



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
\*\*\*TAHOE MEETING\*\*\***

**AGENDA  
DATE**

**November 19, 2015**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
www.placer.ca.gov

Meeting was held at \*\*\*North Tahoe Event Center, 8318 North Lake Blvd., located in Kings Beach\*\*\*.

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.

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**8:00 am** Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and made departure from the parking lot. County vehicles provided transportation up to Tahoe destination.

**10:00 am** FLAG SALUTE

**ROLL CALL:** Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson *[absent]*, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

**REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Planning Director, reported on the following:**

*The last Planning Commission of this year will be December 10<sup>th</sup> in Auburn. Three items as mentioned at the last hearing. 1) Williamson Act cancellation; 2) ZA Appeal; and 3) CUP Modification for the Willow Creek shopping center. When we meet on the 10<sup>th</sup> there will be a calendar for the 2016 meetings.*

*The upcoming Board of Supervisors hearings. They have one hearing left as well. It is on Tuesday, December 8<sup>th</sup>. They will hear the Bickford Ranch Specific Plan amendment.*

**CONSENT AGENDA – No items on the consent agenda**

**PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda.**

*Ellie Waller – Tahoe Vista Resident. Spoke on the new signage and mentioned she spoke before the Board of Supervisors about the signage. It's beautiful, looks great; however, noted that the new Census in 2010 shows a population of 663 persons, not 200 and would like to see the count put on a placard and placed on the brand new signs.*

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

**1) 10:05 am** **MARTIS VALLEY WEST SPECIFIC PLAN**  
*10:05A-11:33A* **DRAFT ENVIRONMENTAL IMPACT REPORT – RECEIVE PUBLIC COMMENTS**  
**(PGPA20130080)**

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (EIR) for the Martis Valley West Specific Plan Project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements. The project applicant is requesting approval of various discretionary entitlements in support of an amendment to the Martis Valley Community Plan Land Use Diagram, to shift a portion of allowed development from the 670-acre portion of the East Parcel to the 662-acre portion of the West Parcel. Specifically, the project proposes to rezone 662 acres of the West Parcel from Timberland Production (TPZ) to Specific Plan – Martis Valley West Parcel Specific Plan (SPL-MVWSP), which proposes to include 760 residential units and 6.6 acres of commercial uses governed by the SPL-MVWSP policy document, which would include the Development Standards and Guidelines for the proposed development. The remaining acres of the West Parcel would remain designated Forest. The 670 acres of the East Parcel currently zoned for development would be re-designated Forest with a zoning of TPZ and a limited conservation easement. As a result, no development would occur on the East Parcel, and the total amount of development on the West Parcel would be 600 residential units fewer than allowed under current zoning.

A copy of the Draft EIR is available for review. The public comment period for the Draft EIR for the Martis Valley West Specific Plan is from October 22, 2015 to December 22, 2015. Comments on the Draft Specific Plan can be submitted throughout the review of the project. A hard copy of the Draft EIR is available for viewing during normal business hours at the Tahoe City Library (740 North Lake Boulevard in Tahoe City), the Truckee Library (10031 Levon Avenue in Truckee), the Squaw Valley Public Service District (305 Squaw Valley Road in Olympic Valley), Community Development Resource Agency in Tahoe (775 North Lake Boulevard, Tahoe City) and in Auburn (3091 County Center Drive, Auburn). The Draft EIR is also available online at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/martisvalleywestparcel/deir>

The Specific Plan can be found at this link:

<http://www.placer.ca.gov/departments/communitydevelopment/planning/martisvalleywestparcelproject/publicdraftspecificplan>

**PROJECT LOCATION:** The is located southeast of Northstar Resort, West of SR 267, between Town of Truckee & Northshore Tahoe

**APN's:** 110-050-009-000, 110-050-029-000, 110-050-030-000, 110-050-031-000, 110-050-034-000, 110-060-029-000, 110-060-062-000

**Total Acreage:** 938.8 acres

**Zoning:** TPZ, 015 Northstar, O

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

**MAC Area:** North Tahoe Regional Advisory Council

**Applicant:** Kurt Krieg

**Owner:** Sierra Pacific Industries

**County Staff:**

Planning: Stacy Wydra (530) 581-6288  
Engineering and Surveying: Phil Frantz (530) 745-7584  
*A court reporter was present.*

*Public comments were received on the Draft EIR and will be responded to in the Final EIR.*

*10 members from the public spoke on the Draft EIR.*

**Break 11:33am – 11:49 am**

**2) 11:00 am NORTHSTAR BASIN RETROFIT PROJECT (PLN15-00114)  
11:49A-2:30P THIRD PARTY APPEAL OF DEVELOPMENT REVIEW COMMITTEE’S APPROVAL  
OF GRADING PLANS  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a Third-party Appeal from Stoel Rives LLP on behalf of Aspen Grove Condominium Association of the Development Review Committee’s approval of Grading Plans for the Northstar Basin Retrofit Project, as requested by Trimont Land Company. The project proposes to replace portions of the existing interim storm drain system with a permanent system to provide long-term treatment of stormwater runoff. The Planning Commission will also consider the adoption of a Mitigated Negative Declaration prepared for the project in compliance with the California Environmental Quality Act (CEQA).

**Project Location:** The project is located at Adjacent to lower parking below the Village at Northstar, Northstar, Truckee

**APN:** 110-081-021-000

**Total Acreage:** 4.3 acres

**Zoning:** RES-Ds PD = 15

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

**MAC Area:** North Tahoe Regional Advisory Council

**Applicant:** Trimont Land Company

**Owner:** CLP Northstar LLC

**County Staff:**

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Dan Dottai (530) 745-7528

**MOTION VOTE 5:1 Commissioner Sevison moved, Commissioner Nader second;**

**To take the following actions:**

- 1. Deny the third-party appeal filed by Stoel Rives LLP on behalf of Aspen Grove.*
- 2. Affirm the Development Review Committee’s adoption of the Mitigation Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program.*
- 3. Affirm the Development Review Committee’s approval of the Northstar Basin Retrofit Project Grading Plans.*

*The Commission based its actions of the findings outlined in the staff report on pages 7 & 8, and deleted CEQA Finding #5 and Grading Plan Finding #3.*

*AYE: Sevison, Moss, Nader, Rocucci, Denio,*

*NO: Gray*

*ABSENT: Johnson*

*Appeal rights were read.*

**MEETING ADJOUNED 2:30 PM**