

COUNTY OF PLACER
PLANNING COMMISSION



****TAHOE LOCATION****

**ACTION
AGENDA
DATE**

August 11, 2016

Meeting was held at the ****NORTH TAHOE EVENT CENTER, 8318 NORTH LAKE BLVD., KINGS BEACH CA 96143****

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

10:00 am FLAG SALUTE
10:03 am

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

REPORT FROM THE PLANNING DIRECTOR - *EJ Ivaldi, Deputy Director of Planning, reported on Planning Commission agendas and Board of Supervisors hearing decisions.*

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

1) Mia Baroni (sp) of Carnelian Bay, thanked the Commission on denial of Martis West Parcel proposal. Appreciate they did the right thing.

2) Erin Rudnick with Sierra Northwest properties owns the Bechtal building next to the golf course in front of the Tahoe City Lodge, he would like to see consistency of map on surrounding area and would like confirmation on acreage of project is it 1.3 acres or 3 acres. He spoke other concerns on proposed project.

3) Heidi Hill Drum, director of the Tahoe Prosperity Center spoke of her organization and the charge for positive change for the community.

4) Ellie Waller, Tahoe Vista resident after the Planning Commission there is a North Tahoe Regional Advisory Committee meeting on the Tahoe Basin Community Plan to accept comments on the Draft EIR. She quoted Shute, Mihaly and Weinberger concerns on BMT caps and future project in the Tahoe area.

5) Carolyn Bateta, President and CEO of Visit California and long time – part time resident of area. Spoke of the thriving tourism and noted the competitive nature of tourism in the area.



CONSENT AGENDA - *Consent Agenda approved with action as indicated.*

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

1) 10:05 am
10:21am-10:28am
Heather Beckman on
behalf of Allen Breuch

**SWIFT REMODEL – HIGHLANDS #4 SUBDIVISION
SUBDIVISION MAP MODIFICATION (PLN16-00201)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Wittels Engineering on behalf of Bill and Rachael Swift, for approval of a Subdivision Map Modification in Highlands #4 Subdivision of Book J page 82, lot 24. The request is to reduce the front mapped building setback from 20 feet to 11 feet. The purpose of the request is to replace an existing unpermitted covered entryway to an existing single-family home with a new covered entryway that will encroach into the front mapped building setback. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance Class 5 A.1 - Minor Alterations in Land Use Limitations.

Project Location: 3050 Polaris Road in the Tahoe City area.

APN: 093-600-017-000

Total Acreage: 13,680 square feet

Zoning: PAS 011 Residential

Community Plan Area: Tahoe City Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Wittels Engineering

Owner: Bill and Rachael Swift

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

Zero members of the public commented.

***MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Moss second;
To follow the staff's recommendation and approve the setback and subdivision
modification as listed in the agenda with the findings of Categorical Exemption.***

AYE: Sevison, Gray, Moss, Johnson, Nader, Rocucci,

NO: none

ABSENT: Arcuri

2) 10:15 am
10:28am-10:29am

**OESTERREICHER – FULTON ACRES SUBDIVISION
SUBDIVISION MAP MODIFICATION (PLN16-00215)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

(Applicant is requesting a continuance.)

Consider a request from Andrew Oesterreicher, for approval of a Subdivision Map Modification in Fulton Acres Unit #3 Subdivision. The request is to reduce the mapped front setback requirement from 20 feet to 16 feet. The purpose of this request is to remove an existing garage situated at the top of the hill and construct a new garage with office and deck. The proposed garage would be cut into an existing slope to decrease the grade of the driveway. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance Class 5 A.1 - Minor Alterations in Land Use Limitations.

Project Location: 790 Carnelian Circle in the Carnelian Bay area

APN: 092-031-024-000

Total Acreage: 10,480 square feet

Zoning: 014 PAS Cedar Flat

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory Council

Owner/Applicant: Andrew Oesterreicher

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

Zero members of the public commented.

***MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second;
To continue item to an open date.***

AYE: Sevison, Gray, Moss, Johnson, Nader, Roccucci,

NO: none

ABSENT: Arcuri

3) 10:30 am

*10:35 am-1:24pm
Court Reporter Present*

1:24pm-2:05pm break

2:05pm-7:02pm

*4:23pm 2nd Court
Report came in to
relieve the 1st one.*

7:02p-7:10pm break

7:10pm-8:24pm

VILLAGE AT SQUAW VALLEY SPECIFIC PLAN

**SQUAW VALLEY GENERAL PLAN AND LAND USE ORDINANCE
AMENDMENTS / REZONE / SPECIFIC PLAN, DEVELOPMENT STANDARDS,
DESIGN GUIDELINES / LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP
/ DEVELOPMENT AGREEMENT/WATER SUPPLY ASSESSMENT (PSPA
20110185) FINAL ENVIRONMENTAL IMPACT REPORT (STATE
CLEARINGHOUSE #2012102023)**

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider an application from Squaw Valley Real Estate, LLC, and make a recommendation to the Board of Supervisors on the following requests: 1) Amendments to the Squaw Valley General Plan and Land Use Ordinance to (a) amend the Plan Text, Land Use Ordinance and Plan Map to incorporate the Village at Squaw Valley Specific Plan (“VSVSP”) land use designation and associated Specific Plan documents and (b) add Goal V.I.E.7 and associated policies related to emergency preparedness; 2) Rezone of all acreage in the VSVSP area from the current zoning designations (listed below in the project description) to SPL-VSVSP (Specific Plan – Village at Squaw Valley Specific Plan); 3) Adoption of the Village at Squaw Valley Specific Plan (VSVSP), Development Standards and Design Guidelines; 4) Approval of a Large-Lot Vesting Tentative Subdivision Map; 5) Approval of a Development Agreement; and 6) Adoption of the 2015 Water Supply Assessment. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Village at Squaw Valley Specific Plan Final Environmental Impact Report, prepared pursuant to the California Environmental Quality Act, the Mitigation Monitoring Reporting Program and the Findings of Fact and Statement of Overriding Considerations.

Project Description: The applicant, Squaw Valley Real Estate LLC, proposes to amend the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) in order to comprehensively plan development of a recreation-based, all-season mountain resort community located on 93.33 acres of land in the Olympic Valley. The Specific Plan would develop up to 850 hotel, condominium-hotel, and fractional ownership residential units with a maximum of 1,493 bedrooms of project development. The Specific Plan would also allow for development of new commercial, retail, and recreational land uses similar to uses currently allowed under the SVGPLUO. Some of these land uses include skier services, retail shopping, restaurants and bars, entertainment, and public and private recreation facilities. Existing land use designations within the plan area include 1.76-acres of High

Density Residential 10 bedrooms per acre (HDR-10), 1.81-acres of High Density Residential 20 bedrooms per acre (HDR-20), 7.72-acres of High Density Residential 25 bedrooms per acre (HDR-25), 53.17-acres of Village Commercial (VC), 6.54-acres of Entrance Commercial (EC), 2.69-acres of Heavy Commercial (HC), 11.12-acres of Forest Recreation (FR), and 8.52-acres of Conservation Preserve (CP) to SPL-VSVSP (Specific Plan – Village at Squaw Valley). Land use designations would be further refined as detailed in the Specific Plan.

Project Location: The Village at Squaw Valley Specific Plan is located within the 4,700-acre Squaw Valley General Plan area in northeastern Placer County, also known as Olympic Valley. The Valley is located west of State Route 89 (SR 89), approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. The plan area encompasses a total of approximately 93.33 acres consisting primarily of the 85-acre resort village area at the west end of the Valley at the existing ski resort base. In addition, an approximately 8.8-acre area referred to as the East Parcel, is located approximately 1.3 miles east of the main village area and 0.3 mile west of the intersection of SR 89 and Squaw Valley Road, across the street from the Squaw Valley Public Services District (SVPSD) offices and fire station. The project site is currently zoned High Density Residential - 10 bedrooms per acre (HDR-10), High Density Residential - 20 bedrooms per acre (HDR-20), High Density Residential - 25 bedrooms per acre (HDR-25), Village Commercial (VC), Entrance Commercial (EC), Heavy Commercial (HC), Forest Recreation (FR), Conservation Preserve (CP).

APN: 096-020-015, 096-020-021, 096-060-065, 096-060-066, 096-104-001, 096-221-012, 096-221-013, 096-221-014, 096-221-016, 096-221-017, 096-221-018, 096-221-019, 096-221-021, 096-221-029, 096-221-038, 096-230-035, 096-340-030, 096-340-023, 096-490-015, 096-490-019, 096-540-009, 096-540-015, 096-540-016

Acres: 93.7

Community Plan Area: Squaw Valley General Plan

MAC Area: Squaw Valley Municipal Advisory Council/North Tahoe Regional Advisory Council

Owner: Squaw Valley Real Estate, LLC

Applicant: Chevis Hosea

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: (530) 745-2300

98 members of the public commented.

MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Johnson second;

1. To recommend to the Board of Supervisors that they certify the Village at Squaw Valley Specific Plan Final Environmental Impact Report (SCH# 2012102023) and Errata 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 Statement of Overriding Considerations (Attachment H) and the additional statements as included in the staff report. Commission Rocucci reaffirmed that the pending motion was to recommend the FEIR for approval in accordance with the recommendation in staff report,

AYE: Sevison, Moss, Johnson, Rocucci,

NO: Gray, Nader

ABSENT: Arcuri

MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Sevison second;

2. To recommend to the Board of Supervisors that they adopt a resolution to approve the

Village at Squaw Valley Specific Plan and the Errata supported by the findings in the staff report items a and b,

County Counsel, Karin Schwab, clarified for the record the motions by the Commission are all recommendations to the Board of Supervisors. The Commissioners acknowledged Counsel and agreed that Counsel's clarification pertaining to motions 1 and 2 was consistent with the Commission's intent that these motions were made as recommended actions to the Board of Supervisors. This is reflected in motions 1 and 2 above for clarity of the record.

AYE: Sevison, Moss, Johnson, Roccucci,

NO: Gray, Nader

ABSENT: Arcuri

*MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Johnson second;
3. Recommend to the Board of Supervisors to adopt an ordinance to approve the Village at Squaw Valley Specific Plan Development Standards and Design Guidelines and the Errata incorporating the findings set forth in Section 2 of the staff report;*

AYE: Sevison, Moss, Johnson, Roccucci,

NO: Gray, Nader

ABSENT: Arcuri

*MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Johnson second;
4. Recommend to the Board of Supervisors that they, adopt a resolution to amend the Squaw Valley General Plan and Land Use Ordinance as follows and supported by the findings set forth in subsection (c) of the staff report: a. Amend the Land Use Diagram to incorporate the VSVSP land use designation, b. Amend the Squaw Valley General Plan to add the following Goal and Policies, as contained in the report – Goal VI.E.7, Policy VI.E.7.1 and Policy VI.E.7.2,*

AYE: Sevison, Moss, Johnson, Roccucci,

NO: Gray, Nader

ABSENT: Arcuri

*MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Johnson second;
5. Recommend to the Board of Supervisors that they, adopt an ordinance supported by the findings in the staff report to rezone the Squaw Valley Specific Plan area from High Density Residential 10 bedrooms per acre (HDR-10), High Density Residential 20 bedrooms per acre (HDR-20), High Density Residential 25 bedrooms per acre (HDR-25), Village Commercial (VC), Entrance Commercial (EC), Heavy Commercial (HC), Forest Recreation (FR), Conservation Preserve (CP) to SPL-VSVSP (Specific Plan – Village at Squaw Valley);*

AYE: Sevison, Moss, Johnson, Roccucci,

NO: Gray, Nader

ABSENT: Arcuri

*MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Sevison second;
6. Recommend to the Board of Supervisors that they, approve the VSVSP Large-Lot Vesting Tentative Subdivision Map supported by findings a through e including findings e.1 through e.4 as included in the staff report;*

AYE: Sevison, Moss, Johnson, Roccucci,

NO: Gray, Nader

ABSENT: Arcuri

County Counsel – Karin Schwab directed Commission to, refer to the errata sheet prepared by staff for the next two motions. One motion added in the errata for the “Water Supply Assessment”

*MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Johnson second;
7. Recommend to the Board of Supervisors to, adopt an Ordinance approving the
“Development Agreement by and between the County of Placer and Squaw Valley Real
Estate, LLC, Squaw Valley Resort, LLC and Poulsen Commercial Properties, LP, relative
to the Village at Squaw Valley Specific Plan”, supported by findings a through e as
contained in the staff report and errata sheet,
AYE: Sevison, Moss, Johnson, Roccucci,
NO: Gray, Nader
ABSENT: Arcuri*

*MOTION VOTE 4:2 Commissioner Moss moved, Commissioner Johnson second;
8. Recommendation to the Board of Supervisors to adopt a resolution to approve the
Water Supply Assessment in accordance with findings a and b as contained in the errata
sheet,
AYE: Sevison, Moss, Johnson, Roccucci,
NO: Gray, Nader
ABSENT: Arcuri*

*County Counsel – Karin Schwab reminded Commission, this matter is going forward to
the Board of Supervisors with recommendations, there are no appeal rights of the
Planning Commission’s actions.*

Commissioner Roccucci repeated there are no appeal rights.

CONSENT AGENDA

a) Approved the July 28, 2016 Action Agenda

MEETING ADJOURNED: 8:24 PM

Returned to Auburn at 10:00 pm