



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, JANUARY 27, 2022

MEETING LOCATION:  
PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

The Planning Commission Hearing Room will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/85311642872> utilizing the "raise hand" function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 853 1164 2872. There will be no reservation line.

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 a.m. FLAG SALUTE**

**ROLL CALL:** Nathan Herzog, District 2 (Chairman); Samuel Cannon, District 1 (Vice-Chairman); Anthony DeMattei, District 3 (Secretary); Anders Hauge, District 5; Richard Johnson, At-Large West of Sierra Crest; Daniel Woodward, District 4; Vacant, At-Large East of Sierra Crest.

**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 vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be removed for discussion.

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

1) 10:05 a.m. **PUBLIC ROAD NAME CHANGE**  
**“SQUAW” NAMED PUBLIC ROADS IN THE OLYMPIC VALLEY AREA**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from the Engineering and Surveying Division for approval of road name changes from Squaw Valley Road to Olympic Valley Road, Squaw Peak Road to Shirley Canyon Road, and Squaw Peak Way to Marmot Way. The Planning Commission will be asked to make a recommendation on the proposed public road name changes to the Board of Supervisors. The Planning Commission will also consider a recommendation of finding of an exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**Project Location:** Squaw Valley Road (2.37 miles), Squaw Peak Road (0.42 miles) and Squaw Peak Way (0.18 miles) are County maintained roads located in Olympic Valley on the west side of Highway 89 approximately 12 miles south of Interstate 80.

**County Staff:** Engineering and Surveying Division – Ben Bardakjian, Deputy County Surveyor, can be reached at (530) 745-3179 or [BBardakj@placer.ca.gov](mailto:BBardakj@placer.ca.gov).

[Comments Received After Packet Distribution](#)

2) 10:10 a.m. **RIOLO VINEYARD SPECIFIC PLAN, PHASE 1 (MARIPOSA OF RIOLO VINEYARD – LOT 107)**  
**VESTING TENTATIVE SUBDIVISION MAP MODIFICATION (PLN18-00459)**  
**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT AND**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 1 (GORE)**

Consider a request from Chris Dickinson of Towne Development of Sacramento, LLC, on behalf of HBT of Riolo Vineyards, LLC, to approve a Subdivision Map Modification to allow Lot 107 of the Mariposa Subdivision to become a buildable single-family residential lot. The Planning Commission will also consider a finding that this Vesting Tentative Subdivision Map Modification is consistent with the previously certified RVSP Final Environmental Impact Report and addendums and meets the criteria in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Streamlined CEQA review for projects consistent with existing zoning and specific plan policies for which an EIR was certified) and CEQA Guidelines Section 15182 (Exemption for residential projects pursuant to an approved Specific Plan).

**Project Location:** Northwest of the intersection of Tiller Street and Westerly Court, off of Walerga Road in the Dry Creek area.

**APN:** 023-370-057-000

**Total Acreage:** .45 acres

**Zoning:** SPL-RVSP (Specific Plan - Riolo Vineyards Specific Plan)

**Community Plan Area:** Dry Creek West Placer Community Plan

**Applicant:** Chris Dickinson of Towne Development of Sacramento, LLC, on behalf of HBT of Riolo Vineyards, LLC

**County Staff:** Planning Services Division – Nick Trifiro, Senior Planner, can be reached at (530) 745-3069 or [ntrifiro@placer.ca.gov](mailto:ntrifiro@placer.ca.gov).

**CONSENT AGENDA:**

A) [Approve the Action Agenda of the January 13, 2022, Planning Commission Meeting.](#)

B) [ALPINE SIERRA SUBDIVISION  
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL  
USE PERMIT \(PSUB 20130004\)  
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT  
\(SCH# 2014042028\)  
SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)

Consider a request from Brad Shirhall on behalf of Tahoe Alpine Partners, LLC for a request for a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for construction and operation of a Planned Residential Development consisting of 38 single family homes with related HOA facilities and an HOA employee unit on 47.21 acres. The Tentative Subdivision Map and Conditional Use Permit were approved by the Board of Supervisors on April 23, 2019. A Final Environmental Impact Report (SCH# 2014042028) prepared for the project in accordance with CEQA was certified at the same time. The Planning Commission will be asked to consider the Final Environmental Impact Report and to make a finding that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

**Project Location:** East side of Alpine Meadows Road, three miles southwest of the intersection of Alpine Meadows Road and State Route 89 in the Alpine Meadows area  
**APNs:** 095-280-011-000, 095-280-021-000, 095-280-022-000, 095-280-023-000, 095-450-006-000

**Total Acreage:** 47.21 acres

**Zoning:** RS-PD=4.0 (Residential Single Family, combining Planned Residential Development of 4 units per acre), RS-B-20-PD=2.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, combining Planned Residential Development of 2 units per acre) and O (Open Space)

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

**Applicant:** Brad Shirhall on behalf of Tahoe Alpine Partners, LLC

**County Staff:** Planning Services Division – Alex Fisch, Supervising Planner, can be reached at (530) 745-3081 or [afisch@placer.ca.gov](mailto:afisch@placer.ca.gov).

C) [JOEGER 20 SUBDIVISION  
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL  
USE PERMIT \(PSUB 20120037\)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)

Consider a request by Russell King on behalf of the Roman Catholic Diocese of Sacramento for a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for a 17-lot Planned Residential Development on a 20.25 acre site, with single-family residential lots ranging in size from 26,200 to 54,100 square feet or 0.6 to 1.23 acres. The Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on May 25, 2017, and a Mitigated Negative Declaration was adopted for this project at the same time. This is the first Extension of Time request for this project after receiving an 18-month extension of time through the State of California's AB 1561 provisions. The Planning Commission will be asked to consider the previously adopted Mitigated

Negative Declaration and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

**Project Location:** 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:** Russell King on behalf of the Roman Catholic Diocese of Sacramento

**County Staff:** Planning Services Division – Kara Conklin, Assistant Planner, can be reached at (530) 745-3053 or [kconklin@placer.ca.gov](mailto:kconklin@placer.ca.gov).

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**RAINBOW LODGE BULK WATER SALES**

**EXTENSION OF TIME – CONDITIONAL USE PERMIT (PLN19-00017)**

**PREVIOUSLY ADOPTED MITGATED NEGATIVE DECLARATION**

**SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from McGinley & Associates on behalf of Swift Real Estate, for a three-year Extension of Time for the previously approved Conditional Use Permit that allows for the operation of bulk water sales, commercial collection, distribution and sale of spring water. Approved project improvements included the removal of four existing water tanks and replacement, with the construction of two new ±22,500 gallon water storage tanks, a water conveyance line, and an upgraded point of sale/pump house. The upgraded pump house (approximately 100 square feet) would be relocated approximately 80 feet to the west of the existing pump house. The Conditional Use Permit was approved by the Planning Commission on December 5, 2019. A Mitigated Negative Declaration (SCH# 2019109067) was prepared for the project in accordance with CEQA and was adopted at the same time. The Planning Commission will be asked to assess the prior environmental document and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

**Project Location:** 50080 Hampshire Rocks Road, Soda Springs; in the Soda Springs area

**APN:** 066-120-035-000

**Total Acreage:** Approximately 72 acres

**Zoning:** RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), and RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre)

**Community Plan Area:** Placer County General Plan

**Applicant:** McGinley & Associates on behalf of Swift Real Estate

**County Staff:** Planning Services Division – Stacy Wydra, Senior Planner, can be reached at (530) 388-6482 or [swydra@placer.ca.gov](mailto:swydra@placer.ca.gov).

**Comments Received After Packet Distribution**