



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
FEBRUARY 23, 2017

The meeting was held in the County Board of Supervisors Board Room, 175 Fulweiler Avenue, Auburn, CA 95603; interactive video was available at the Placer County Administrative Offices located at 775 North Lake Boulevard, Tahoe City, CA 96145

10:00 am **FLAG SALUTE**

10:01 – 10:04 am

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 [*absent*]; and Fred Arcuri, District 2; [District 5 seat is vacant].

REPORT FROM THE PLANNING DIRECTOR – *The Deputy Planning Director, E.J. Ivaldi, noted the Board of Supervisor actions taken at the 2/7/17 meeting to deny the appeal and uphold the Planning Commission approval on the Dadurka Minor Land Division; and the 2/21/17 meeting where the Northstar Mountain Master Plan project was approved. The Board will hear the Barton Ranch project and the Porcupine Hill appeal on March 7th. The March Planning Commission meetings scheduled on the 9th and 23rd will be held in the Planning Commission hearing room at CDRA. Two Nuisance Abatements and an Extension of Time are tentatively scheduled on the agenda for the 9th.*

PUBLIC COMMENT – *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There was no comment.*

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 am

10:06 – 10:16 am

WILSON SUBDIVISION (CONTINUED FROM AUGUST 25, 2016 PLANNING COMMISSION HEARING)

**EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP /
CONDITIONAL USE PERMIT (PSUB 20050440)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
(EIAQ3794)**

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from MSA Engineering on behalf of Trails End, LP, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a 12-lot

Planned Residential Development on 78 acres, including one 37-acre open space lot. Lot sizes range from 2.0 acres to 5.37 acres with an average lot size of 3.19 acres.

Project Location: End of Alton Trail on the south side of Todd Valley Road, approximately two miles from the intersection of Todd Valley Road and Foresthill Road in the Foresthill area.

APN: 256-140-001-000

Total Acreage: 78 acres

Zoning: RF-B-X-20 PD-0.22 (Residential Forest, combining Building Site of 20 acre minimum, combining Planned Residential Development of 0.22 dwelling units per acre)

Community Plan Area: Foresthill Divide Community Plan

Applicant: MSA Engineering on behalf of Trails End, L.P.

Owner: Trails End, LP

County Staff:

Planning: Kally Keding-Cecil (530) 745-3034

Engineering and Survey: Rebecca Taber (530) 308-1167

Environmental Health: Laura Rath (530)745-2355

One member of the public provided comments regarding fire safety.

MOTION AS FOLLOWS: Adopt the Addendum to the previously adopted Mitigated Negative Declaration and approve the two-year Extension of Time request, subject to the Findings and modified Conditions of Approval.

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 5:0:2

AYE: Arcuri, , Moss, Nader, Roccucci, Johnson

NO: None

ABSENT: Sevison

NOTE: District 5 Seat Vacant

2) 10:15 am
10:17 – 10:45 am

**THE PALISADES AT SQUAW
VESTING TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT
(PLN15-00143)**

**FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2015092012)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider an application from Vince Sosnkowski on behalf of The Palisades Development LLC, for a Vesting Tentative Subdivision Map and Conditional Use Permit to allow for a planned residential development that would include up to 63 residential lots consisting of 33 lots for single-family homes and 30 lots for half-plex units located on two residential parcels. The planned residential development would also include an open space area, a private park, a multipurpose trail easement and supporting infrastructure.

Project Location: Olympic Valley adjacent to State Route 89 and immediately north of Squaw Valley Road. Access to the site would be from Creeks End Court via Squaw Valley Road

APN: 096-230-555-000 and 096-230-052-000

Total Acreage: 19.9 acres
Zoning: HDR DF = 20 (High Density Residential – Density Factor 20)
Community Plan Area: Squaw Valley Community Plan
Applicant: The Palisades Development LLC, Vince Sosnkowski
Owner: Sena at Squaw
County Staff:
Planning: Allen Breuch (530) 581-6284
Engineering and Survey: Sarah Gillmore (530) 745-7518
Environmental Health: Justin Hansen (530) 745-2340

One member of the public provided comments requesting the endorsement of establishing a transfer fee for a Community Benefit Fund.

- 1) **MOTION AS FOLLOWS:** *Certify the Final Environmental Impact Report (SCH#2015092012) and adopt the Mitigation Monitoring Reporting Program and Findings of Fact.*

Commissioner Arcuri moved; Commissioner Roccucci second

MOTION VOTE: 5:0:2
AYE: Arcuri, Moss, Nader, Roccucci, Johnson
NO: None
ABSENT: Sevison
NOTE: District 5 Seat Vacant

- 2) **MOTION AS FOLLOWS:** *Approve the Vesting Tentative Subdivision Map, supported by the Findings.*

Commissioner Arcuri moved; Commissioner Moss second

MOTION VOTE: 5:0:2
AYE: Arcuri, Moss, Nader, Roccucci, Johnson
NO: None
ABSENT: Sevison
NOTE: District 5 Seat Vacant

- 3) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit and Conditions of Approval, supported by the Findings.*

Commissioner Arcuri moved; Commissioner Roccucci second

MOTION VOTE: 5:0:2
AYE: Arcuri, Moss, Nader, Roccucci, Johnson
NO: None
ABSENT: Sevison
NOTE: District 5 Seat Vacant

3) 10:45 am
10:45 am – 12:10 pm

**PLUMPJACK SQUAW VALLEY INN
VESTING TENTATIVE MAP / CONDITIONAL USE PERMIT (PLN14-00047)
FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2015092011)**

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider an application from Garrett Simon, on behalf of PlumpJack Meriwether, CNCML, LP, for a Vesting Tentative Map and Conditional Use Permit to allow for the demolition of the existing 61-room PlumpJack Squaw Valley Inn, in order to construct in its place a 60 room hotel (two and five story component) and related uses (i.e. restaurant, bar, retail, conference space and spa, etc.) with the filing of a condominium plan, and up to 34 residential condominium units (three and four story), including underground parking.

Project Location: Olympic Valley at the northwest corner of the intersection of Squaw Valley Road and Squaw Peak Road (1920 Squaw Valley Road).

APN: 096-020-023-000

Total Acreage: 3.15 acres

Zoning: VC (Village Commercial)

Community Plan Area: Squaw Valley General Plan

Applicant: PlumpJack Meriwether, Garrett Simon

Owner: CNCML, LP

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Survey: Sarah Gillmore (530) 745-7518

Environmental Health: Justin Hansen (530)745-2340

Two members of the public provided comments.

- 1) MOTION AS FOLLOWS: Certify the Final Environmental Impact Report (SCH#2015062011); and adopt the Mitigation Monitoring Reporting Program, Findings of Fact and Statement of Overriding Considerations and Errata.**

Commissioner Nader moved; Commissioner Roccucci second

MOTION VOTE: 5:0:2

AYE: Arcuri, Moss, Nader, Roccucci, Johnson

NO: None

ABSENT: Sevison

NOTE: District 5 Seat Vacant

- 2) MOTION AS FOLLOWS: Approve the Vesting Tentative Subdivision Map, supported by the Findings.**

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 5:0:2

AYE: Arcuri, Moss, Nader, Roccucci, Johnson

NO: None

ABSENT: Sevison

NOTE: District 5 Seat Vacant

- 3) MOTION AS FOLLOWS: Approve the Conditional Use Permit and Conditions of Approval, supported by the Findings.**

Commissioner Moss moved; Commissioner Arcuri second

MOTION VOTE: 5:0:2

AYE: Arcuri, Moss, Nader, Roccucci, Johnson

NO: None

ABSENT: Sevison

NOTE: District 5 Seat Vacant

4) 11:15 am
12:17 – 1:09 pm

CAMEL'S HUMP

THIRD-PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF AN EXTENSION OF TIME FOR A MINOR USE PERMIT (CARETAKER'S RESIDENCE) (PMPC 20110109)

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a third-party appeal filed by Michael Garabedian, on behalf of Friends of North Fork and Sierra Club Placer Group, of the Zoning Administrator's approval of an Extension of Time for a Minor Use Permit that allows for the construction of an 1,800 square foot single story caretaker's residence and a 25-foot by 25-foot attached or detached garage.

Project Location: Yankee Jim and Gillis Hill Roads in the Colfax area.

APN: 071-310-001-000, 071-330-008-000, 071-320-001-000

Total Acreage: 598 acres

Zoning: TPZ (Timberland Production)

Community Plan Area: Placer County General Plan

Applicant: Kevin J. Nelson or Nelson Engineering

Owner: Fred Basquin & Jed Parker

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Survey: Rebecca Taber (530) 308-1167

Environmental Health: Laura Rath (530)745-2355

Mr. Garabedian presented his appeal.

There was no public comment other than appellant.

- 1) MOTION AS FOLLOWS: Deny the third-party appeal; find the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adequate and uphold the Zoning Administrator's decision to approve the Extension of Time for the Minor Use Permit, subject to the Findings and Conditions of Approval with modification to Condition #33 to change expiration date to June 17, 2018.**

Commissioner Moss moved; Commissioner Arcuri second

MOTION VOTE: 5:0:2

AYE: Arcuri, Moss, Nader, Roccucci, Johnson

NO: None

ABSENT: Sevison

NOTE: District 5 Seat Vacant

CONSENT AGENDA:

**A) ATWOOD 80 PLANNED RESIDENTIAL DEVELOPMENT
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP
CONDITIONAL USE PERMIT / VARIANCE (PSUB 20090417)
PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

10:04 – 10:06 am

Consider on its consent agenda a request from Atwood 80 c/o Jeff Dutra for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance for a 65 lot Planned Residential Development. The Variance was approved to reduce the front setback along the proposed sewer easement.

Project Location: North side of Atwood Road west of Richardson Drive in North Auburn.

APN: 051-070-009-000

Total Acreage: 79.4 acres

Zoning: RS-AG-B40 PD = 1 (Residential Single-Family, combining Agricultural, minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)

Community Plan Area: Auburn/Bowman Community Plan

Applicant: Andregg Geomatics

Owner: Atwood Ranch LLC

County Staff:

Planning: Christopher Schmidt (530) 745-3076

Engineering and Survey: Rebecca Taber

Environmental Health: Laura Rath (530)745-2355

**B) SHEBA ESTATES AT EDEN ROC (aka EDEN ROC II)
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP
CONDITIONAL USE PERMIT / VARIANCE (PSUB 20070829)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider on its consent agenda, a request from Sheba Development, LLC for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance for a six-lot (ranging in size from 5 to 8 acres) Planned Residential Development with one Open Space lot of 4.4 acres. The Variance was approved to reduce the Planned Residential Development Open Space requirement from 20 percent to 11.4 percent. A Rezone was also approved to add a Planned Residential Development designation of 0.44 dwelling units per acre to a portion of the site that was zoned RA-B-X 4.6 Acre Minimum

Project Location: End of Walden Lane, approximately 250 feet south of Eden Oak Circle and approximately one mile east of Auburn-Folsom Road in Granite Bay

APN: 036-190-070-000 and 036-190-071-000

Total Acreage: 39.38 acres

Zoning: RA-B-X 20 AC Min PD = .44 (Residential Agricultural, combining minimum Building Site of 20 Acres, combining Planned Residential Development of 0.44 units per acre) and RA-B-X 4.6 AC Min PD = .44 (Residential Agricultural, combining minimum Building Site of 4.6 Acres, combining Planned

Residential Development of 0.44 units per acre)
Community Plan Area: Granite Bay Community Plan
Applicant: Sheba Development, LLC
Owner: Sheba Development, LLC
County Staff:
Planning: Christopher Schmidt (530) 745-3076
Engineering and Survey: Rebecca Taber (530) 308-1167
Environmental Health: Laura Rath (530)745-2355

No members of the public spoke on the consent items.

MOTION AS FOLLOWS: Approve Consent Items A and B

Commissioner Moss moved; Commissioner Roccucci

MOTION VOTE 5:0:0

AYE: Arcuri, Roccucci, Nader, Moss, Johnson

NO: None

ABSENT: Sevison

NOTE: District Seat 5 Vacant

1:10 pm

MEETING ADJOURNED