



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

PLANNING COMMISSION
ACTION AGENDA
MAY 25, 2017

The meeting was held in the County Board of Supervisors Board Room, 175 Fulweiler Avenue, Auburn, CA 95603 with interactive video available at the Placer County Administrative Offices - 775 North Lake Boulevard, Tahoe City, CA 96145.

10:00 am

10:02 – 10:08 am

FLAG SALUTE

ROLL CALL: Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Larry Sevison, At-Large East of Sierra Crest; Fred Arcuri, District 2; and Merrill Haber, District 5.

REPORT FROM THE PLANNING DIRECTOR: *Deputy Planning Director, E.J. Ivaldi, provided an overview of the upcoming Planning Commission meetings; June 8th will be held in the Planning Commission Chambers in Auburn with Rio Bravo Rocklin, Placer Vineyards Specific Plan – 7 Large Lot Tentative Maps; 2 Zoning Administrator appeals and the Winery / Farm Brewery Workshop. The June 22nd meeting will also be held in Auburn with Placer Vineyards Specific Plan Small Lot Tentative Maps and a couple of other items scheduled. July 13th is slated to be held in Tahoe with the Draft EIR for the Alpine Sierra Subdivision and an appeal.*

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission matters not included on the current agenda. One person provided public comment, welcoming new District 5 Planning Commissioner, Merrill Haber.*

CONSENT AGENDA: All items on the Consent Agenda were recommended for approval by the Development Review Committee. All items were approved by a single roll call vote.

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

1) 10:05 am

10:09 – 10:44 am

**TRUCKEE RIVER RAFT CO.
CONDITIONAL USE PERMIT MODIFICATION / RAFTING LICENSE
(PLN17-00095)
ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Sierra Northwest Properties, LLC for approval of a Conditional Use Permit Modification to allow continued Outdoor Recreational Concessions and a Rafting License in order to continue to operate a commercial river raft rental business along the Truckee River for an additional three year-term. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and the Mitigation Monitoring and

Reporting Program that was prepared and finalized pursuant to the California Environmental Quality Act for the project.

Project Location: On the Truckee River between Tahoe City and Alpine Meadows.

APNs: 095-050-024-000; 095-050-051-000; 094-190-004-000 and 094-540-024-000

Total Acreage: 0.49 acres, 0.85 acres and 0.96 acres

Zoning: Mixed-Use Town Center (MU-TC), Transition Overlay District, Tahoe City River District Special Planning Area (TCRD-SPA) for the Tahoe City site (raft put in location); RS-B-43, PD=8 (Residential Single Family, combining minimum Building Site of 43,000 square feet, combining Planned Residential Development of 8 dwelling units per acre); and W (Water Influence) and O (Open Space) for the Alpine Meadows sites (raft take out locations)

Community Plan Area: Tahoe City Area General Plan and the Alpine Meadows Community Plan

Applicant: Tahoe Sierra Recreation

Owner: Sierra Northwest Properties, LLC

County Staff:

Planning: Stacey Wydra (530) 581-6288

Engineering and Survey: Ed Stanisforth (530) 581-6225

Environmental Health: Joey Scarbrough (530) 745-2346

The rafting permits were discussed in one presentation. One person spoke when the items were opened for Public Comment.

- 1) **MOTION AS FOLLOWS:** *Adopt the Addendum to the previously adopted 2014 Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, supported by the Findings contained in the staff report dated May 8, 2017.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

- 2) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit Modification for Outdoor Recreational Concessions and the Rafting License for Truckee River Raft Company to continue to operate a commercial river raft rental business along the Truckee River for an additional three-year term, subject to the Conditions of Approval and supported by the findings contained in the staff report dated May 8, 2017.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

2) 10:10 am
Same as above

**TAHOE'S MOUNTAIN AIR SPORTS, INC.
CONDITIONAL USE PERMIT MODIFICATION / RAFTING LICENSE
(PLN17-00080)
ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider an application from Bell Family and Courcier Family, for approval of a Conditional Use Permit Modification to allow continued Outdoor Recreational Concessions and a Rafting License in order to continue to operate a commercial river raft rental business along the Truckee River for another three year-term. The Planning Commission will also consider adopting an Addendum to the previously adopted Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the project.

Project Location: On the Truckee River between Tahoe City and Alpine Meadows

APNs: 094-180-024-000; 094-540-023-000; 095-050-051-000; 095-050-024-000

Total Acreage: 0.92 acres, 0.91 acres, 0.85 acres and 0.96 acres

Zoning: Mixed-Use Town Center (MU-TC), Transition Overlay District, Tahoe City River District Special Planning Area (TCRD-SPA) and is currently the parking area for the rafting operations owned by the applicants; Mixed-Use Town Center (MU-TC), Transition Overlay District, Tahoe City River District Special Planning Area (TCRD-SPA) are the Tahoe City sites (raft put in locations); RS-B-43, PD=8 (Residential Single Family, combining Minimum Building Site of 43,000 square feet, combining Planned Residential Development of 8 dwelling units per acre); W (Water Influence) and O (Open Space) for the Alpine Meadows sites (raft take out locations)

Community Plan Area: Tahoe City Area General Plan and the Alpine Meadows Community Plan

Applicant: Tahoe's Mountain Air Sports, Inc.

Owner: Tahoe's Mountain Air Sports, Inc.

County Staff:

Planning: Stacey Wydra (530) 581-6288

Engineering and Survey: Ed Stanisforth (530) 581-6225

Environmental Health: Joey Scarbrough (530) 745-2346

1) MOTION AS FOLLOWS: *Adopt the Addendum to the previously adopted 2014 Tahoe's Mountain Air Sports Conditional Use Permit and Rafting License Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, supported by the findings in the PowerPoint presentation of May 25, 2017.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

- 2) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit Modification for Outdoor Recreational Concessions and the Rafting License for the Tahoe's Mountain Air Sports to continue to operate a commercial river raft rental business along the Truckee River for an additional Three year term, subject to the Conditions of Approval contained in the staff report and supported by the findings in the PowerPoint presentation of May 25, 2017.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

3) 10:15 am
10:45 – 11:40 am

**TAHOE CEDARS SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT
(PLN16-00067)**

**MITIGATED NEGATIVE DECLARATION WITH ERRATA
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider an application from Wyatt Ogilvy of Ogilvy Consulting on behalf of 6980 West Lake LLC, for approval of a Vesting Tentative Subdivision Map and a Conditional Use Permit to construct a six-unit single-family Planned Residential Development (PD) and one common area lot. Residential lot sizes would range from 2,878 square feet to 4,359 square feet. Setbacks established through the PD Ordinance for the individual residential lots themselves would range from zero to 11 feet, and 13.6 feet and 18.9 feet respectively for building structures associated with Lots 5 and 6. Setbacks for a proposed six foot tall solid wood fence would be 14.5 feet from the front property line associated with the State Route 89 frontage and zero feet along the access easement on the property to the south (APN 098-210-034-000). The Planning Commission will also consider the Mitigated Negative Declaration with Errata and Mitigation Monitoring and Reporting Program that was prepared and finalized pursuant to the California Environmental Quality Act (CEQA) for the project.

Project Location: 6980 West Lake Boulevard

APNs: 098-210-030-000 and 098-210-031-000

Total Acreage: 1.38 acres

Zoning: Tahoma Residential Zoning Subdistrict of the Tahoe Basin Area Plan

Community Plan Area: West Shore Area General Plan

Applicant: Ogilvy Consulting, Wyatt Ogilvy

Owner: 6980 West Lake, LLC

County Staff:

Planning: Heather Beckman (530) 581-6286

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Justin Hansen (530) 745-2340

One person spoke when the item was opened for Public Comment.

- 1) **MOTION AS FOLLOWS:** *Adopt the Mitigated Negative Declaration with Errata and the Mitigation Monitoring and Reporting Plan, supported by the findings contained in the staff report dated May 9, 2017.*

Commissioner Haber moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

- 2) **MOTION AS FOLLOWS: Approve a Vesting Tentative Subdivision Map to create six single family lots and one common area lot, subject to the conditions of approval and supported by the findings contained in the staff report dated May 9, 2017.**

Commissioner Haber moved; Commissioner Roccucci second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

- 3) **MOTION AS FOLLOWS: Approve the Conditional Use Permit for the Planned Residential Development, subject to the conditions of approval and supported by the findings contained in the staff report dated May 9, 2017.**

Commissioner Haber moved; Commissioner Roccucci second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

4) 10:45 am
11:40 – 11:50 am

SUPERIOR FENCE

CONDITIONAL USE PERMIT MODIFICATION (PLN17-00109)

ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Jeff Jennings, on behalf of property owner Rocklin Nichols Industrial LLC, for approval of a modification to a previously approved Conditional Use Permit to increase allowable yard area from 25% to 50% on Lots 20 and 21 in the Nichols Drive Industrial Park. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program that were prepared and finalized pursuant to the California Environmental Quality Act for the project.

Project Location: 3800 and 3810 Prosperity Drive in the Sunset Industrial Plan area.

APN: 495-020-009-000

Total Acreage: 1.42 acres

Zoning: INP-Dc (Industrial Park, combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

Applicant: Jeff Jennings

Owner: Rocklin Nichols Industrial, LLC

County Staff:

Planning: Kally Kedding-Cecil (530) 745-3034

Engineering and Survey: Cristina Luperico (530) 745-3015

Environmental Health: Laura Rath (530) 745-2355

There was no Public Comment.

- 1) **MOTION AS FOLLOWS:** *Adopt the Addendum to the Previously Adopted Nichols Drive Industrial Park Mitigated Negative Declaration for the proposed Conditional Use Permit Modification, supported by the findings contained in the staff report dated May 11, 2017.*

Commissioner Rocucci moved; Commissioner Nader second

MOTION VOTE: 6:0:1

AYE: Arcuri, Haber, Rocucci, Nader, Sevison, Johnson

NO: None

ABSTAIN: Moss

- 2) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit Modifications to increase the allowable yard area from 25% to 50% on Lots 20 and 21 in the Nichols Drive Industrial Park subject to the conditions of approval and supported by the findings contained in the staff report dated May 11, 2017.*

Commissioner Rocucci moved; Commissioner Nader second

MOTION VOTE: 6:0:1

AYE: Arcuri, Haber, Rocucci, Nader, Sevison, Johnson

NO: None

ABSTAIN: Moss

5) 11:00 am
11:50 am – 12:27 pm

**MODIFICATION AND EXTENSION OF TIME OF WINDING CREEK
SUBDIVISION
TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT AND VARIANCE
(PSM 20140065)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Towne Development of Sacramento on behalf of Winding Creek LLC, for approval of approval of 1) a two-year Extension of Time to a Tentative Subdivision Map, Conditional Use Permit and Variance, 2) a Tentative Subdivision Map/Conditional Use Permit modification to allow 19 single family residential lots where 11 were previously approved, and 3) a Variance Modification to allow for a six-foot wrought iron fence with six-foot six-inch tall pilasters along the Cook Riolo Road frontage where a maximum height of three feet is allowed and an extension of the pilasters along common boundaries with offsite properties to the north to a maximum height of six feet six inches where six feet is normally allowed. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

Project Location: On the west side of Cook Riolo Road, immediately north of Dry Creek and South of Vineyard Road in the Dry Creek West Placer community near Roseville

APN: 023-240-081-000

Total Acreage: 24.45 acres

Zoning: RS-AG-B-40 PD=1 (Residential Single Family combining Agriculture, combining Minimum Building Site area of 40,000 square feet, combining Planned Residential Development of 1 dwelling unit per acre) and O PD=1 (Open Space combining Planned Residential Development of 1 dwelling unit per acre)

Community Plan Area: Sunset Industrial Area Plan

Applicant: Towne Development of Sacramento

Owner: Winding Creek, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joey Scarbrough (530) 745-2346

One person spoke when the item was opened for Public Comment.

- 1) MOTION AS FOLLOWS: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this project, subject to the findings included in the staff report dated May 15, 2017.***

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:1

AYE: Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: Arcuri

- 2) MOTION AS FOLLOWS: Approve the modified Tentative Subdivision Map to create 19 new single-family lots subject to the Conditions of Approval and findings included in the staff report dated May 15, 2017.***

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:1

AYE: Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: Arcuri

- 3) MOTION AS FOLLOWS: Approve the Conditional Use Permit Modification and subject to the Conditions of Approval with Errata for the revised development standards and findings included in the staff report dated May 15, 2017.***

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:1

AYE: Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: Arcuri

- 4) MOTION AS FOLLOWS: Approve the Variance Modification to fence height allowance subject to the Conditions of Approval and findings included in the staff report dated May 15, 2017.***

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:1

AYE: Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: Arcuri

- 5) MOTION AS FOLLOWS: Approve the Extension of Time to the modified Tentative Subdivision Map, Conditional Use Permit and Variance subject to the Conditions of Approval and findings included in the staff report dated May 15, 2017.**

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 6:1

AYE: Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: Arcuri

6) 11:30 am
12:28 -1:20 pm

**JOEGER 20 SUBDIVISION
TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT (PSUB
20120037)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from the Catholic Diocese of Sacramento for approval of a Tentative Subdivision Map and Conditional Use Permit for a 17-lot Planned Residential Development. The project proposes a 17-unit Planned Residential Development on a vacant 20.25 acre site. The single-family residential lots would range in size from 26,200 to 54,100 square feet or 0.6 to 1.23 acres. Two open space parcels are planned totaling 3.96 acres including a 5,000 square foot passive recreation area, and there are two common area lots totaling 0.61 acres. Access to the site will be from a 23-foot-wide private road extending southeast from Joeger Road, through the site, and culminating with a cul-de-sac. The Planning Commission will also consider a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that was prepared pursuant to the California Environmental Quality Act for the project.

Project Location: On the east side of Joeger Road, south of Bell Road in North Auburn.

APN: 051-061-024-000

Total Acreage: 20.25 acres

Zoning: RA-B-100 PD = 1.0 (Residential Agricultural, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 1.0 unit per acre)

Community Plan Area: Auburn/Bowman Community Plan

Applicant: Roman Catholic Diocese of Sacramento

Owner: Roman Catholic Diocese of Sacramento

County Staff:

Planning: Chris Schmidt (530) 745-3076

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joey Scarbrough (530) 745-2346

- 1) MOTION AS FOLLOWS: Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project, supported by the findings contained in the staff report dated May 25, 2017.**

Commissioner Nader moved; Commissioner Arcuri second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

- 2) **MOTION AS FOLLOWS:** *Approve the Vesting Tentative Subdivision Map to subdivide 20.25 acres into a 17-lot single-family Planned Residential Development, subject to the conditions of approval and supported by the findings contained in the staff report dated May 25, 2017.*

Commissioner Nader moved; Commissioner Arcuri second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

- 3) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit for a Planned Residential Development, subject to the conditions of approval and supported by the finding contained in the staff report dated May 25, 2017.*

Commissioner Nader moved; Commissioner Arcuri second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Nader, Sevison, Moss, Johnson

NO: None

CONSENT AGENDA:

**A) ALPINE MEADOWS HOT WHEELS LIFT REPLACEMENT
EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPA 20120038)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider on its consent agenda, a request from Alpine Meadows Ski Resort, LLC, for approval of a three-year Extension of Time, for a previously approved Conditional Use Permit that allowed for the replacement of the existing Hot Wheels triple chairlift with a detachable quad chairlift and extend the alignment of the chairlift approximately 1,000 feet to Sherwood Bowl Ridge. The Planning Commission will also consider a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that was prepared pursuant to the California Environmental Quality Act and was adopted at the same time.

Project Location: Alpine Meadows ski area at 2799 Alpine Meadows Road

APNs: 083-010-062-000 and 095-190-005-000

Total Acreage: 848 acres

Zoning: FOR-B-X 160 acre min (Forestry, combining Minimum Building Site Area of 160 Acres) and O (Open Space)

Community Plan Area: Alpine Meadows Community Plan

Applicant: Alpine Meadows Ski Resort, LLC

Owner: Alpine Meadows Ski Resort, LLC

County Staff:

Planning: Stacey Wydra (530) 581-6288
Engineering and Survey: Rebecca Taber (530) 745-7538
Environmental Health: Justin Hansen (530) 745-2340

**B) SQUAW VALLEY RED DOG CHAIRLIFT REPLACEMENT PROJECT
EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPA20120215)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Squaw Valley Resort, LLC, for approval of a three-year Extension of Time, for a previously approved Conditional Use Permit that allowed for the replacement of the existing Red Dog Chairlift with a new high-speed, detachable, six-pack chairlift. The Planning Commission will also consider a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that were prepared pursuant to the California Environmental Quality Act and was adopted at the same time.

Project Location: 1960 Squaw Valley Road, at the ski area in Olympic Valley

APNs: 096-010-012-000, 096-221-019-000 and 096-221-038-000

Total Acreage: 4,000 acres

Zoning: FR (Forest Recreation)

Community Plan Area: Squaw Valley Community Plan

Applicant: Squaw Valley Resort, LLC

Owner: Squaw Valley Resort, LLC

County Staff:

Planning: Stacey Wydra (530) 581-6288

Engineering and Survey: Rebecca Taber (530) 745-7538

Environmental Health: Justin Hansen (530) 745-2340

1) MOTION AS FOLLOWS: Approve the items on the Consent Agenda.

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Rocucci, Nader, Sevison, Moss, Johnson

NO: None

1:20 PM

MEETING ADJOURNED