



**COUNTY OF PLACER
PLANNING COMMISSION
SPECIAL HEARING**

*****TAHOE*****

**ACTION
AGENDA**

DATE

FEBRUARY 17TH, 2011

**Community
Development/Resource
Agency**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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www.placer.ca.gov

Meeting was held in Tahoe at *****Granlibakken Conference Center & Lodge at 725 Granlibakken Road Tahoe City CA 96145*****

7:00 am Commissioners and Staff met at the Community Development Resource Agency building at 3091 County Center Drive, Auburn parking lot and County vehicles to provide transportation

10:00 am FLAG SALUTE

10:09 am begins

ROLL CALL: Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Richard Roccucci, and Gerry Brentnall (*absent*)

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Planning Director reported that the Board of Supervisors at their February 8, 2011 hearing approved the Foul and Poultry Zoning Text Amendment. The next Planning Commission Hearing will be held on February 24th where the Commission will consider an Ordinance to temporarily allow prohibited signs for a one year period, hold a workshop for a Zoning Text Amendment for temporary ag events, and hear a presentation on the Placer County Conservation Plan (PCCP).

PUBLIC COMMENT - *No public comments received of items not on agenda.*

1) 10:05 AM DRAFT ENVIRONMENTAL IMPACT REPORT/STATEMENT
10:12am-12:20pm (PEIR-20080052)

*Public comments
were received on
the Draft*

*EIR/EIS and will
be responded to
in the Final
EIR/EIS*

**HOMWOOD MOUNTAIN RESORT
SKI AREA MASTER PLAN-CEP PROJECT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

The purpose of the hearing is to receive comments on the Draft EIR/EIS for the project. Comments related to the project merits will be considered at a future hearing on the entitlements for the project.

The proposed Homewood Mountain Resort Ski Area Master Plan CEP Project is a mixed-use, redevelopment project that is being considered under the Tahoe Regional Planning Agency's (TRPA) Community Enhancement Program (CEP). The CEP seeks "net gain solutions for the Lake Tahoe Basin which implement environmental improvements, enhance quality of life for residents, improve the visitor experience, and contribute to the long-term economic vitality of the Region." The focus of the

CEP is to encourage community revitalization and substantial environmental, as well as social and economic benefits, by providing incentives for mixed-use development projects on existing disturbed or underutilized sites.

This hearing falls between the 60-day public comment period for the Draft EIR/EIS began **January 21, 2011** and concludes on **March 21, 2011**. Comments will be solicited during this comment period and will be incorporated into the Final EIR/EIS document along with responses to comments.

Project Location: The project is located at 5145 West Lake Blvd, Homewood in the Tahoe area.

APN: 097-050-082, 097-050-083, 097-050-087, 097-050-050, 097-050-084, 097-050-053, 097-050-086, 097-050-085, 097-050-091, 097-050-092, 097-060-036, 097-060-035, 097-060-023, 097-060-016, 097-060-020, 097-050-058, 097-060-024, 097-140-003, 097-140-033, 097-130-034, 097-050-059, 097-050-090, 097-060-032, 097-050-068, 097-050-076, 097-050-079, 097-050-069, 097-050-071, 097-050-070, 097-210-024, 097-170-013, 097-050-072, 097-050-045, 097-050-057, 097-050-055, 097-050-066, 097-050-067, 097-050-034, 097-050-089, 097-060-031, 097-050-088, 097-060-030, 097-050-073, 097-060-029

Total Acreage: 1253.23 acres

Zoning: PAS 157 (157 Homewood Ski Area Conservation) and PAS 159 (159 Homewood Commercial)

Community Plan Area: West Shore Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant /Owner: Homewood Village Resorts LLC

County Staff:

Planning: Allen Breuch (530) 745-3067

Engineering: Rebecca Taber (530) 745-7538

Environmental Health: Jill Pahl (530) 745-2300

MEETING ADJOURNED – 12:20 pm

Lunch at Granlibakken Café 12:30 – 1:30pm

Commissioners and staff return to Auburn at 7:00 pm (snow storm delayed return travel)