



COUNTY OF PLACER PLANNING COMMISSION

*****TAHOE MEETING*****

**AGENDA
DATE
June 25, 2015**

OFFICE OF Planning Services Division

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 at *****North Tahoe Event Center, 8318 North Lake Blvd., located in Kings Beach***.**

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.)

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

10:00 am FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

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.

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.

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.

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

**1) 10:05 am VILLAGE AT SQUAW VALLEY SPECIFIC PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT (PSPA 20110385) – PUBLIC REVIEW
AND COMMENT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report for the Village at Squaw Valley Specific Plan project. The opportunity to discuss the merits of the project will occur at a subsequent hearing on the project entitlements. The project applicant, Squaw Valley Real Estate, LLC, is requesting approval of various discretionary entitlements in support of a mixed use development that includes resort residential, commercial, and recreation uses, as well as parking and other visitor amenities, and employee housing. In the 85-acre main Village area, up to 1,493 bedrooms would be provided in up to 850 units, including a mixture of hotel, condo hotel, fractional ownership, and timeshare units. Approximately 297,733 square feet (206,211 square feet net new commercial) of commercial space would be provided for the entire plan area. The 8.8-acre East Parcel would include employee housing (for a maximum of 300 employees), off-site parking, shipping and receiving, and a small retail market. A conservation corridor would be provided for the length of Squaw Creek through the plan area to support improvement of terrestrial and aquatic habitat conditions, improved water quality and sediment management, and increased flood conveyance capacity. Other improvements include circulation improvements, emergency vehicle access routes, bicycle facilities, a transit center, new/extended utility infrastructure, new/improvements to existing recreational facilities and amenities, and a Village open space network. The Specific Plan would be developed over an estimated 25-year buildout period, with some construction proposed to begin as early as spring of 2016.

A copy of the Draft EIR is available for review (public review period is open from May 18, 2015 thru July 17, 2015) during normal business hours at the Tahoe City Library (740 North Lake Boulevard in Tahoe City), the Truckee Library (10031 Levon Avenue in Truckee), the Squaw Valley Public Service District (305 Squaw Valley Road in Olympic Valley), Community Development Resource Agency in Tahoe (775 North Lake Boulevard, Tahoe City) and in Auburn (3091 County Center Drive, Auburn). The Draft EIR is also available online at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/villageatsquawvalley>

PROJECT LOCATION: The Specific Plan area is located within the 4,700-acre Squaw Valley (also known as Olympic Valley) in northeastern Placer County and within the Sierra Nevada. Portions of the plan area are located in both the west and east sides of Squaw Valley. The valley is located west of State Route (SR) 89, approximately nine miles south of the Town of Truckee,

and seven miles northwest of Tahoe City and Lake Tahoe, but outside of the Lake Tahoe Basin.

APN's: 096-020-015, 096-540-009, 096-020-021, 096-540-016, 096-540-015, 096-221-013, 096-221-014, 096-221-012, 096-221-025, 096-221-036, 096-221-030, 096-490-019, 096-221-021, 096-221-029, 096-490-015, 096-490-019, 096-221-029, 096-221-019, 096-221-016, 096-104-001, 096-221-017, 096-020-020, 096-340-030, 096-540-003, 096-340-023, 096-060-066, 096-060-065, 096-010-012, 096-221-038, 096-221-018, 096-221-015, 096-230-035.

Total Acreage: 93.7 acres

Community Plan Area: Squaw Valley General Plan

MAC Area: Squaw Valley Municipal Advisory Council

Applicant: Squaw Valley Real Estate, LLC

Owner: Squaw Valley Real Estate, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Sarah Gillmore (530) 745-7518

**2) 10:50 am METCALF RESIDENCE (BEAR CREEK ASSOCIATION SUBDIVISION)
SUBDIVISION MODIFICATION/VARIANCES (PLN15-00172)**

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Robb Olson, Olson–Olson Architects, on behalf of Brook & Lisa Metcalf, for approval of a Subdivision Map modification to modify the 30-foot mapped front setback on Lot 59 (Bear Creek Association Final Map) to allow for a mapped front setback of 14-foot 4 inches, and also a Variance to reduce the required 20-foot front setback (John Scott Trail) to 14 feet 4 inches (11 feet from eaves), in order to construct a two car garage, mudroom, and covered walkway. The Planning Commission will also consider a Variance request to reduce the water course setback (Bear Creek) from 100-feet from the centerline of the creek to 35-feet from centerline (33-foot from eave), in order to construct a room addition with second story deck on an existing single-family residence. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Sections 15303 and 15305 of the CEQA Guidelines and Sections 18.36.050A. and Section 18.36.070A.1. of the Placer County Environmental Review Ordinance (Class 3 New construction or conversion of small structures and Class 5 Minor alterations in land use limitations).

Project Location: The project is located at 2353 John Scott Trail in the Alpine Meadows area.

APN: 095-272-011

Total Acreage: 21,775 square feet

Zoning: RS (Single-Family Residential)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Robb Olson, Olson–Olson Architects

Owner: Brook & Lisa Metcalf

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Andy Deinken (530) 581-6226

Environmental Health: Justin Hanson (530) 745-2300

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.

**A) CABIN CREEK BIOMASS FACILITY PROJECT
EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPJ 20110376)
PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from, Tahoe Regional Power Company, LLC, for a two Extension of Time for a previously approved Conditional Use Permit that allows for the construction and operation of a two-megawatt (2MW) biomass electric power generation facility at the Eastern Regional Materials Recovery Facility (MRF) and Transfer Station. The facility would utilize gasification technology to convert excess woody biomass material into a synthetic gas, which would then fuel an internal combustion engine/turbine that would generate electricity. The subject property, Assessor's Parcel Number 080-070-016, comprises 148.41 acres, is currently zoned FOR-SP (Forest, combining Special Purpose) and is located approximately two miles south of Interstate 80 (I-80) and the Town of Truckee at 900 Cabin Creek Road, 0.30 miles west of State Route (SR) 89 in the Squaw Valley area. The Conditional Use Permit was originally approved by the Board of Supervisors on May 7, 2013. An Environmental Impact Report was prepared and certified on the same date. The Planning Services Division contact for the above project is Gerry Haas and can be reached at (530) 745-3084