



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE**

**March 12, 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 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

---

**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[*absent*]; and Larry Sevison, At-Large East of Sierra Crest[*absent*].

**REPORT FROM THE PLANNING DIRECTOR - *EJ Ivaldi, Deputy Director of Planning, reported on the following:***

*March 26<sup>th</sup>, Planning Commission hearing will be held in Tahoe. Items scheduled are two updates; Department of Public Works update on snow removal and Alex Fisch to report on the Village at Squaw Valley Specific Plan. We will take county vehicle and Kathi will coordinate rides with staff and commissions.*

*April 9<sup>th</sup> Planning Commission will be held in Auburn, tentatively scheduled items are The Ponds in Granite Bay, Morgan Knolls (a 61-lot subdivision in west Roseville), and the Orchard at Penryn, modification of a previously approved 150 unit multifamily residential project revised to 54 single family lots.*

*Introduced Heather Beckman, Tahoe Planner*

**PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.***

**1) 10:05 am SQUAW VALLEY SIBERIA CHAIR LIFT REPLACEMENT  
10:05am-10:16am CONDITIONAL USE PERMIT (PLN14 00158)  
MITIGATED NEGATIVE DECLARATON  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Mike Livak on behalf of Squaw Valley Resort, LLC for approval of a Conditional Use Permit to allow for the replacement of the existing Siberia Chair Lift located within the Squaw Valley USA Ski Resort. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

**Project Location:** The property is located at the upper mountain areas within the existing Squaw Valley, USA Ski Resort, located at the westerly terminus of Squaw Valley Road,

west of State Route 89, Olympic Valley.  
**APNs:** 069-310-011-510, 070-130-006-510, and 095-190-011-510  
**Total Acreage:** 11.8 acres  
**Zoning:** Forest Recreation  
**Community Plan Area:** Squaw Valley Community Plan  
**MAC Area:** Squaw Valley MAC  
**Applicant:** Mike Livak on behalf of Squaw Valley Resort, LLC  
**Owner:** Squaw Valley Resort, LLC  
**County Staff:**

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

***MOTION VOTE 5:0 Commissioner Moss moved, Commissioner Rocucci second;  
To adopt the Mitigation Negative Declaration and approve the Conditional Use Permit to  
allow replacement of the existing Siberia Lift within the same lift alignment, the removal  
of 14 towers, and removal and replacement of the upper and lower terminals in the same  
locations, subject to the findings and conditions of approval.***

***AYE: Moss, Johnson, Nader, Rocucci, Denio,***

***NO: none***

***ABSENT: Gray, Severson***

***Member of public were offered opportunity to speak: No member of public spoke  
on this item.***

***Chairman read appeal rights.***

**2) 10:10 am**  
**10:16am-10:23am**

**TARANTINO RESIDENCE (ALPINE MEADOWS ESTATES  
SUBDIVISION UNIT NO. 9)  
SUBDIVISION MODIFICATION (PLN14 00157)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Julie K. Watterworth, Wittels Engineering, on behalf of the property owners, Don and Darcy Tarantino, for approval of a Subdivision modification to modify the 20-foot mapped front setback shown on Lot 315 to allow for a mapped front setback of six and one half feet to the structure (three and one half feet to eaves) as measured from the front property line for the construction of a new detached garage. The 624 square foot two-car garage would include storage space below, a covered entry feature over the garage doors, a covered walkway connection to the residence, and a covered entry. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or conversion of small structures).

**Project Location:** located at 1118 Snow Crest Road, in the Alpine Meadows area

**APN:** 095-440-019-000

**Total Acreage:** 11,211 square feet

**Zoning:** RS PD=3 (Residential Single Family, combining Planned Residential Development of 0.3 dwelling units per acre).

**Community Plan Area:** Alpine Meadows Community Plan

**MAC Area:** North Tahoe Regional Advisory Board

**Applicant:** Julie K. Watterworth, Wittels Engineering

**Owner:** Don and Darcy Tarantino

**County Staff:**

Planning: Heather Beckman (530) 581-6286. (530) 745-

Engineering and Surveying: Ed Staniforth (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 5:0 Commissioner Moss moved, Commissioner Rocucci second;  
To determine the project to be Categorically Exempt per CEQA and approve the  
Subdivision Modification to allow for a mapped front setback of six and one half  
feet to the structure (three and one half feet to eaves) as measured from the front  
property line for the construction of a new detached garage with storage below and  
connecting walkway, subject to the findings and conditions of approval***

***AYE: Moss, Johnson, Nader, Rocucci, Denio,***

***NO: none***

***ABSENT: Gray, Severson***

***Member of public were offered opportunity to speak: No member of public spoke  
on this item.***

***Chairman read appeal rights.***

**3) 10:20 am**

***10:23am-11:00am***

***Recess for  
discussion of  
conditions***

***11:20am-11:43am***

**RIO BRAVO – 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 implement a wood waste chip and grind use at the existing biomass power plant in order to process a portion of the 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 May 22, 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:** 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

**Applicant:** Travis Finn, Rio Bravo Rocklin

**Owner:** 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 5:0 Commissioner Moss moved, Commissioner Rocucci second;***

***To determine the project is exempt from CEQA under Class 3 construction or  
conversion of small structures; adopt findings determining consistent with goals  
and policies of Placer County General Plan and Sunset Industrial Area Plan, and  
approve the conditional use permit with the modifications to condition #2 and  
condition #12. (condition 2 add at end “The annual report identified in Condition  
#12 shall list all days and hours of operations.” And condition #12 add after first  
sentence ...(OIMP) “,which shall be reviewed and approved by the Planning  
Director. After ...complaint response protocol “consistent with the Odoview or  
comparable odor monitoring program***

***AYE: Moss, Johnson, Nader, Rocucci, Denio,***

***NO: none***

*ABSENT: Gray, Sevison*

*Two member of public spoke on this item.  
Chairman read appeal rights.*

*MEETNG ADJOURNED 11:48 AM*