

COUNTY OF PLACER
PLANNING COMMISSION
ACTION



****TAHOE LOCATION****

AGENDA

DATE

October 27, 2016

Meeting was held ****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. County vehicles provided transportation up to Tahoe destination.

10:00 am FLAG SALUTE
10:03am

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 [*absent*]; Miner “Mickey” Gray, District 5 [*absent*]; and Larry Sevison, At-Large East of Sierra Crest, Fred Arcuri, District 2 [*absent*]

REPORT FROM THE PLANNING DIRECTOR - *Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.*

PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*

CONSENT AGENDA - *Consent Agenda items approved as indicated below.*

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

1) 10:00 am OESTERREICHER – FULTON ACRES SUBDIVISION
10:07am-10:23am
SUBDIVISION MAP MODIFICATION (PLN16-00215)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

(Continued from the August 11, 2016 Planning Commission Hearing)

Consider a request from Andrew Oesterreicher, for approval of a Subdivision Map Modification to Lot 202 in Fulton Acres Unit No. 3 Subdivision. The request is to demolish an existing garage situated at the top of the hill and construct a new second story covered deck, 7.6-foot to property line and a two car garage with covered entryway, 10-foot to the front property line where there is a mapped front setback requirement of 20 feet. 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: 10,500 square feet

Zoning: 014 PAS Cedar Flat Residential

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 from the public provided verbal comments.

MOTION VOTE 4:0 Commissioner Sevison moved, Commissioner Nader second; To determine project is Categorical Exempt from CEQA supported by the findings listed in the staff report;

AYE: Sevison, Johnson, Nader, Rocucci

NO: none

ABSENT: Moss, Gray, Arcuri

MOTION VOTE 4:0 Commissioner Sevison moved, Commissioner Nader second; To approve the Subdivision Map Modification, subject to findings 1, 2, 3, 4, 5 in the staff report and conditions of approval, with modification to add "site plans" to Condition #1

AYE: Sevison, Johnson, Nader, Rocucci

NO: none

ABSENT: Moss, Gray, Arcuri

2) 10:15 am
10:23am-10:55am

PALISADES AT SQUAW

DRAFT ENVIRONMENTAL IMPACT REPORT – (PLN15-00143)

PUBLIC REVIEW AND COMMENT

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Conduct a public hearing to receive comments on the Draft Environmental Impact Report for Palisades Project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements. The project applicant, Palisades Development LLC, is proposing to develop a residential subdivision of 63 residential units surrounded by open space, a 100-foot wide open space easement along the site's northeastern boundary, a private park, a multipurpose trail easement, and right-of-way for utilities and roadways. The residential lots would consist of 33 lots for single-family units and 30 lots for half-plex units on a 19.9-acre project site in the community of Olympic Valley.

Requested entitlements include a Vesting Tentative Map for 63 single-family residences; Conditional Use Permit for a planned unit development project with more than 20 residential units; and Design Review.

A copy of the Draft EIR is available for review (public review period is open from September 20, 2016 through November 4, 2016) during normal business hours, at the Tahoe City Library (740 North Lake Boulevard, Tahoe City, CA), the Truckee Library (10031 Levon Ave, Truckee, CA), the Placer County Community Development Resource Agency offices in Tahoe City (775 North Lake Boulevard, Tahoe City, CA) and in Auburn (3091 County Center Drive, Auburn, CA) The Draft EIR is also available online at:

Project Location: The proposed project is located west of State Route 89 and north of Squaw Valley Road along both the east and west sides of Creeks End Court, in Olympic Valley, Placer County.

APN's: 096-230-052 and 096-230-055

Total Acreage: 19.9 acres

Zoning: HDR DF = 20 (High Density Residential, Density Factor 20 bedrooms per acre)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Palisades Development LLC

Owner: Sena at Squaw LLC et al

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

The public was invited to provide comments on the Draft EIR.

Zero members from the public provided verbal comments.

3) 10:45 am
10:55am-11:28am

**PLUMP JACK SQUAW VALLEY INN
DRAFT ENVIRONMENTAL IMPACT REPORT – (PLN15-00143)
PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report for Plump Jack Squaw Valley Inn Project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements. The project applicant, Garrett Simon, is proposing demolition of existing on-site structures to construct a multilevel hotel, two residential condominium buildings, and an underground parking garage. The proposed project also includes landscaping, Class I bicycle paths along the site's frontages, and pedestrian networks that would connect proposed buildings and on-site recreational amenities. Water, sewer, and drainage improvements would also be included to support the operations of the proposed project. The project is on a 3.15-acre project site in the community of Olympic Valley.

Requested entitlements include a Vesting Tentative Map for 34 airspace condominium units; Conditional Use Permit for a planned unit development condominium project with more than 20 residential units; and Design Review.

A copy of the Draft EIR is available for review (public review period is open from September 20, 2016 through November 4, 2016) during normal business hours, at the Tahoe City Library (740 North Lake Boulevard, Tahoe City, CA), the Truckee Library (10031 Levon Ave, Truckee, CA), the Placer County Community Development Resource Agency offices in Tahoe City (775 North Lake Boulevard, Tahoe City, CA) and in Auburn (3091 County Center Drive, Auburn, CA) The Draft EIR is also available online at: www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/palisades

Project Location: The proposed project is located at 1920 Squaw Valley Road, in Olympic Village, Placer County, California, and currently contains the existing PlumpJack Squaw Valley Inn.

APN's: 096-020-023-000

Total Acreage: 3.15 acres

Zoning: VC (Village Commercial)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Garrett Simon
Owner: CNCML
County Staff:
Planning: Steve Buelna (530) 581-6285
Engineering and Surveying: (530) 745-3110
Environmental Health: (530) 745-2300

The public was invited to provide comments on the Draft EIR. One member from the public provided verbal comments. Public comment was received and staff was directed to include the comment- in the Final EIR.

CONSENT AGENDA

***MOTION VOTE 4:0 Commissioner Sevison moved, Commissioner Nader second;
To Approve Items A), and B) below***

AYE: Sevison, Johnson, Nader, Roccucci

NO: none

ABSENT: Moss, Gray, Arcuri

No public comments were made on Consent

a) Approved the October 13, 2016 Action Agenda

b) Approved the scheduling of a special, November 17, 2016 Planning Commission meeting at the North Tahoe Event Center at 8318 North Lake Blvd, Kings Beach CA 96143

MEETING ADJOURNED: 11:29 AM