8:00 a.m. Commissioners and staff to meet at the Community Development Resource Agency (CDRA) at 3091 County Center Drive, Auburn, and depart from the parking lot. County vehicles to provide transportation to Tahoe destination.

10:00 a.m. FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.

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.

A) 10:05 a.m.  **SCHAFFER'S MILL**
**GENERAL PLAN AMENDMENT / REZONE / MAJOR SUBDIVISION MODIFICATION / CONDITIONAL USE PERMIT MODIFICATION (PLN19-00114)**
**ADDENDUM TO PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**
Consider a request from Auerbach Engineering Corp, on behalf of New Martis Partners, to approve modifications to the approved Schaffer’s Mill Subdivision (formerly Eaglewood), including the following: 1) General Plan Amendment (Martis Valley Community Plan) to amend a 5.63 acre portion of Assessor Parcel Number 080-061-033-000 from Forest, 60-240 acre minimum, to Low Density Residential, 1-5 dwelling units per acre, as shown on the General Plan Amendment exhibit included with this notice; 2) Rezone a 5.63 acre portion of Assessor Parcel Number 080-061-033-000 from O (Open Space) to RS-B-X-AO 20 ac. min. PD=1.5 (Residential Single-Family Combining District Airport Overflight, 20-acre minimum Planned Residential Development, 1.5 dwellings per acre), as shown on the Rezone exhibit included with this notice; and 3) Modification of the Vesting Tentative Subdivision Map and Conditional Use Permit to relocate eight (8) single-family residential lots to the southwest corner of the development and relocate the Golf Course Maintenance and Operations Facility (Lot F) from the 1.4-acre site centrally located within the development to a 2.12-acre site along Schaffer Mill Road. The Vesting Tentative Subdivision Map and Conditional Use Permit (PSCP T20040186) were approved by the Board of Supervisors in October of 2004. An Environmental Impact Report (EIR) (SCH #: 2000102025) was prepared for the project (formerly known as Eaglewood) in accordance with CEQA and was certified at the same time. The Planning Commission will also consider an Addendum to the previously certified EIR for this project.

**Project Location:** In the southwest portion of the Schaffer’s Mill Subdivision, on the west side of Tarn Circle and approximately 0.4 miles south of the Nevada/Placer County line and south of the Town of Truckee, in the Martis Valley area.

**APN:** 080-061-033-000 (47.73 acres) and 107-040-041-000 (18.20 acres)

**Total Acreage:** +/- 66 acres

**Zoning:** RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), & RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre)

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

**Applicant:** Lydia Altick of Auerbach Engineering Corp. on behalf of New Martis Partners

**County Staff:** Planning Services – Stacy Wydra, Senior Planner (530) 581-6288

B) 10:20 A.M.  **RAINBOW LODGE BULK WATER SALES CONDITIONAL USE PERMIT (PLN19-00017)**
**MITGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**
Consider a request from McGinley & Associates on behalf of Swift Real Estate, for the approval of a Conditional Use Permit to allow for the operation of bulk water sales, commercial collection, distribution and sale of spring water. Proposed improvements consist of the removal of four existing water tanks and replacement with the construction of two new ±22,500 gallon water storage tanks, a water conveyance line, and an upgraded point of sale/pump house. The upgraded pump house (approximately 100 square feet) would be relocated approximately 80 feet to the west of the existing pump house. The Planning Commission will also consider adoption of a Mitigated Negative Declaration (SCH# 2019109067) which was prepared for the project pursuant to the California Environmental Quality Act.

**Project Location:** 50080 Hampshire Rocks Road, Soda Springs in the Soda Springs area.

**APN:** 066-120-035-000

**Total Acreage:** 72 acres

**Zoning:** RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), & RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre)

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

**Applicant:** Justin Fike of McGinley & Associates on behalf of Swift Real Estate

**County Staff:** Planning Services – Stacy Wydra, Senior Planner (530) 581-6288

**CONSENT AGENDA:**

A) **Approve Action Agenda of November 14, 2019 Planning Commission Meeting.**

B) **Approve Action Agenda of November 21, 2019 Planning Commission Meeting.**

C) **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 a request from Auerbach Engineering Corp., Lydia Altick, on behalf of Porcupine Hill Estates, for approval of a two-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. The Planning Commission will also be asked to assess the prior mitigated negative declaration and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

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

**APNs:** 110-030-070-000 and 110-081-085-000

**Total Acreage:** +/-266.6 acres

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

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

**Applicant:** Lydia Altick on behalf of Auerbach Engineering Corp.

**County Staff:** Planning Services – Stacy Wydra, Senior Planner (530) 581-6288