The meeting was held in the Lakeview Suite of the North Tahoe Event Center, located at 8318 North Lake Boulevard, Kings Beach, CA 96143.

8:00 a.m. Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and departed from the parking lot.

10:00 a.m. FLAG SALUTE

10:00 – 10:08 a.m.

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

REPORT FROM THE PLANNING DIRECTOR: Planning Director, E.J. Ivaldi congratulated Commissioner Herzog for his reappointment to the Commission and noted that Samuel Cannon is the new District 1 (Supervisor Bonnie Gore) Commissioner appointed by the Board of Supervisors earlier this week. The Board denied the Derifield Caretaker Unit Appeal and upheld the decisions of the Zoning Administrator and Planning Commission. Upcoming Planning Commission meetings will be held in Auburn on January 24th to review and receive comments on the Placer Retirement Residences Draft Environmental Impact Report (EIR), the United Auburn Indian Community School Minor Use permit and Final EIR, the Placer Vineyards Specific Plan – Property 1A entitlements, as well as an appeal. The February 14th meeting is scheduled in Auburn to review and receive comments on the Draft EIR for the Sunset Area Plan / Placer Ranch Draft EIR; February 28th is tentatively scheduled to be held in Tahoe.

PLANNING COMMISSION SELECTION OF OFFICERS:

1. MOTION AS FOLLOWS: Nomination of Jeffrey Moss as Chairman

   Commissioner Herzog moved; Commissioner Johnson second

   MOTION VOTE
   AYE: Hauge, Herzog, Johnson, Moss, Nader, Sevison
   NO: None
2. **MOTION AS FOLLOWS: Nomination of Larry Sevison as Vice Chairman**

  Commissioner Herzog moved; Commissioner Hauge second

  **MOTION VOTE**
  **AYE:** Hauge, Herzog, Johnson, Nader, Moss, Sevison
  **NO:** None

3. **MOTION AS FOLLOWS: Nomination of Anders Hauge as Secretary**

  Commissioner Herzog moved; Commissioner Sevison second

  **MOTION VOTE**
  **AYE:** Hauge, Herzog, Johnson, Nader, Moss, Sevison
  **NO:** None

**PUBLIC COMMENT:** The opportunity to comment on matters not included on the current agenda was provided. There were no public commenters.

**CONSENT AGENDA:** The items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by two separate roll call votes.

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

1) **10:05 a.m.**

   **ALPINE SIERRA SUBDIVISION**
   **GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND CONDITIONAL USE PERMIT (PSUB 20130004)**
   **FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2014042028)**
   **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

   Consider an application from Chris Nelson on behalf of the Alpine Sierra Partners, LLC, and make a recommendation to the Board of Supervisors on a request for a General Plan Amendment (Alpine Meadows General Plan), Rezone, Tentative Subdivision Map and Conditional Use Permit to facilitate construction of a Planned Residential Development consisting of 38 single family homes and five secondary dwelling units with related HOA facilities and an HOA employee unit. The Planning Commission will also consider a recommendation to the Board of Supervisors on Certification of the Final Environmental Impact Report (FEIR) (SCH# 2014042028), which was prepared for the project in accordance with CEQA.

   **Project Location:** East side of Alpine Meadows Road, three miles southwest of the intersection of Alpine Meadows Road and State Route 89 in the Alpine Meadows area

   **APNs:** 095-280-011-000, 095-280-021-000, 095-280-022-000, 095-280-023-000, 095-450-006-000

   **Total Acreage:** 47.21 acres

   **Zoning:** RS-PD=4.0 (Residential Single Family, combining Planned Residential Development of 4 units per acre), RS-B-20-PD=2.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, combining Planned Residential Development of 2 units per acre), RS-B-20-PD=4.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, combining Planned Residential Development of 4 units per acre) and O (Open Space)
Community Plan Area: Alpine Meadows General Plan
Applicant: Chris Nelson for Alpine Sierra Partners, LLC
County Staff: Planning Services – Supervising Planner, Alexander Fisch (530) 745-3081 Engineering and Surveying – Phil Frantz (530) 745-7584

There were six public commenters.

1. MOTION AS FOLLOWS: Recommend the Board of Supervisors certify the Alpine Sierra Subdivision Final Environmental Impact Report 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 the errata to the Final EIR.

   Commissioner Sevison moved; Commissioner Hauge second

   MOTION VOTE
   AYE: Hauge, Herzog, Johnson, Moss, Sevison
   NO: Nader

2. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt a resolution to amend the Alpine Meadows General Plan Land Use Diagram as shown in Attachment C to this report and supported by the findings in the staff report.

   Commissioner Sevison moved; Commissioner Hauge second

   MOTION VOTE
   AYE: Hauge, Herzog, Johnson, Moss, Sevison
   NO: Nader

3. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt an ordinance to rezone the Alpine Sierra Subdivision project site as shown in Attachment D to this report and supported by the findings in the staff report.

   Commissioner Sevison moved; Commissioner Hauge second

   MOTION VOTE
   AYE: Hauge, Herzog, Johnson, Moss, Sevison
   NO: Nader

4. MOTION AS FOLLOWS: Recommend the Board of Supervisors approve the Alpine Sierra Subdivision Vesting Tentative Subdivision Map supported by the findings in the staff report.

   Commissioner Sevison moved; Commissioner Hauge second

   MOTION VOTE
   AYE: Hauge, Herzog, Moss, Sevison
   NO: Johnson, Nader
5. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors approve the Conditional Use Permit for the Alpine Sierra Planned Residential Development supported by the findings in the staff report.

   Commissioner Sevison moved; Commissioner Hauge second

   **MOTION VOTE**
   AYE: Hauge, Herzog, Moss, Sevison
   NO: Johnson, Nader

CONSENT AGENDA:

A) Approve Action Agenda of December 13, 2018 Planning Commission Meeting

   1. **MOTION AS FOLLOWS:** Approve the Action Agenda of December 13, 2018 Planning Commission Meeting.

      Commissioner Johnson moved; Commissioner Sevison second

      **MOTION VOTE**
      AYE: Herzog, Johnson, Moss, Nader, Sevison
      NO: None
      ABSTAIN: Hauge

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 (MONTGOMERY)

Consider a request from Auerbach Engineering Corp., Lydia Altick, on behalf of Porcupine Hill Estates, for approval of a 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. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time. The Planning Commission will also be asked to assess the prior environmental review document 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 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:** Auerbach Engineering Corp., Lydia Altick, on behalf of Porcupine Hill Estates

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

   1. **MOTION AS FOLLOWS:** Approve the Northstar-at-Tahoe Porcupine Hill Subdivision Extension of Time
Commissioner Johnson moved; Commissioner Nader second

MOTION VOTE
AYE: Hauge, Herzog, Johnson, Moss, Nader, Sevison
NO: None

12:57 p.m. MEETING ADJOURNED