



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, MAY 24, 2018
10:00 A.M.

TAHOE HEARING
MEETING LOCATION:
NORTH TAHOE EVENT CENTER
8318 NORTH LAKE BOULEVARD, KINGS BEACH, CA 96143

The meeting was held at the North Tahoe Event Center, located at 8318 North Lake Boulevard in Kings Beach, CA 96143.

8:00 a.m. Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and transported to Tahoe destination.

10:00 a.m. FLAG SALUTE

ROLL CALL: *Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary); Richard Roccucci, District 1; Nathan Herzog [ABSENT], District 2; Richard Johnson, District 3; District 5 Vacant.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi, expressed appreciation of newly appointed Planning Commissioner, Anders Hauge's visit to the Tahoe office. Mr. Hauge will be sworn in this morning. Upcoming meetings – June 14th in Auburn with two Nuisance Abatements, four Extensions of Time, and a presentation highlighting CDRA's Environmental Coordination Services with Leigh Chavez, Environmental Coordinator. The July 12th meeting is also scheduled for Auburn.*

OATH OF OFFICE FOR 2018 NEWLY APPOINTED PLANNING COMMISSIONER: *Anders Hauge, appointed by the Board of Supervisors on April 24th, was sworn in as the newly appointed Planning Commissioner representing District #5. He will serve the remainder of the term that expires on 12/31/2020. He has vast experience in international and national planning.*

Chairman Nader expressed his appreciation to the dedicated members of the Planning Commission for their time and service to the community.

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. One individual provided comments.*

CONSENT AGENDA: *The items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

1) 10:05 a.m. **SQUAW VALLEY / ALPINE MEADOWS BASE-TO-BASE GONDOLA**
10:11 – 11:11 a.m. **DRAFT ENVIRONMENTAL IMPACT STATEMENT / ENVIRONMENTAL IMPACT**
REPORT (PLN15-00398) – PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Conduct a public hearing to receive comments on the Draft Environmental Impact Statement/Environmental Impact Report (Draft EIS/EIR) for the Squaw Valley-Alpine Meadows Base-to-Base Gondola Project. Squaw Valley and Alpine Meadows are separate ski facilities that are both under ownership of, and operated by, the project proponent, Squaw Valley Ski Holdings (SVSH). The project proposes to install and operate a gondola interconnecting the Squaw Valley and Alpine Meadows base areas and install eight avalanche mitigation devices (Gazex exploders) at Alpine Meadows. Four alternatives are analyzed in the Draft EIS/EIR, including a No Action Alternative and three action alternatives that would result in the installation of a base-to-base gondola under different alignments and the installation of Gazex exploders at Alpine Meadows.

A copy of the Draft EIS/EIR is available for review (public review period is open from April 27, 2018 through June 11, 2018) during normal business hours at the Tahoe City Library (740 North Lake Boulevard, Tahoe City, CA), the Truckee Library (10031 Levon Avenue, 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 Tahoe National Forest Supervisor's Office (631 Coyote Street, Nevada City, CA), and the Tahoe National Forest Truckee Ranger District (10811 Stockrest Springs Road, Truckee, CA).

The Draft EIS/EIR is also available online at:

<https://www.squawalpinegondola-eis.com/library/documents>, and

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/squawvalleygondolaproject>

Project Location: 2600 Alpine Meadows Road, Tahoe City; 1960 Squaw Valley Road, Olympic Valley, extending from the base of the Alpine Meadows Ski Area to the base of the Squaw Valley Ski Area.

APNs: 095-190-005-000, 095-280-033-000, 095-280-034-000, 095-290-025-000, 095-290-026-000, 095-290-027-000, 095-290-028-000, 095-290-029-000, 096-101-027-000, 096-020-027-000, 096-221-036-000, 096-221-038-000

Total Acreage: 47.21 acres

Zoning: FR (Forest Recreation District) for Squaw Valley; OS (Open Space) and C1 (Neighborhood Commercial) for Alpine Meadows

Community Plan Area: Squaw Valley General Plan and Land Use Ordinance, and Alpine Meadows General Plan

Applicant / Owners: Squaw Valley Ski Holdings (SVSH)

County Staff:

Planning: Heather Beckman (530) 581-6286

There were nine public comments. Kathryn Swank of Golden State Reporting and Video documented each comment for the record.

NO ACTION WAS TAKEN ON THIS ITEM.

2) 11:30 a.m.
11:30 a.m. – 12:19
p.m.

**GARY DAVIS BUILDING PARKING
PERMIT REVOCATION – VARIANCE (VAA-3968)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Pursuant to Placer County Code Section 17.62.170, the Planning Commission will consider the Revocation of the Variance (VAA-3968) that allows a reduction to the number of parking spaces required for the 594 square foot expansion of a commercial building. At a meeting on October 17, 2002, the Placer County Zoning Administrator approved the Variance (VAA-3968) subject to the findings and conditions of approval as required by Placer County Code Section 17.60.100.D.2. The permittee, Gary Davis, is not in compliance with Condition of Approval #4, which states: *“The applicant shall contribute to the provision of new public parking in the Tahoe City area through payment of an amount equal to the estimated cost of providing 3 parking spaces in the area (the 3 parking spaces are based on the proposed addition of 594 square feet of office space being added, with a ratio of 1 space per 250 square feet). The estimated cost is \$15,000 per parking space and shall be paid to Placer County and used solely for the provision of new parking spaces in the area. An alternative contribution of land, transit facilities, or off-site parking of equal value may be considered in lieu of the payment of \$45,000. The DRC shall consider any such alternative and approve or deny it.”* The Zoning Administrator later reduced the cost per space from \$15,000 to \$10,000 (\$30,000 total). A Building Permit was issued and construction was completed, but to date, this fee has not been paid. The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15321 of the California Environmental Quality Act Guidelines and Section 18.36.230 of the Placer County Environmental Review Ordinance (Class 21, Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

Project Location: 165 River Road, in the Tahoe City area

APN: 094-190-006-000

Total Acreage: 9,024 square feet

Zoning: Tahoe City Mixed Use Town Center

Community Plan Area: Tahoe Basin Area Plan

Applicant / Owner: Gary Davis

County Staff:

Planning: Steve Buelna (530) 581-6285

One member of the public provided comments.

1. ***MOTION AS FOLLOWS: Pay \$10,000 within seven days of May 24, 2018, in a form acceptable to the County; execute an agreement to obligate payment in full of balance of \$20,000 in five years.***

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE

AYE: Hauge, Moss, Nader, Sevison

NO: Johnson, Roccucci

ABSTAIN: None

ABSENT: Herzog

2. ***MOTION AS FOLLOWS: Continue the matter to June 14, 2018 at 10:45 a.m.***

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE

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

NO: None

ABSTAIN: None

ABSENT: Herzog

CONSENT AGENDA

- A) Approve Action Agenda of April 26, 2018 Planning Commission Meeting**

MOTION AS FOLLOWS: Approve Consent Agenda

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE

AYE: Johnson, Moss, Nader, Roccucci, Sevison

NO: None

ABSTAIN: Hauge

ABSENT: Herzog

12:19 PM MEETING ADJOURNED