



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, FEBRUARY 11, 2021  
10:00 A.M.

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

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.

Public comment for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/92352140767> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID 923 5214 0767.

Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment through 530-886-1810 will be accepted starting at the posting of this agenda but will close at the start of the meeting.

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:** Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, 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. [RESORT TRIANGLE TRANSPORTATION PLAN \(RTTP\) – INFORMATIONAL ITEM SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Informational item on the October 27, 2020 Board of Supervisors approved Resort Triangle Transportation Plan (RTTP). No formal action is being requested by the Planning Commission as this presentation is intended to provide an overview of the RTTP.

**Project Area:** The Resort Triangle Transportation Plan (RTTP) encompasses the “Resort Triangle” area of eastern Placer County, including areas within two Metropolitan Planning Organizations, the Tahoe Regional Planning Agency (TRPA), and Sacramento Area Council of Governments (SACOG). The RTTP spans the communities within North Lake Tahoe, including the communities and areas along Highway 89, Highway 28, and Highway 267 within Placer County.

**County Staff:** Department of Public Works, Transportation Division – Stephanie Holloway, Senior Civil Engineer, can be reached at 530-581-6251 or [shollow@placer.ca.gov](mailto:shollow@placer.ca.gov); and CDRA Tahoe, Crystal Jacobsen, Deputy Director, can be reached at 530-581-6251 or [cjacobse@placer.ca.gov](mailto:cjacobse@placer.ca.gov).

**2) 10:25 a.m. [VERIZON ‘TAHOE VISTA’ – KINGS BEACH CONDITIONAL USE PERMIT \(PLN20-00301\) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Consider a request for the re-approval of a previously entitled request from Mark Lobaugh of Epic Wireless, on behalf of Verizon Wireless, for a Conditional Use Permit to allow for the construction of a cellular facility. The proposed cellular facility will consist of the installation of a 75-foot tall monopine (80 foot with foliage) with attached antenna's, and a diesel generator all contained within a 30 foot by 30 foot lease area (surrounded by a 10 foot high fence) on a portion of the Old Brockway Golf Course, west of the parking area and maintenance building. This request remains unchanged from the approval by the Planning Commission on April 26, 2018. That approval expired on April 26, 2020, resulting in the applicant re-submitting for approval to proceed with the construction of this installation. The Planning Commission will also consider a finding of 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:** 400 Brassie Avenue, Kings Beach, in the North Tahoe area.

**APN:** 117-160-020-000

**Total Acreage:** 51.36 acres

**Zoning:** North Tahoe West Subarea – Snow Creek Subdistrict

**Community Plan Area:** Tahoe Basin Area Plan

**Applicant:** Mark Lobaugh, Epic Wireless

**County Staff:** Planning Services Division – Steve Buelna, Supervising Planner, can be reached at (530) 581-6285 or [sbuelna@placer.ca.gov](mailto:sbuelna@placer.ca.gov)

3) 10:35 a.m.

**[BICKFORD RANCH SPECIFIC PLAN  
FIRST AMENDMENT TO THE CORRECTED, AMENDED AND RESTATED  
DEVELOPMENT AGREEMENT TO CLARIFY PARK CFD OBLIGATIONS  
\(PLN20-00347\)](#)**

**STATUTORY EXEMPTION**

**SUPERVISORY DISTRICT 3 (HOLMES)**

Consider a recommendation to the Board of Supervisors to adopt an ordinance amending the Corrected Amended and Restated Development Agreement to clarify use of reserve proceeds from County Service Area 28, Zone of Benefit 184 upon dissolution and clarify condition for acceptance of park facilities once sufficient Community Facilities District revenues are in place to support increased maintenance levels for the Bickford Ranch Specific Plan property owners. The Planning Commission will also consider a recommendation to the Board of Supervisors a finding of exemption from the California Environmental Quality Act in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15182 and 15183.

**Project Location:** Approximately four miles northwest of Interstate 80 and south of State Route 193 between the City of Lincoln, Penryn and Newcastle areas. The western boundary of the project site is defined by Sierra College Boulevard from State Route 193 on the north side to English Colony Road on the south, except for a parcel at the southwest corner of Sierra College Boulevard and Caperton Court. The Union Pacific Railroad (UPRR) is generally the southern boundary, except for a parcel south of the railroad tracks.

**APNs:** 340-013-031-000; 340-013-018-000; 340-013-003-000; 340-011-009-000; 340-011-019-000; 340-020-028-000; 340-013-029-000; 340-013-008-000; 340-020-024-000; 340-020-025-000; 340-020-033-000; 340-020-006-000; 340-020-056-000; 340-020-051-000; 340-020-026-000; 340-020-057-000; 340-012-002-000; 340-020-012-000; 340-020-007-000; 340-020-004-000; 340-012-008-000; 340-011-005-000; 340-011-030-000; 340-010-001-000; 340-015-004-000; 340-013-007-000; 340-011-011-000; 340-011-021-000; 340-020-031-000; 340-020-052-000; 340-012-007-000;

340-013-001-000; 340-020-035-000; 340-011-028-000; 340-011-006-000; 340-020-015-000; 340-011-031-000; 340-020-020-000; 340-013-013-000; 340-013-012-000; 340-013-024-000; 340-013-006-000; 340-013-004-000; 340-020-027-000; 340-011-016-000; 340-012-006-000; 340-020-018-000; 340-020-022-000; 340-011-036-000; 340-020-036-000; 340-020-038-000; 340-020-034-000; 340-020-032-000; 340-020-058-000; 340-020-011-000; 340-011-003-000; 340-013-017-000; 340-013-028-000; 340-020-048-000; 340-011-023-000; 340-011-008-000; 340-011-013-000; 340-013-010-000; 340-020-039-000; 340-012-005-000; 340-020-014-000; 340-012-003-000; 340-014-001-000; 340-020-042-000; 340-013-033-000; 340-011-018-000; 340-020-046-000; 340-011-014-000; 340-011-015-000; 340-011-025-000; 340-020-023-000; 340-020-019-000; 340-020-047-000; 340-013-002-000; 340-011-035-000; 340-012-001-000; 340-011-002-000; 340-020-008-000; 340-020-009-000; 340-020-010-000; 340-011-027-000; 340-011-033-000; 340-011-029-000; 340-020-013-000; 340-020-005-000; 340-011-032-000; 340-013-032-000; 340-013-015-000; 340-013-023-000; 340-020-043-000; 340-013-019-000; 340-013-011-000; 340-013-030-000; 340-013-025-000; 340-013-027-000; 340-011-024-000; 340-011-010-000; 340-015-002-000; 340-011-034-000; 340-012-010-000; 340-011-020-000; 340-013-009-000; 340-015-001-000; 340-020-016-000; 340-011-022-000; 340-020-037-000; 340-020-050-000; 340-011-001-000; 340-020-017-000; 340-012-004-000; 340-020-003-000; 340-014-002-000; 340-013-022-000; 340-013-021-000; 340-013-014-000; 340-011-017-000; 340-013-026-000; 340-011-026-000; 340-020-049-000; 340-020-045-000; 340-011-007-000; 340-020-059-000; 340-013-020-000; 340-013-016-000; 340-015-003-000; 340-013-005-000; 340-020-030-000; 340-020-029-000; 340-020-040-000; 340-020-041-000; 340-020-044-000; 340-011-012-000; 340-020-054-000; 340-020-021-000; 340-020-055-000; 340-011-004-000; 340-020-053-000; 340-020-001-000; and 340-020-002-000

**Total Acreage:** Approximately 1,927.9 acres

**Zoning:** SPL-BRSP

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

**Applicant:** Placer County

**County Staff:** Michele Kingsbury, CDRA Principal Management Analyst, can be reached at (530) 745-3044 or [mkingsbu@placer.ca.gov](mailto:mkingsbu@placer.ca.gov)

4) 10:45 a.m.

**[HOUSING-RELATED CODE AMENDMENTS](#)**  
**[DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT](#)**  
**[\(PLN18-00320\)](#)**

**ALL SUPERVISORIAL DISTRICTS**

Conduct a public meeting, on the date and time noted above, to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Housing-Related Code Amendments project. This County initiated project proposes an update to the General Plan, Zoning Ordinance and Community Design Guidelines Manual to provide a better framework for future housing development in the County that considers population growth, economic factors, demographics, and community needs and wants. More specifically, the Housing-Related Code Amendments target housing related changes to the General Plan, Zoning Ordinance, Zoning Combining Districts, and a new Design Manual with development standards and design guidelines to streamline the approval process for multi-family and mixed-use development. Additionally, the proposed project aims to implement existing General Plan policies that address the lack of available housing and supports the County's efforts to have higher-density, mixed-use, transit-oriented and infill development, consistent with State housing regulations. The purpose of this meeting is to receive comments on the Draft EIR. This meeting is not an opportunity

to discuss the merits of the project, as that discussion will occur at subsequent meetings on the project entitlements. A copy of the Draft EIR is available for review from January 21, 2021 through March 8, 2021 during normal business hours at the Auburn Public Library (if open), the Placer County Community Development Resource Agency office in Auburn, and the County Clerk's Office in Auburn. The Draft EIR is also available online at: <https://ca-placercounty.civicplus.com/5925/Housing-Related-Code-Amendments>

**Project Location:** Unincorporated Placer County

**County Staff:** Planning Services Division – Patrick Dobbs, Senior Planner, can be reached at (530) 745-3060 or [pdobbs@placer.ca.gov](mailto:pdobbs@placer.ca.gov).

5) 11:15 a.m. **AT&T CELL TOWER**  
**APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A MINOR USE PERMIT**  
**(PLN19-00212)**

**CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 3 (HOLMES)**

**\*\*Continued from January 9, 2020 Planning Commission Meeting\*\***

Consider an appeal filed by the applicant Jared Kearsley of the Zoning Administrator's October 17, 2019 denial of a Minor Use Permit to allow the installation of a new 88-foot (83-foot tower with 5 feet of foliage on top) cellular monopine tower within a 1,184 square foot (37' x 32') fenced compound. The cellular tower would include 12 antennas; 4 per sector, 4 surge suppressors, and 24 remote radio units (RRUs). Within the fenced compound would be a walk-in equipment cabinet and 30kw diesel generator with a 190-gallon fuel tank. In addition, trenched fiber optic cable and electric cables will be installed to the site from Millertown Road. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (new construction or conversion of small structures).

**Project Location:** 545 Millertown Road, in the Auburn area

**APN:** 040-100-002-000

**Total Acreage:** 6.34 acres

**Zoning:** RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3-acre min)

**Community Plan Area:** Ophir General Plan

**Applicant:** Jared Kearsley

**County Staff:** Planning Services Division – Bennett Smithhart, Assistant Planner, can be reached at (530) 745-3039 or [bsmithha@placer.ca.gov](mailto:bsmithha@placer.ca.gov).

**CONSENT AGENDA:**

A) [Approve Action Agenda of January 28, 2021 Planning Commission Meeting.](#)

B) **SQUAW VALLEY RED DOG CHAIRLIFT REPLACEMENT**  
**EXTENSION OF TIME – 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)**

Consider a request from Squaw Valley Resort, LLC, for approval of a two-year Extension of Time for a previously approved Conditional Use Permit Modification that allows 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). A Noise Exception was also approved in accordance with Section 9.36.080 of the Placer County Noise Ordinance to exceed the Noise Ordinance standard for the 1-hour period by 1.4 dBA for locations at the property line shared between the subject parcel and the Red Wolf Lodge and at several outdoor locations at the adjacent Red Wolf Lodge. An Addendum to the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that were prepared pursuant to the California Environmental Quality Act was adopted at the same time. The Planning Commission will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

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

**APNs:** 096-010-012-000, 096-221-045-000 and 096-221-046-000

**Total Acreage:** Approximately 202.5 acres

**Zoning:** FR (Forest Recreation) and V-FR (Village-Forest Recreation)

**Community Plan Area:** Ophir General Plan

**Applicant:** Squaw Valley Resort, LLC

**County Staff:** Planning Services Division – Stacy Wydra, Senior Planner, can be reached at (530) 581-6288 or [swydra@placer.ca.gov](mailto:swydra@placer.ca.gov).