- 3. MOTION AS FOLLOWS:** *Recommend to the Board of Supervisors to adopt an ordinance to rezone two existing FOR (Forestry) zone district areas that comprise 1.33 and 0.68 acres in size and relocate within the same TPZ (Timber Production Zone) area so that one would align with the relocated Martis Valley Community Plan (MVCP) land use designation square and the other would align with one of the campsites as depicted in the ordinance (Exhibit A to Attachment F), supported by the staff report, findings and attachments.*

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

4. **MOTION AS FOLLOWS:** *Recommend to the Board of Supervisors to adopt an ordinance to amend Placer County Code Chapter 17, Article 17.04, Section 17.04.030 to amend the definition of "Ski lift facilities and Ski runs" and Article 17.16, Section 17.16.010 (D) Timberland Production Zone (TPZ) to allow for the development of ski lift facilities and ski runs as a conditionally permitted use within land boundaries owned and / or operated by existing ski resorts within Timberland Production Zone (TPZ) land located outside the Tahoe Basin (Attachment G), supported by the staff report, findings and attachments.*

Commissioner Sevison moved; Commissioner Roccucci second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

5. **MOTION AS FOLLOWS:** *Recommend to the Board of Supervisors to approve 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 subject to the Conditions of Approval and supported by the staff report, findings and attachments.*

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

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) Approve Action Agenda of December 15, 2016 Planning Commission Meeting

MOTION AS FOLLOWS: Approve Item A) Action Agenda of December 15, 2016

Commissioner Nader moved, Commissioner Moss second

MOTION VOTE 6:0:1

AYE: Arcuri, Sevison, Moss, Nader Roccucci, Johnson

NO: None

ABSENT: District 5 Seat Vacant

1:04 pm MEETING ADJOURNED