



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, JANUARY 10, 2019  
10:00 A.M.

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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.*

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**8:00 a.m. Commissioners and staff to meet at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and depart from the parking lot. County vehicles to provide transportation 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); Vacant, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Anders Hauge, District 5.

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

**PLANNING COMMISSION SELECTION OF OFFICERS:**

- A) Selection of 2019 Chairman
- B) Selection of 2019 Vice-Chairman
- C) Selection of 2019 Secretary

**PUBLIC COMMENT:** Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

**CONSENT AGENDA:** All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

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

- 1) 10:05 a.m. **ALPINE SIERRA SUBDIVISION  
GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND  
CONDITIONAL USE PERMIT (PSUB 20130004)  
FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2014042028)  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**
- Consider an application from Chris Nelson on behalf of the Alpine Sierra Partners, LLC, and make a recommendation to the Board of Supervisors on a request for a General Plan Amendment (Alpine Meadows General Plan), Rezone, Tentative Subdivision Map and Conditional Use Permit to facilitate construction of a Planned Residential Development consisting of 38 single family homes and five secondary dwelling units with related HOA facilities and an HOA employee unit. The Planning Commission will also consider a recommendation to the Board of Supervisors on Certification of the Final Environmental Impact Report (FEIR) (SCH# 2014042028), which was prepared for the project in accordance with CEQA.
- Project Location:** East side of Alpine Meadows Road, three miles southwest of the intersection of Alpine Meadows Road and State Route 89 in the Alpine Meadows area
- APNs:** 095-280-011-000, 095-280-021-000, 095-280-022-000, 095-280-023-000, 095-450-006-000
- Total Acreage:** 47.21 acres
- Zoning:** RS-PD=4.0 (Residential Single Family, combining Planned Residential Development of 4 units per acre), RS-B-20-PD=2.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, combining Planned Residential Development of 2 units per acre), RS-B-20-PD=4.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, combining Planned Residential Development of 4 units per acre) and O (Open Space)
- Community Plan Area:** Alpine Meadows General Plan
- Applicant:** Chris Nelson for Alpine Sierra Partners, LLC
- County Staff:**  
Planning Services – Supervising Planner, Alexander Fisch (530) 745-3081  
Engineering and Surveying – Phil Frantz (530) 745-7584

**CONSENT AGENDA:**

- A) Approve Action Agenda of December 13, 2018 Planning Commission Meeting

**B) NORTHSTAR-AT-TAHOE PORCUPINE HILL SUBDIVISION  
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND  
CONDITIONAL USE PERMIT (PSUB 20051181)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Auerbach Engineering Corp., Lydia Altick, on behalf of Porcupine Hill Estates, for approval of a one-year Extension of Time for the previously approved Tentative Subdivision Map and Conditional Use Permit that allows for the creation of 12 residential lots (lot sizes would average 3.67 acres) on 48.6 acres of the site, and leaving a 218.04-acre remainder lot. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time. The Planning Commission will also be asked to assess the prior environmental review document and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

**Project Location:** Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in Northstar

**APNs:** 110-030-070-000 and 110-081-085-000

**Total Acreage:** 266 acres

**Zoning:** RS-B-43 (Residential Single Family, combining a minimum building site of 43,560 square feet or one-acre minimum)

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

**Applicant:** Auerbach Engineering Corp., Lydia Altick, on behalf of Porcupine Hill Estates

**County Staff:**

Planning Services – Senior Planner, Stacy Wydra (530) 581-6288