



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, August 10, 2023
10:00 A.M.

MEETING LOCATION:
North Tahoe Event Center
8318 N Lake Blvd.
Kings Beach, CA 96143

The North Tahoe Event Center will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://placer-ca-gov.zoom.us/j/93805991797> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 938 0599 1797. There will be no reservation line.

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: THE 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.

10:00 a.m. FLAG SALUTE

ROLL CALL: Nathan Herzog, District 2; Richard Johnson, At-Large West of Sierra Crest (Chairman); Anthony DeMattei, District 3 (Vice Chairman); Robyn Dahlgren, District 1 (Secretary); Daniel Woodward, District 4; Jeff Ronten, District 5; Mark Watts, At-Large East of Sierra Crest.

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER: Administer the oath of office for Jeff Ronten, who was appointed to Seat #5 (representing District 5 and serving the term that expires on 12/31/2024) by the Board of Supervisors at its July 25, 2023, meeting.

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 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 removed for discussion.

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

1) 10:05 a.m. **[TAHOE SIERRA RECREATION, INC. \(DBA: TRUCKEE RIVER RAFT CO.\)
CONDITIONAL USE PERMIT MODIFICATION / RAFTING LICENSE \(PLN23-00013\)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Consider a request from Tahoe Sierra Recreation, Inc. (DBA: Truckee River Raft Co.), for approval of a Conditional Use Permit Modification to allow continued Outdoor Recreational Concessions and a Rafting License in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The last extension was granted on July 28, 2020, and rafting permits have been granted dating back to at least 1981. The Planning Commission will also consider adopting an Addendum to the previously adopted Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program that was prepared and finalized pursuant to the California Environmental Quality Act for the project.

APN and Acreage and Zoning: The following Assessor's Parcel Numbers (APN) are the Tahoe City sites (raft put in locations): 094-180-024-000 (0.92 acre), 094-190-004-000 (0.21 acre), 094-190-005-000 (0.10 acre), 094-540-023-000 (0.10 acre) and 094-540-024-000 (0.28 acre), which are currently zoned Mixed-Use Town Center (MU-TC), Transition Overlay District, Tahoe City River District Special Planning Area (TCRD-SPA). The Alpine Meadows sites (raft take out locations) are located on the Truckee River between Tahoe City and Alpine Meadows and include: 095-050-051-000 (0.85 acre), which is currently zoned W (Water Influence) and RS-B-43, PD=8 (Residential Single Family, combining minimum Building Site of 43,000 square feet, Planned Development = 8 dwelling units per acre) and 095-050-024 (1 acre), which is currently zoned W, RS-B-43, PD=8 and O (Open Space). The off-site parking location (APN: 095-050-055-000) is zoned RS-B-43 PD = 8.

Community Plan Area: Tahoe Basin Area Plan; Alpine Meadows General Plan

Applicant: Tahoe Sierra Recreation

County Staff: Planning Services - Shannon Hill, can be reached at (530) 485-7598 or shannonhill@placer.ca.gov

2) 10:10 a.m. **[TAHOE MOUNTAIN AIR SPORTS, INC.
CONDITIONAL USE PERMIT MODIFICATION / RAFTING LICENSE \(PLN22-00507\)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Consider a request from the Bell Family and Courcier Family, for approval of a Conditional Use Permit Modification to allow continued Outdoor Recreational Concessions and a Rafting License in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The last extension was granted on July 28, 2020, and rafting permits have been granted dating back to at least 1981. The The Planning Commission will also consider adopting an Addendum to the previously adopted Mitigated Negative Declaration and the Mitigation

Monitoring and Reporting Program that was prepared and finalized pursuant to the California Environmental Quality Act for the project.

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Community Plan Area: Tahoe Basin Area Plan; Alpine Meadows General Plan

Applicant: Bell Family and Courcier Family

County Staff: Planning Services - Shannon Hill, can be reached at (530) 485-7598 or shannonhill@placer.ca.gov

3) 10:15 a.m. [SIERRA NEVADA OLYMPIC WINTER \(SNOW\) MUSEUM AND COMMUNITY CULTURAL CENTER DRAFT ENVIRONMENTAL IMPACT REPORT \(PLN16-00349\)](#)

PUBLIC REVIEW AND COMMENT

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

As part of the County's environmental review process, a public meeting on a Draft Environmental Impact Report (DEIR) is held during the public review period to encourage public comment and community participation. The 45-day public review period for this project began on July 10, 2023, and ends on August 23, 2023. The California Environmental Quality Act (CEQA) Guidelines Section 15087(i), Public Review of Draft Environmental Impact Report, states: "Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as an element of the CEQA process." The public meeting provides responsible and trustee agencies, residents, civic organizations, and other interested parties with an opportunity to provide comments on the Draft EIR. The purpose of this meeting is to receive comments on the Draft EIR. This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at a subsequent hearing on the project entitlements. The EIR consultant will be present at this meeting to record comments and to answer questions regarding the analysis contained in the EIR. No formal action by the Planning Commission is required.

Location: Olympic Valley Park, 101 Olympic Valley Road, southwest of the intersection of Olympic Valley Road and River Road/State Route (SR) 89 in the unincorporated community of Olympic Valley

APN: 096-290-021-000, 096-290-056-000, 096-290-061-000, 096-310-009-000 and 096-310-040-000

Zoning: FR (Forest Recreation)

County Staff: Planning Services - Patrick Dobbs (530) 745-3060 or pdobbs@placer.ca.gov

4) 11:00 a.m. [TAHOE BASIN AREA PLAN – ECONOMIC SUSTAINABILITY AND HOUSING AMENDMENTS TAHOE BASIN AREA PLAN AMENDMENT \(PLN22-00490\)](#)

ADDENDUM TO PREVIOUSLY CERTIFIED 2017 TAHOE BASIN AREA PLAN ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the Placer County Planning Services Division to recommend to the Board of Supervisors adoption of a resolution and an ordinance to repeal and replace the Tahoe Basin Area Plan (TBAP) in its entirety, including the Implementing Regulations, and to consider adoption of an ordinance amending Placer County Code Chapter 12, Article 12.08, section 12.08.020(A) to remove outdated zoning area references, clarify where Countywide street improvements are required, and add single-family detached dwellings as subject to street improvement requirements to align with Tahoe Basin Area Plan pedestrian mobility goals. The proposed replacement of the TBAP would amend Parts 2.6, 2.7, 3.4, 3.5, 4.3, 4.7 and 8.2, and Chapters 1, 2, and 3 of the TBAP Implementing Regulations to refine policy and code sections aimed at supporting workforce housing, as well as encouraging lodging and mixed-use redevelopment in Town Centers. The amendments focus on diversifying land uses across a variety of sectors, streamlining land uses and new businesses in the Town Centers, and provide additional opportunities for a greater variety of housing types, including workforce housing, throughout North Tahoe. The TBAP encompasses the portion of Placer County within the jurisdiction of the Tahoe Regional Planning Agency, an area of 46,162 acres (72.1 square miles) and includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma. The Planning Commission will also consider a recommendation to the Board of Supervisors to adopt an Addendum to the previously certified Environmental Impact Report prepared pursuant to the California Environmental Quality Act.

CONSENT AGENDA:

A. Approve the Action Agenda of the July 27, 2023, Planning Commission Meeting.

B. [NORTHSTAR-AT-TAHOE PORCUPINE HILL SUBDIVISION EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT \(PSUB 20051181\)](#)

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from Auerbach Engineering Corp., on behalf of Porcupine Hill Estates, for approval of a final one-year Extension of Time for the previously approved Tentative Subdivision Map and Conditional Use Permit that allows for the creation of 12 residential lots (lot sizes would average 3.67 acres) on 48.6 acres of the site and leaving a 218.04-acre remainder lot.

Location: Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in Northstar.

APN: 110-030-070-000 and 110-081-085-000

Zoning: RS-B-43 (Residential Single Family, combining a minimum building site of 43,560 square feet or one-acre minimum)

Applicant: Auerbach Engineering Corp.

County Staff: Planning Services - Stacy Wydra (530) 388-6482 or swydra@placer.ca.gov.