The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603 with interactive video available at the Placer County Administrative Offices – Tahoe City, located at 775 North Lake Boulevard, Tahoe City, CA 96145.

10:00 a.m.  FLAG SALUTE
10:01 – 10:09 a.m.

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, E.J. Ivaldi, noted the Alpine Sierra, Whitehawk II and the Placer County Government Center Master Plan projects were approved by the Board of Supervisors. Regional University, the Seven Cedars Appeal and second round of Zoning Text Amendments will be heard on 5/14 by the Board, as well as an E-Services Presentation that will come before the Planning Commission in the future. Upcoming Planning Commission meetings to be held in Auburn on May 23 to include an informational item on the Parks and Trails Master Plan; the Stoneridge and Westwood Family Cellars project, the Draft EIR for the Winery and Brewery Ordinance, as well as the Red Dog Chairlift Conditional Use Permit Modification, in the event it is continued from the 5/9 meeting. There is a special meeting scheduled in Tahoe on 5/30 where the Squaw Valley / Alpine Meadows Base to Base Gondola project will be heard.

PUBLIC COMMENT: The opportunity to comment on matters not included on the current agenda was provided. There was no public comment.

CONSENT AGENDA: Consent Agenda items A and B were recommended for approval by the Development Review Committee and approved by two separate roll call votes; item C was pulled for separate discussion and vote.

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
10:38 – 10:40 a.m.
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

There was no public comment.

1. **MOTION AS FOLLOWS:** Continue the Squaw Valley Red Dog Lift Replacement Conditional Use Permit Modification and Noise Exception to date and time certain, May 23, 2019; 10:05 a.m.

   **Commissioner Nader moved; Commissioner Cannon second**

   **MOTION VOTE**

   **AYE:** Cannon, Herzog, Johnson, Nader, Moss, Sevison
   **NO:** None
   **VACANT:** District 5 Seat

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 to the front setback created by the retained driveway easement to reduce the setback from 75 feet from centerline of travelled way to 10 feet from edge of easement (Lots 1 – 5), and approval of 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

*There was no public comment.*

1. **MOTION AS FOLLOWS:** Adopt the Addendum to the Mitigated Negative Declaration based on the findings in the staff report.

   **Commissioner Nader moved; Commissioner Cannon second**

   **MOTION VOTE**
   
   **AYE:** Cannon, Herzog, Johnson, Nader, Moss, Sevison
   
   **NO:** None
   
   **VACANT:** District 5 Seat

2. **Approve the Vesting Tentative Map Modification based on the findings in the staff report.**

   **Commissioner Nader moved; Commissioner Sevison second**

   **MOTION VOTE**
   
   **AYE:** Cannon, Herzog, Johnson, Nader, Moss, Sevison
   
   **NO:** None
   
   **VACANT:** District 5 Seat

3. **Approve the Variance requests to reduce the “net” minimum parcel size on Lots 1 – 5 from 40,000 square feet in the RS-AG-B-40 zoning designation to sizes ranging between 36,428 to 39,125 square feet; and reduce the front setback from 75 feet from centerline of travelled way to 10 feet from edge of easement, based on the findings in the staff report.**

   **Commissioner Nader moved; Commissioner Cannon second**

   **MOTION VOTE**
   
   **AYE:** Cannon, Herzog, Johnson, Nader, Moss, Sevison
   
   **NO:** None
   
   **VACANT:** District 5 Seat
4. Approve a two-year Extension of Time request based on the findings in the staff report.

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

3) 10:30 a.m.  
10:54 – 11:16 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

One member of the public provided comments.

1. MOTION AS FOLLOWS: Recommend the Board of Supervisors certify the Quarry Ridge Project Final Environmental Impact Report (SCH# 2017092027) prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program, supported by the findings contained in the staff report.

Commissioner Nader moved; Commissioner Sevison second
MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

2. Recommend the Board of Supervisors adopt a Resolution to amend the Granite Bay Community Plan Land Use Diagram and text to the Granite Bay Community Plan, supported by the findings in the staff report.

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

3. Recommend the Board of Supervisors adopt an Ordinance to rezone the Quarry Ridge Project site, supported by the findings in the staff report.

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

4. Recommend the Board of Supervisors approve the Quarry Ridge Project Tentative Parcel Map with recommended Conditions of Approval, supported by the findings in the staff report.

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

5. Recommend the Board of Supervisors approve a Site Design Review Agreement, supported by the findings contained within the staff report.

Commissioner Nader moved; Commissioner Sevison second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

CONSENT AGENDA:

A) Approve Action Agenda of April 11, 2019 Planning Commission Meeting
MOTION AS FOLLOWS: Approve Consent Item A) Action Agenda.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE
AYE: Cannon, Johnson, Nader, Moss
NO: None
ABSTAIN: Herzog, Sevison
VACANT: District 5 Seat


MOTION AS FOLLOWS: Approve Consent Item B) Revised Meeting Schedule including the May 30th hearing in Tahoe.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

C) Pulled from Consent by Staff 10:09 – 10:37 a.m.

GREYHAWK III
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PLN15-00154)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

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

There was one public comment.

MOTION AS FOLLOWS:  Approve the two-year Extension of Time request in reliance on the previously-adopted Mitigated Negative Declaration and Modified Conditions of Approval with the date change in Condition #1 to May 9, 2019, subject to the findings in the staff report.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE
AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
NO: None
VACANT: District 5 Seat

11:16 AM MEETING ADJOURNED