



## COUNTY OF PLACER PLANNING COMMISSION

**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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[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be 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

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.)*

*You may view the hearing live by clicking on web-site below:*

[http://placer.granicus.com/ViewPublisher.php?view\\_id=4](http://placer.granicus.com/ViewPublisher.php?view_id=4)

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**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; 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** - 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.

**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.

1) 10:05 am A) **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

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

2) 10:20 am

**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

3) 10:35 am

**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

**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