



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**\*\*SPECIAL LOCATION\*\***  
**COUNTY OF PLACER**  
**PLANNING COMMISSION**  
**AGENDA**  
**MAY 25, 2017**

**\*\* PLACER COUNTY ADMINISTRATIVE CENTER \*\***  
**BOARD OF SUPERVISOR'S HEARING ROOM**

Any person interested in participating and/or addressing the Commission during the Planning Commission meeting by interactive video may do so at the Placer County Administrative Offices - Tahoe City, 775 North Lake Boulevard, Tahoe City, CA 96145

Meeting will be held in the County Board of Supervisors Board Room, 175 Fulweiler Avenue, 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.*

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**10:00 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:** 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.

**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.

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

**3) 10:05 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

**2) 10:10 am 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

3) 10:15 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

4) 10:45 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

5) 11:00 am

**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

6) 11:30 am

**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

**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