



COUNTY OF PLACER PLANNING COMMISSION

**ACTION
AGENDA
DATE
May 22, 2014**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

You may view the hearing live by clicking on web-site below:
http://placer.granicus.com/ViewPublisher.php?view_id=4

10:00 am **FLAG SALUTE**

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

REPORT FROM THE PLANNING DIRECTOR –

EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission: New developments on today’s meeting items Rio Bravo will be asked to be continued and Expo Floors Zoning Administrators Appeal asking for your withdrawal. We will discuss those items at the time they are scheduled for today. Planning Commission will have two hearings in June. June 12 to hear the Sheridan Community Plan and June 26 hearing to be held at the North Tahoe Event Center in Kings Beach many items on that schedule. Also July 10th Planning Commission to hear the Community Centers and make recommendation to the Board.

The Board of Supervisors had not land development issues at Tuesday meeting; however they did approve the closure of the Agency front counter on May 30th to upgrade to a new Accela permit tracking software. On June 3rd the Board will consider two Master Plans, for Placer Vineyards one for the Sewer and one for the Transit. On June 17th, the Board will consider the appeal from Friends of the North Fork of the Camels Hump Caretaker Resident.

Announcement of staff changes: Crystal Jacobson was promoted to Principle Planner and Edmund Sullivan, who has been working on Natural Resources and PCCP and many other advanced planning projects, has accepted a position with Santa Clara County

Commissioner Nader asked status of Willow Creek shopping center. EJ replied it is still going through the process and will eventually be coming before the Planning Commission.

PUBLIC COMMENT – The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. *No public comment.*

1)10:05 am

A)

10:10am-10:40am

**TAHOE MOUNTAIN AIR SPORTS RAFTING
CONDITIONAL USE PERMIT AND RAFTING PERMIT (PRFT 20140022)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Bell Family and Richard Courcier, for approval of a Conditional Use Permit to allow continued Outdoor Recreational Concessions and Rafting License in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The subject properties, Assessor's Parcel Numbers: 094-180-024, comprises of 0.92 acres, is currently zoned PAS 001A Tahoe City Community Plan Special Area #2 (Public Service/Industrial Area) is currently the parking area for the rafting operations owned by the applicants; 094-190-005, comprises of 0.11 acres, is currently zoned PAS 001A Tahoe City Community Plan Special Area #1 and 094-540-023, comprises of 0.91 acres, is currently zoned PAS 001A Tahoe City Community Plan Special Area #3 are the Tahoe City sites (raft put in locations); 095-050-051, comprises of 0.85 acres, is currently zoned RS-B-43, PD=8 (Residential Single Family, combining minimum Building Site of 43,000 square feet, Planned Development = 8 dwelling units per acre) and, 095-050-024, comprises of 0.96 acres, is currently zoned W (Water Influence) and O (Open Space) for the Alpine Meadows sites (raft take out locations). The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The project is located on the Truckee River between Tahoe City and Alpine Meadows.

Community Plan Area: Placer County General Plan, Alpine Meadows General Plan, Tahoe City Area General Plan, and Tahoe City Community Plans

MAC Area: North Tahoe Regional Advisory Council

Applicant: Bell Family and Richard Courcier

County Staff:

Planning: Stacy Wydra (530) 581-6288.

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen(530) 745-2300

Two member from the public provided verbal comments.

***MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Moss second;
To adopt the Mitigated Negative Declaration, adopt the Mitigation Monitoring Program, approve the Conditional Use Permit for the Outdoor Recreational Concessions, and the Rafting License for the Mountain Air Sports based upon the findings and subject to the attached recommended conditions of approval with a modification to condition #22, including the CEQA findings and findings for the Conditional Use Permit and Rafting License.***

AYE: Gray, Moss, Johnson, Roccucci, Denio, Sevison

NO: none

ABSENT: Richard Roccucci

**B) TRUCKEE RIVER RAFTING
CONDITIONAL USE PERMIT AND RAFTING PERMIT (PRFT 20140021)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Tahoe Sierra Recreation on behalf of Sierra Northwest Properties, LLC, for approval of a Conditional Use Permit to allow continued Outdoor Recreational Concessions and Rafting License in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The subject properties, Assessor's Parcel Number 094-190-004, 094-540-024, comprises approximately of 0.49 acres, are currently zoned PAS 001A Tahoe City Community Plan Special Area #1 (Retail/Tourist) and Special Area #3 (Recreation Area) for the Tahoe City site (raft put in location) and Assessor's Parcel Number 095-050-051, comprises of approximately 0.85 acres, is currently zoned RS-B-43 (Residential Single Family, combining minimum Building Site of 43,000 square feet) and W (Water Influence) for the Alpine Meadows site (raft take out location). The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The project is located on the Truckee River between Tahoe City and Alpine Meadows.

Community Plan Area: Placer County General Plan, Alpine Meadows General Plan, Tahoe City Area General, and Tahoe City Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Tahoe Sierra Recreation, on behalf of the owner: Estate of EW Fuller – doing business as Truckee River Raft Company

County Staff:

Planning: Stacy Wydra (530) 581-6288.

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen(530) 745-2300

***MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second;
To adopt the Mitigated Negative Declaration, adopt the Mitigation Monitoring Program, approve the Conditional Use Permit for the Outdoor Recreational Concessions, and the Rafting License for the Sierra Northwest/Truckee River Raft based upon the findings and subject to the attached recommended conditions of approval with a modification to condition #22, including the CEQA findings and findings for the Conditional Use Permit and Rafting License.***

AYE: Gray, Moss, Johnson, Roccucci, Denio, Sevison

NO: none

ABSENT: Richard Roccucci

2) 10:20 am
10:42am-10:45am

**RIO BRAVO ROCKLIN – WOOD WASTE CHIP AND GRIND
CONDITIONAL USE PERMIT (PCPA 20140034)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Rio Bravo Rocklin, for approval of a Conditional Use Permit to allow installation of mobile grinding equipment in order to process a portion of the pulpwood boiler fuel on-site. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines and Sections 18.36.030 (Class 1, Existing facilities) and 18.36.050 (Class 3, New construction or conversion of small structures) of the Placer County Environmental Review Ordinance. This item was continued from the April 24, 2014 Planning Commission hearing to the above noted date and time certain to allow for

posting of the notice pursuant to County Code Section 17.60.140(A)(3)(b).

Project Location: The project is located at 3100 Thunder Valley Court in the Rocklin area.

APN: 017-063-031

Total Acreage: 48.67 acres

Zoning: IN-Dc (Industrial combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

MAC Area: None

Owner/Applicant: Rio Bravo Rocklin

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

**MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Johnson second;
To continue item to open date.**

AYE: Gray, Nader, Moss, Johnson, Denio, Sevison; NO:none; ABSENT: Richard Roccucci

3) 10:35 am
10:45am-10:55am

EXPO FLOORS LLC

**APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF VARIANCE
(PVAA 20130277)**

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider an appeal filed on behalf of the property owners, Expo Floors LLC, of the Zoning Administrator's decision to deny a Variance to allow 1) an existing solid wall to remain as constructed along the north and northeast (side) property boundary which exceeds the maximum height of six feet in the side setback and three feet in the front setback, and 2) to allow an existing playhouse with a 15-foot side setback, where 30-foot is required. The Planning Commission will also consider a finding of Categorical Exemption [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)]. This item was continued from the April 24, 2014 Planning Commission hearing.

Project Location: The property is located at 8300 Moss Court in the Granite Bay area.

APN: 036-180-046-000

Total Acreage: 4.3 acres

Zoning: RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant/Applicant: Expo Floors LLC

Owner: Expo Floors LLC

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

**MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Johnson second;
To accept the applicants Withdrawal of appeal**

AYE: Gray, Nader, Moss, Johnson, Denio, Sevison; NO: none; ABSENT: Richard Roccucci

4) 11:00 am

**LUNDBERG RESIDENCE
VARIANCE (PVAA 20140026)
CATEGORICALLY EXEMPT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Martin Wood on behalf of Alan and Alvina Lundberg, for approval of a Variance to a side setback to allow an existing upper and lower deck to remain 0.41 feet from the southern property line, and a Variance to allow the existing corner of the residence to remain 4.93 feet from the southern property line, where a five-foot setback is required along the southern property line for both the decks and residence. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance Class 1 – Existing Facilities.

Project Location: The project is located at 1346 Kings Way, in the Tahoe Vista area.

APN: 112-230-028

Total Acreage: .45 acres

Zoning: zoned 020 Kingswood West Residential

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant/Owner: Martin Wood on behalf of Alan and Alvina Lundberg

County Staff:

Planning: Lisa Carnahan (530) 745-367

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

Three members from the public provided verbal comments.

MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Johnson second;

1) To determine that the project is categorically exempt from CEQA review and approve the variance that allows the encroachment into the setback for the corner of the physical house structure itself.

AYE: Gray, Nader, Moss, Johnson, Denio, Sevison; NO: none; ABSENT: Richard Roccucci

MOTION VOTE 5:1 Commissioner Gray moved, Commissioner Nader second;

2) To deny variance for the lower deck.

AYE: Gray, Nader, Moss, Denio, Sevison; NO: Johnson; ABSENT: Richard Roccucci

MOTION VOTE 3:3 Commissioner Gray moved, Commissioner Denio second;

3) To deny variance for upper deck. Motion failed due to lack of majority vote.

AYE: Gray, , Denio, Sevison; NO: Nader, Moss, Johnson; ABSENT: Richard Roccucci

MOTION VOTE 5:1 Commissioner Moss moved, Commissioner Johnson second;

4) To grant a variance that allows a maximum 3 foot encroachment into the 5 foot setback for the upper deck and all the appurtenances there to."

AYE: Gray, Moss, Johnson, Denio, Sevison; NO: Nader; ABSENT: Richard Roccucci

MEETING ADJOURNED 12:50 PM