

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE DECEMBER 9, 2010 \*\*TAHOE MEETING\*\*

## Community Development/Resource Agency

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting will be held in <u>TAHOE</u>, located at the \*\*<u>NORTH TAHOE EVENT CENTER</u>, 8318 NORTH LAKE <u>BLVD.</u>, <u>KINGS BEACH</u> \*\*

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 at the Community Development/Resources Agency offices located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

7:30 am

Commissioners and Staff met at Community Development Resource Agency building at 3091 County Center Drive, Auburn parking lot and County vehicles to provide transportation to North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach

10:00 am *10:03 am began* 

**FLAG SALUTE** 

**ROLL CALL:** Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman)(*Absent*), Harry Crabb (Secretary)(*Absent*), Jeffrey Moss, Miner Gray, Larry Sevison and Ken Denio (*Absent*)

#### REPORT FROM THE PLANNING DIRECTOR

Paul Thompson reported that on December 14<sup>th</sup> the Board of Supervisors will hear The Enclave at Granite Bay, item that was continued from the November 23<sup>rd</sup> hearing. A revised Rezone and General Plan Amendment will be considered to reduce density on site. This item may come back to the Planning Commission to consider reduced density and a new revised tentative map. The Board will also be considering a Williamson Act, contract for the Shriver property located south of city limits of Lincoln, and the Zoning Text Amendment to establish an annual fee for review of mines. The Planning Commission next hearing will be December 16<sup>th</sup> which is a special hearing to consider Vesting Tentative Map for Riolo Vineyard Parcel J and take comment on a Draft EIR for Timberline at Auburn project.

Commissioner Sevison thought the Williamson Act was sort of under distress from the state. Scott Finley, County Counsel, stated that there is serious problems with funding the subvention to the County under the Williamson Act. Those moneys have been cut and there is talk of revising the process. The way it works is a tax benefit is given by going into the Williamson Act and Counties get return from the state. Commissioner Sevison asked if the County will maintain program in spite of the lack of state funding? Scott Finley stated that if an applicant qualifies, they may still be

considered by the Ag Commission with recommendation to proceed.

**PUBLIC COMMENT** – Ellie Waller – Tahoe Vista resident – voiced concerns of the Bio Mass project.

1) 10:05 am 10:09 -10:48 am

## SUBDIVISION/CONDITIONAL USE PERMIT MODIFICATION (PSUB20060278/PCPM 20100335)

#### PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Kurt Krieg on behalf of Northstar Mtn. Properties, to approve a modification to Condition 36 relating to a traffic signal mitigation fee at Big Springs and Northstar Drive. Specifically, the applicant is requesting that the condition be modified to require security for the signalized intersection upon submittal of the building permit for the Northstar Hyatt Condominiums Phase 2. This would allow the release of security currently being held by the County. The Planning Commission originally approved a Conditional Use Permit for Northside, a 103-unit condominium and 34-unit townhome development, on June 22, 2006. The Planning Commission will also consider a finding that the proposed modification to Condition 36 is within the scope of the previously certified Final Environmental Impact Report.

**Project Location**: The subject property is located within the Northstar-at-Tahoe development west of the existing Village Center.

**APN**: 110-081-043, 110-081-044, 110-081-045, 110-030-069, 110-030-070, 110-

400-002, and 110-400-006 **Total Acreage**: 12.79 acres

THE NORTHSIDE @ NORTHSTAR

**Zoning**: RM-DS-PD 5.8 du/ac. (Residential Multi Family, combining Design Sierra, combining Planned Residential Development of 5.8 dwelling units per acre), RES-DS-PD 15 du/ac. (Resort, combining Design Sierra, combining Planned Residential Development of 15 dwelling units per acre) FOR (Forestry 40 and 640 acre minimum)

Community Plan Area: Martis Valley Community Plan

**MAC Area**: North Tahoe Regional Advisory Council (NTRAC) **Owner/Applicant:** Northstar Mtn. Properties, C/O Aaron Revere

**County Staff:** 

Planning: Steve Buelna (530) 581-6285 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 4:0 (Commissioners Johnson, Crabb and Denio were absent) Unanimously approved the modification to Condition #36 allowing the release of the security to Northstar Mountain Properties, LLC. for the construction of a traffic signal at the intersection of Northstar Drive and Big Springs Drive, subject to the attached findings in the staff report and modified conditions and recommended addition to modified condition "Prior to the approval of improvement plans for the last phase, a signal warrant analysis may be required by the County in its discretion based upon a review of conditions at that time. If the signal warrant analysis indicates a signal is warranted, it shall be the responsibility of the applicant to construct the appropriate improvements."

2) 10:30 am 10:48-11:21 am

VESTING TENTATIVE MAP/CONDITIONAL USE PERMIT (PSUB 20100334)

NORTHSTAR HIGHLANDS PHASE III MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Northstar Mountain Properties, LLC to approve a Vesting Tentative Map and Conditional Use Permit for Northstar Highlands III. The project proposes to develop 32 single-family lots, a road system extending from Highlands View Road, ski trails, skier underpass access, and a 15-foot wide emergency vehicle access road providing emergency access to the existing Highlands View Road. The project is located within the approved 345-acre Northstar Highlands Master Plan. The Planning Commission will also consider adoption of a Mitigated Negative Declaration.

**Project Location**: The subject property is located 2.5 miles west of the State Route 267 and Highlands View Road intersection, in the Northstar-at-Tahoe area.

**APN**: 110-030-068, 110-050-047

**Total Acreage**: 69.85

**Zoning**: FOR-B-X 160 ac. min., RM-B-X-DS 20 ac. min. PD 5.8 du/ac, RS PD 1 du/ac, FOR-B-X 160 ac. min., RES-DS PD 15 du/ac, RES-DS PD 5.8 du/ac

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Council (NTRAC)

Owner/Applicant: Northstar Mountain Properties LLC

**County Staff:** 

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 4:0 (Commissioners Johnson, Crabb and Denio were absent) Unanimously approved staff recommendation and adopted the Mitigated Negative Declaration and approve the Tentative Subdivision Map and Conditional Use Permit according to recommendations 1-7 and subject to the findings in the staff report and approve the conditions dated December 6, 2010 with modifications to add language to Condition 32 "...previously approved Gate Management Plan/System (dated 6-13-08) and all amendments...", Condition 43 A to add "Provide written notice to..., NPOA and...", and Condition 52 second paragraph "The driveway accessing Lot 1 shall be shown on the information sheet on the Subdivision Final Map."

BREAK 11:21 - 11:31 AM

3) 10:50 am 11:31-11:46 am

## CONDITIONAL USE PERMIT MODIFICATION (PCPM 20100169) TAHOE VISTA PARTNERS (aka SANDY BEACH)

### PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Tahoe Vista Partners, LLC to approve a modification to Condition 74 relating to the affordable housing requirement. The Board of Supervisors originally approved the Conditional Use Permit (PCPA 20080276) on October 20, 2008 which authorized the construction of 39 tourist accommodation units (TAUs) or interval ownership units, a clubhouse/administration building, 6 affordable/employee housing units, improvements to the existing main 2-story commercial building, and State Route (SR) 28 frontage improvements. The Planning Commission will also consider a finding for Categorical Exemption per the Placer County Environmental Review Ordinance Section 18.36.040, Class 2 – Replacement or reconstruction (CEQA Guidelines Section 15302) and Section 18.36.050 Class 3 – New construction or conversion of small structures (CEQA Guidelines Section 15303). Compliance with the equivalency

proposal will result in either reconstruction of existing structures or construction of a limited number of new structures.

**Project Location**: The subject property is located at 6873 North Lake Boulevard, in

the Tahoe Vista area. **APN**: 117-071-029 **Total Acreage**: 6.2 acres

**Zoning**: PAS 022 (Tahoe Vista, Special Area #1 – Commercial and Special Area #2

- Tourist)

Community Plan Area: Tahoe Vista` Community Plan MAC Area: North Tahoe Regional Advisory Council Applicant: Ogilvy Consulting c/o: Wyatt Ogilvy

Owner: Tahoe Vista Partners, LLC

**County Staff:** 

Planning: Stacy Wydra (530) 581-6288 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 4:0 (Commissioners Johnson, Crabb and Denio were absent)

Unanimously approved staff recommendation to modify Condition #74 and to add

Condition #75 based on findings contained in the staff report.

#### ADJOURNMENT 11:46 am

#### 12:00 noon LUNCH @ Jason's in Kings Beach

Return Commissioners and staff to Community Development Resource Agency CDRA – 3091 County Center Drive, Auburn