The Planning Commission Hearing Room 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://us06web.zoom.us/j/89355890323 utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 893 5589 0323. 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.
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 removed for discussion.

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

1) 10:05 a.m.  
**MOUNT PLUTO TELECOMMUNICATION FACILITY CONDITIONAL USE PERMIT (PLN22-00049)**
**CATEGORICAL EXEMPTION**
**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**
Consider a request from Tim Page of Crown Castle LLC, on behalf of Trimont Land Company et al, for approval of a Conditional Use Permit to allow for the construction of a telecommunication facility consisting of a 120-foot-tall lattice tower (136 feet to top of antennas) with antennas and associated equipment, a two-story, sixteen-foot by sixty-foot equipment building, and a generator with fuel storage tanks, all contained within a 4,180 square foot lease area. The proposed facility replaces an existing facility of the same size and type located approximately 400 feet northeast of the proposed facility. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15302 of the California Environmental Quality Act Guidelines and Section 18.36.040 of the Placer County Environmental Review Ordinance (Class 2, Replacement or Reconstruction).
Project Location: 8610 113th Road, Truckee, CA 96161
APN: 110-070-015-000
Total Acreage: approximately 5.1 acres
Zoning: North Star Recreation
Community Plan Area: Tahoe Basin Area Plan
Applicant: Tim Page of Crown Castle LLC, on behalf of Trimont Land Company et al,
County Staff: Planning Services – Janey Balvin, (530) 581-6283 or jbalvin@placer.ca.gov.

2) 10:15 a.m.  
**CLAUSON SUBDIVISION MODIFICATION (PLN22-00411)**
**CATEGORICAL EXEMPTION**
**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**
Consider a request from Todd Mather on behalf of William Clauson for approval of a Subdivision Modification to allow for the construction of a two-vehicle garage 9’ 6.5” from the front property line, a second-story deck 7’ 0.5” from the front property line, and the eave of a covered access walk/stairway on the side of the garage 4’ 4” from the front property line where a 20-foot mapped setback is required and mapped on the McKinney Shores Subdivision Map, Book G Page 25. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 18.36.050, Class 3 – New construction or conversion of small structures (CEQA Guidelines, Section 15303).
Project Location: 5945 McKinney Drive, Homewood, CA 96141
APN: 097-193-002-000
Total Acreage: Approximately .236 acres
Zoning: McKinney Tract Subdistrict – Residential
Community Plan: Tahoe Basin Area Plan
Applicant: Todd Mather on behalf of William Clauson
County Staff: Planning Services Amy Cornelius, (530) 906-5787 or acornelius@placer.ca.gov.
3) 10:30 a.m.  **TAHOE BASIN AREA PLAN – ECONOMIC SUSTAINABLE AND HOUSING AMENDMENTS**  
**TAHOE BASIN AREA PLAN AMENDMENT (PLN22-00490)**  
**STATUTORY AND CATEGORICAL EXEMPTIONS**  
**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

consider a request from the Placer County Planning Services Division to consider a recommendation to the Board of Supervisors to adopt a resolution and ordinance to repeal and replace the Tahoe Basin Area Plan (TBAP) in its entirety 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 of the Placer County Tahoe Basin Area Plan (TBAP), 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 Tahoe Basin Area Plan 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. Additionally, the Board of Supervisors will consider the Planning Commission’s recommendation on a finding of a Statutory Exemption pursuant to Sections 15061(b), 15282(h), and Categorical Exemptions pursuant to Sections 15301, 15303, 15305, and 15332 of the California Environmental Quality Act Guidelines.

**County Staff:** Planning Services Division contact, Stacy Wydra, (530) 388-6482 or swydra@placer.ca.gov and Emily Setzer, (530) 305-9890 or esetzer@placer.ca.gov

**CONSENT AGENDA:**

A) [Approve Action Agenda of November 10, 2022, Planning Commission Meeting](#)