



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION 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 was open to in-person attendance. The hearing was also observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting was 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.

10:00 a.m.
10:00 – 10:15 a.m.

FLAG SALUTE

ROLL CALL: *Nathan Herzog (Absent), District 2; Richard Johnson, At-Large West of Sierra Crest (Chairman); Anthony DeMattei (Absent), 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: *Administered 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 Chris Pahule discussed the Housing Rezone Program designed to meet the regional housing needs and complete the Housing Element Program (HE-1) to rezone properties to meet the County’s housing obligations for lower income housing. He gave a quick update on staff’s efforts to update the General Plan. The period for proposals to be submitted has closed and staff is currently reviewing proposals and hopes to have a selection and contract award go before the Board of Supervisors (Board) on September 26th. The Residential Care Home Zoning Text Amendment will be going back to the Board in the next couple of months. Also, the Planning Commission will be updated once a date has been scheduled for the Aircraft Overflight Combining Zone District Rezone to go before the Board.*

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

CONSENT AGENDA: *The items on the Consent Agenda were recommended for approval by staff and approved on roll call votes noted below.*

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

1) 10:05 a.m.
10:15 – 10:49 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.

There was one commenter.

- 1. MOTION AS FOLLOWS: Adopt the Addendum to the previously adopted 2014 Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, supported by the findings contained in the staff report.***

Commissioner Watts moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2

AYE: Johnson, Dahlgren, Ronten, Watts, Woodward

NO: None

Absent: Herzog, DeMattei

- 2. MOTION AS FOLLOWS: Approve the Conditional Use Permit Modification for Outdoor Recreational Concessions and the Rafting License for an additional three-year term, subject to the conditions of approval as modified (COA #32 revised to state ... “expire on August 10, 2026 unless Section 5.16.290(B) is amended to provide an additional time period subject to Planning Director approval....”), supported by the findings in the staff report.***

Commissioner Watts moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2

AYE: Johnson, Dahlgren, Ronten, Watts, Woodward

NO: None

Absent: Herzog, DeMattei

2) 10:05 a.m.
10:15 – 10:49 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 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, 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.

1. ***MOTION AS FOLLOWS: Adopt the Addendum to the previously adopted 2014 Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, supported by the findings contained in the staff report.***

Commissioner Watts moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2

AYE: Johnson, Dahlgren, Ronten, Watts, Woodward

NO: None

Absent: Herzog, DeMattei

2. ***MOTION AS FOLLOWS: Approve the Conditional Use Permit Modification for Outdoor Recreational Concessions and Rafting License for an additional three year term, subject to the conditions of approval as modified (COA #32 revised to state ... “expire on August 10, 2026 unless Section 5.16.290(B) is amended to provide an additional time period subject to Planning Director approval....”), supported by the findings in the staff report.***

Commissioner Watts moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2

AYE: Johnson, Dahlgren, Ronten, Watts, Woodward

NO: None

Absent: Herzog, DeMattei

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)**

10:49 – 11:34 a.m.

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.

There were six commenters.

Information only item, no actions taken.

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)**

11:34 -12:45 pm

1:00 – 2:52 p.m.

3:07 – 3:57 p.m.

Lunch Break

12:45 – 1:00 p.m.

Break

2:52 – 3:07 p.m.

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.

There were thirty-five commenters.

1. **MOTION AS FOLLOWS:** *Recommend the Board adopt the 2023 Addendum to the 2017 Tahoe Basin Area Plan EIR prepared for the project as set forth in Attachment D and supported by the findings in the staff report*

Commissioner Woodward moved; Commissioner Watts seconded.

MOTION VOTE – 5:0:2

AYE: *Johnson, Dahlgren, Ronten, Watts, Woodward*

NO: *None*

Absent: *Herzog, DeMattei*

2. **MOTION AS FOLLOWS:** *Recommend the Board adopt a Resolution (Attachment A) approving amendments to the Tahoe Basin Area Plan based on the findings contained in the staff report.*

Commissioner Woodward moved; Commissioner Watts seconded.

MOTION VOTE – 5:0:2

AYE: *Johnson, Dahlgren, Ronten, Watts, Woodward*

NO: *None*

Absent: *Herzog, DeMattei*

3. **MOTION AS FOLLOWS:** *Recommend the Board adopt an Ordinance (Attachment B) approving amendments to the Tahoe Basin Area Plan Implementing Regulations based on the findings contained in the staff report and the Errata prepared for a minor change to the rear setback of the North Tahoe East zone district to the proposed Implementing Regulations.*

Commissioner Woodward moved; Commissioner Watts seconded.

MOTION VOTE – 5:0:2

AYE: *Johnson, Dahlgren, Ronten, Watts, Woodward*

NO: *None*

Absent: *Herzog, DeMattei*

CONSENT AGENDA:

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

1. **MOTION AS FOLLOWS:** *Approve item A of the Consent Agenda.*

Commissioner Watts moved; Commissioner Dahlgren seconded.

MOTION VOTE – 3:0:2:2

AYE: *Johnson, Dahlgren, Watts*

NO: *None*

ABSTAIN: *Ronten, Woodward*

ABSENT: *Herzog, DeMattei*

- 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.

1. ***MOTION AS FOLLOWS: Approve item B of the Consent Agenda.***

Commissioner Watts moved; Commissioner Dahlgren seconded.

MOTION VOTE – 4:0:1:2

AYE: Johnson, Dahlgren, Watts, Woodward

NO: None

ABSTAIN: Ronten

ABSENT: Herzog, DeMattei

3:57 P.M.

MEETING ADJOURNED