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

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)

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.

10:00 a.m.  FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Vacant, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West 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 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.

1) 10:05 a.m. **SQUAW VALLEY RED DOG LIFT REPLACEMENT CONDITIONAL USE PERMIT MODIFICATION AND NOISE EXCEPTION TO PLACER COUNTY CODE CHAPTER 9 (PLN18-00280) ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON) **PLANNING COMMISSION WILL CONSIDER REQUEST TO CONTINUE ITEM**

Consider a request from Squaw Valley Resort, LLC, for approval of a modification to 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 modification includes the relocation of the lower terminal of the Red Dog Chairlift approximately 600 feet to the east of the existing approved Chairlift location and increases the Chairlift capacity to a maximum of 3,200 persons per hour (pph) from the originally approved 2,400 pph. A Noise Exception is also being requested to Placer County Code Chapter 9 (Noise Ordinance) to exceed the Noise Ordinance standard for the 1-hour period by 1.4 dBA. The Conditional Use Permit was originally approved by the Planning Commission on March 28, 2012. A Mitigated Negative Declaration was adopted at the same time. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that were prepared for this project.

Project Location: Ski area at 1960 Squaw Valley Road, in the Olympic Valley area
APN: 096-010-012-000, 096-221-019-000 and 096-221-038-000
Total Acreage: 4,000 acres
Zoning: FR (Forest Recreation) and V-FR (Village-Forest Recreation)
Community Plan Area: Squaw Valley Community Plan
Applicant / Owner: Squaw Valley Resort, LLC
County Staff: Planning Services – Stacy Wydra, Senior Planner (530) 581-6288

2) 10:15 a.m. **CABRAL RANCH MAJOR SUBDIVISION MODIFICATION / VARIANCE / EXTENSION OF TIME (PLN19-00069) ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 1 (GORE)**

Consider a request from Brad Shirhall on behalf of Cabral Ranch LLC, for approval of a modification to the approved Vesting Tentative Subdivision Map to reduce the length of the onsite private roadway. The proposal includes requests for approval of Variances to reduce the net minimum parcel size from 40,000 square feet in the RS-AG-B-40 zoning designation to sizes ranging between 36,428 to 39,125 square feet for five of the twelve subdivision lots in order to accommodate retention of an existing driveway easement serving an offsite lot, approval of a Variance for construction of a six foot tall solid wood good neighbor privacy fence that would be constructed along the length of the south boundary of the
driveway easement where fencing would ordinarily be limited to three feet in height within a front setback. Lastly, the proposal includes a request for approval of a two-year Extension of Time. The Planning Commission will also consider adoption of an Addendum to a previously adopted Mitigated Negative Declaration for this project.

**Project Location:** West side of Cook Riolo Road, 200 yards south of the intersection of Vineyard Road and Cook Riolo Road in the Dry Creek West Placer area

**APN:** 023-240-079-000

**Total Acreage:** 12.56 acres

**Zoning:** RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 Square Feet, combining a Planned Residential Development of 1 dwelling unit per acre)

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

**Applicant:** Brad Shirhall on behalf of Cabral Ranch, LLC

**County Staff:**
Planning Services – Alex Fisch, Supervising Planner (530) 745-3081

3) **10:30 a.m.**

**QUARRY RIDGE PROFESSIONAL OFFICE PARK**

**COMMUNITY PLAN AMENDMENT / REZONE / TENTATIVE PARCEL MAP / DESIGN REVIEW (PLN16-00157)**

**FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017092027)**

**SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider an application from Neil Doerhoff representing the Doerhoff Family Trust and make a recommendation to the Board of Supervisors on the following requests: 1) amend the Granite Bay Community Plan to change land use designation of the project site from Low Density Residential to Commercial; 2) amend the Granite Bay Community Plan text to modify the setback standard for buildings located on the north side of Douglas Boulevard; 3) Rezone the project site from RS-B-20 (Residential Single Family, combining Building Site 20,000 sq. ft. minimum) to OP-DC (Office and Professional, combining Design Scenic Corridor); 4) approve a Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 square feet to 48,936 square feet; and 5) approve a Site Design Review Agreement to construct four office buildings and associated improvements. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on Certification of the Quarry Ridge Project Final Environmental Impact Report (SCH#2017092027) which was prepared for the project pursuant to the California Environmental Quality Act.

**Project Location:** Northeast corner of Douglas Boulevard and Berg Street in Granite Bay

**APN:** 048-084-030-000

**Total Acreage:** 3.23 acres

**Zoning:** SPL-RUSP (Specific Plan, Regional University Specific Plan)

**Community Plan Area:** Granite Bay Community Plan

**Applicant / Owner:** Neil Doerhoff representing the Doerhoff Family Trust

**County Staff:**
Planning Services – Jennifer Byous, Supervising Planner (530) 745-3008

**CONSENT AGENDA:**

A) [Approve Action Agenda of April 11, 2019 Planning Commission Meeting](#)

Consider on its consent agenda a request from Steven Patterson on behalf of Patterson Properties, Inc., for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit for the Greyhawk III project. The 72-unit Planned Residential Development includes 28 detached, single-family residences on the eastern portion of the site and 44 attached residential “halfplex” units on the western portion. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Board of Supervisors on June 7, 2016. A Rezone of Assessor’s Parcel Number 048-151-088-000 from RS-B-40 PD=2.0 (Residential Single Family, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of 2.0 units per acre) to RS-B-18 PD=2.8 (Residential Single Family, combining minimum Building Site of 18,000 square feet, combining Planned Residential Development of 2.8 units per acre) was also approved by the Board in 2016. A Mitigated Negative Declaration (MND) was prepared for the project in accordance with CEQA and adopted at the same time. The Planning Commission will be asked to find that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

**Project Location:** Northeast corner of Sierra College Boulevard and Eureka Road in the Granite Bay area

**APN:** 048-151-086-000 and 048-151-088-000

**Total Acreage:** 20.55 acres

**Zoning:** CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-B-18 PD = 2.8 (Residential Single Family, minimum Building Site of 18,000 square feet combining Planned Residential Development of 2.8 units per acre)

**Community Plan Area:** Granite Bay Community Plan

**Applicant:** Steven Patterson, Patterson Properties, Inc.

**County Staff:**
Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076