

COUNTY OF PLACER  
PLANNING COMMISSION



**SPECIAL HEARING**  
**\*\*TAHOE LOCATION\*\***

**ACTION**  
**AGENDA**  
**DATE**  
**July 7, 2016**

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

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**11:00 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 to provided transportation up to Tahoe destination.

**1:30 pm** **FLAG SALUTE**  
*1:34 pm*

**ROLL CALL:** Richard Roccucci, 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 [*All Commissioners present*]

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

*July 14<sup>th</sup> Planning Commission hearing will be in Auburn. Placer Gold Industrial Park and Lake Vista Estates and eight Extension of Time maps that got caught up in the recession and are now coming back to extend the life of their maps. Second meeting in July, [July 28<sup>th</sup> ] will be held in Tahoe, and so far on that agenda is the Draft EIR for the Tahoe Basin Area Plan and Tahoe City Lodge. The hearing to be held in the North Tahoe Event Center in Kings Beach. Still working on August meeting locations.*

**PUBLIC COMMENT - *The opportunity was given to comment to the Planning Commission on matters not included on the current agenda.***  
*Ellie Waller – Tahoe Vista residence – would like to see a staff presentation on Brown Act.*

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

**1) 1:35 pm** **FALKNER UNDERGROUND GARAGE**  
*1:38 pm – 1:50pm* **MINOR USE PERMIT MODIFICATION/VARIANCE (PLN16-00110)**  
*Break 1:50pm – 2:00pm* **ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**



**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Jeff Picket on behalf of OV Investments CT, Inc., for an additional Variance to a side yard setback to previously approved Variances and a Minor Use Permit (VAA20130303) at 245 Granite Chief Road. The new Variance is to reduce the side setback requirement of five feet (5') to zero feet (0') from property line in order to allow for the construction of an above ground garage entrance that serves an underground garage for two residential units. The proposed garage entrance, underground garage and residences previously received approval from the Planning Commission at its March 26, 2015 meeting for multiple other setback reductions under Variance application PVAA 20130303, but due to a lot line adjustment application approval (PLN16-00022), this additional side setback reduction is necessary. In addition, the project's Approved Conditions of Approval would be modified to reflect the requested variance and new expiration term. The Planning Commission will also consider an addendum to a previously adopted Mitigated Negative Declaration prepared for this project.

**Project Location:** The project is located on and in close proximity to 245 Granite Chief Rd., in the Squaw Valley area.

**APN:** 096-030-025-000

**Total Acreage:** 2.88 acres (Lot 25) and 096-030-034-000 comprises .20 (Lot 34)

**Zoning:** LDR DF 10 (Low Density Residential, Density Factor 10 bedrooms/ac.)

**Community Plan Area:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley MAC

**Applicant:** Jeff Picket

**Owner:** OV Investments CT, Inc.

**County Staff:**

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Andy Deinken (530) 581-6226

Environmental Health: Justin Hansen (530) 745-2300

*Public Hearing conducted. Zero members of the public spoke during public testimony portion of hearing.*

**MOTION Commissioner Sevison moved, Commissioner Moss second:**

*1) adopt the Addendum to the previously adopted Mitigated Negative Declaration prepared for the Falkner Underground Garage project, and 2) approve the Minor Use Permit Modification and Variance to reduce the side setback requirement of five feet from property line to zero feet (0') from property line in order to allow for the construction of an above ground garage entrance, based upon the findings and modified condition of approval to the staff report.*

**VOTE 7:0**

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

**NO:** none

**ABSENT:** none

**2) 2:00 pm**

2:04pm - 2:29pm

2:29pm - 2:34 pm sign  
signup sheet to speak

3:23pm - 3:33 pm  
break

**MARTIS VALLEY WEST PARCEL SPECIFIC PLAN**

**SPECIFIC PLAN, DEVELOPMENT STANDARDS, AND DESIGN**

**GUIDELINES / MARTIS VALLEY COMMUNITY PLAN AMENDMENTS /**

**REZONE / LARGE-LOT VESTING TENTATIVE SUBDIVISION**

**MAP/DEVELOPMENT AGREEMENT (PGPA 20130080/PLN15-00465)**

**FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE  
#2014032087)**

## **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

### **This item was continued from June 9, 2016 Planning Commission Agenda.**

Consider an application from Mountainside Partners, LLC, and make a recommendation to the Board of Supervisors on the following requests: 1) Adoption of the Martis Valley West Parcel Specific Plan (MVWSP), Development Standards and Design Guidelines; 2) Amendments to the Martis Valley Community Plan (MVCP) to (a) amend the Land Use Diagram to incorporate the MVWSP land use designation and (b) add Goal 6.J. and associated policies related to emergency preparedness; 3) Rezonings: (a) a tentative immediate rezone of 662± acres of the “West Parcel” of the MVWSP from TPZ (Timber Production Zone) to SPL-MVWSP (Specific Plan – Martis Valley West Parcel Specific Plan); (b) a rezone of all remaining acreage in the “West Parcel” from OS (Open Space) to SPL-MVWSP (Specific Plan – Martis Valley West Parcel Specific Plan); and (c) a rezone of 670± acres of the “East Parcel” of the MVWSP from RS (Single-Family Residential) and C-1 (Neighborhood Commercial) to TPZ (Timberland Production Zone); 4) Approval of a Large-Lot Vesting Tentative Subdivision Map; and 5) Approval of a Development Agreement. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Martis Valley West Parcel 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 Martis Valley West Parcel Specific Plan (MVWSP) consists of two components: the West Parcel (1,052 acres) and the East Parcel (6,160 acres). The project proposes to transfer 760 residential units and 6.6 acres of commercial from the allowable development of 1,360 residential units and 6.6 acres of commercial on the East Parcel to the West Parcel. The project would permanently retire the remaining 600 residential units of the East Parcel. The entire 6,376 acre East Parcel (Note: 6,160 acres are within Placer County’s jurisdiction and are the subject of this legal notice and the proposed MVWSP. Approximately 216 acres of the “East Parcel” are located in Nevada County and not part of the project but will also be preserved as open space. Approximately 130 acres are within the Tahoe Basin and are not part of the proposed MVWSP but will be preserved as open space.) in perpetuity either through (1) the sale of the East Parcel to a land trust or similar organization, or (2) recordation of a conservation easement restricting use of the East Parcel.

**Project Location:** The project site is located in between the Town of Truckee and the north shore of Lake Tahoe in Placer County, on either side of State Route (SR) 267 in the Martis Valley. The project site is located within the Martis Valley Community Plan. The approximately 1,052-acre West Parcel is located north of Lake Tahoe, southeast of the Northstar California Resort, and uphill and east of Sawmill Reservoir. The West Parcel is located to the west of State Route 267 and is zoned Timber Production Zone. The approximately 6,160 acre portion of the East Parcel included in the proposed project is located to the east of State Route 267 with approximately 670 acres zoned Single-Family Residential and Neighborhood Commercial and the remainder zoned Timber Production Zone.

**APN’s:** 110-051-024, 110-051-043, 110-051-045, 110-060-069, 110-051-023, 110-060-070, 110-060-014, 110-040-013, 110-040-014, 110-040-016, 110-040-017, 110-040-018, 110-040-020, 110-030-050, 110-030-048, 110-040-001, 110-040-002, 110-020-012, 110-020-029, 110-040-003, 110-020-028, 110-020-005, 110-020-003, 110-

010-025, 110-020-001, 090-010-011, 090-010-014, and 090-010-015.

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

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

**Applicant:** Kurt Krieg, Mountainside Partners, on behalf of MVWP Development, LLC and Sierra Pacific Industries, Inc.

**Owner:** MVWP Development, LLC and Sierra Pacific Industries, Inc.

**County Staff:**

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

*The Planning Commission reopened the public testimony portion of the hearing. 31 members of the public spoke.*

**MOTION Commissioner Arcuri moved, Commissioner Gray second:**

*Recommend denial to the Board of Supervisors of*

*Item #1) Certification of the Martis Valley West Parcel Specific Plan Final Environmental Impact Report (SCH# 2014032087) and Errata prepared pursuant to the California Environmental Quality Act, and Mitigation Monitoring Reporting Program;*

**VOTE 5:2**

**AYE:** Arcuri, Sevison, Gray, Nader, Roccutti,

**NO:** Moss, Johnson

**ABSENT:** none

**MOTION Commissioner Gray moved, Commissioner Arcuri second:**

*Recommend denial to the Board of Supervisors of*

*Item #2) The Martis Valley West Parcel Specific Plan*

**VOTE 5:2**

**AYE:** Arcuri, Sevison, Gray, Nader, Roccutti,

**NO:** Moss, Johnson

**ABSENT:** none

*Based on the Planning Commissioners' recommendation for denial on Items #1 and #2 above, the following items are recommended for denial to the Board of Supervisors as a matter of law:*

*Item #3) The Martis Valley West Parcel Specific Plan Development Standards*

*Item #4) The Martis Valley West Parcel Specific Plan Design Guidelines*

*Item #5, in part ( see below) The amendment to the Martis Valley Community Plan Land Use Diagram to incorporate Martis Valley West Parcel Specific Plan land use designation*

*Item #6) The tentative immediate rezone of 662 ± acres of the "West Parcel" from TPZ to SPL-MVWSP*

*Item #7) The rezone of all remaining acreage in the "West Parcel" from OS to SPL-MVWSP and rezone of 670± acres of the "East Parcel" from RS & C-1 to TPZ*

*Item #8) The Large-Lot Vesting Tentative Subdivision Map*

*Item #9) The Development Agreement Relative to the Martis Valley West Parcel Specific Plan*

**MOTION Commissioner Johnson moved, Commissioner Sevison second:**

*Recommend the Board of Supervisors implement Item #5), in part (see above) to amend the Martis Valley Community Plan to add Goal 6.J. and associated policies related to emergency preparedness.*

**VOTE 6:0:1**

**AYE:** Arcuri, Sevison, Gray, Johnson, Nader, Roccutti,

**NO:**

**ABSENT:** Moss

**CONSENT AGENDA**

No items at this time.

***MEETING ADJOURNED 5:42 PM***