

COUNTY OF PLACER
PLANNING COMMISSION

****TAHOE LOCATION****

ACTION
AGENDA

DATE

June 9, 2016



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

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

10:00 am FLAG SALUTE
10:07am

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 [absent]

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

Thank you all for being here. I appreciate the good attendance. Logistically thank you to Granlibakken for opening up the room so everyone has a place to sit. You always try to anticipate how many people are going to attend. We have a good attendance and can accommodate everyone. Glad we could do that. Sign-up sheet for second item is on desk. Folks who want to speak please sign-in. If you don't sign sheet there will be an opportunity for you to speak.

Board of Supervisors meetings update: On May 17th The Board authorized the County Executive Officer to execute a Consultant Services Agreement for engineering and related services for the Placer Ranch Project; Accepted appellant Aspen Grove Owners Association's request to withdraw the appeals filed for Northstar Forest Flyer (PCPA 20130040) and Northstar Basin Retrofit Project, and Adopted an Ordinance amending Placer County Code Chapter 16, relating to Tentative Map Term Extensions. On June 7th the Board considered and approved the Greyhawk III project. At the Boards June 21st hearing they will consider the appeal of the Willow Park gate.

Planning Commission meeting update: June 23rd will be canceled. Three subsequent meetings following. July and August will be busy. Plan on meeting July 14, July 28 and August 11. It has not been determined yet which hearings will be held in Auburn or Tahoe. Some west Placer



project we have are Park at Granite Bay, Lake Vista Estates, Auburn Creekside Center and several extension of time; for the Tahoe area there are The Village at Squaw Valley Specific Plan, date not set yet, DEIR/EIS hearing for the Tahoe Basin Area Plan, Palisades DEIR hearing, Falkner garage variance and several extensions of time. There is a lot happening in the County right now and staff will be setting meeting venues as projects become Commission ready.

Staffing update: Currently recruiting for a CDRA Agency Director which is open until the end of the month. Planning is recruiting for an Assistant Planner and a Senior Planner.

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

Erin Rudnick spoke of many concerns he had on the newly proposed Tahoe City Lodge project. Paul Thompson, Interim CDRA Director offered to meet with him about his concerns.

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

1) 10:05 am
10:16am-10:28am

ABANDONMENT OF A PORTION OF BAY STREET ADJACENT TO RIVERA PROPERTY CARNELIAN BAY –

(Continued from the May 12, 2016 Planning Commission hearing)

Consider that the portion of the abandonment of the Bay Street easement is consistent with the Carnelian Bay Community Plan. Also consider that the project is Categorical Exempt from CEQA per Section 18.08.020 D of the Placer County Environmental Review Ordinance (Section 15061 (b)(3) of the CEQA Guidelines).

Project Location: The subject property is located at 5230 North Lake Boulevard in the Carnelian Bay area.

APN: 115-030-035

Total Acreage: .189 acres

Zoning: PAS - 017 Carnelian Bay Tourist

Community Plan Area: Carnelian Bay Community Plan

MAC Area: North Tahoe Regional Advisory Council

Owner/Applicant: Lou Basile on behalf of property owners Ronald E. Rivera and Stephanie Tamayo-Rivera

County Staff:

Planning: Stacy Wydra (530) 581-6288

Department of Public Works: John Weber, Right-of-Way Agent Rebecca Taber (530) 745-7564

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Moss second; Planning Commission determination: Recommend to Board that the project is Categorical Exempt from CEQA and further recommend that the Planning Commission determines that the proposed partial abandonment of the Bay Street easement is consistent with the Carnelian Bay Community Plan provided that the County receives the fair recompense based on the County's valuation for the portion abandoned, supported by the CEQA and Carnelian Bay Community Plan findings included in staff's report.

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

NO: none

ABSENT: Arcuri

Two members from the public spoke on this item.

2) 10:10 am
10:28am-12:48 pm

Breaks
11:20am-11:30am
12:48pm-1:08pm
Item end4:06 pm

**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)

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) Rezoning: (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, 110-050-065, 110-060-056, 110-060-060, 110-060-067, 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, 110-020-00, 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: (530) 745-2300

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second; Continue to an open date and direct staff to provide clarification on the following items: CalTrans' plans for Highway 267, the fire and evacuation and forest management services and systems in this portion of the Tahoe Basin, and the potential impacts of the proposed project on the lake clarity and quality. AYE: Sevison, Gray, Moss, Johnson, Nader, Roccucci,

NO: none

ABSENT: Arcuri

The Commission also noted on the record that it has formally closed the public testimony portion of this matter and acknowledged that this matter will be formally re-noticed when it is scheduled for a date certain on a future Planning Commission agenda.

41 members from the public spoke on this item.

CONSENT AGENDA

No items at this time.

MEETING ADJOURNED 4:06 PM