



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
**CORRECTED ACTION AGENDA**

THURSDAY, JULY 26, 2018  
10:00 A.M.

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

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 located at 775 North Lake Boulevard in Tahoe City, CA 96145.

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**10:00 a.m. FLAG SALUTE**

*10:02 – 10:13 a.m.*

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

**REPORT FROM THE PLANNING DIRECTOR:** *Planning Director, E.J. Ivaldi noted the live video feed to Tahoe available for the meeting today; future hearing room technology upgrades will improve this option. No report on Board of Supervisor items related to Planning; August 9<sup>th</sup> Planning Commission scheduled for Auburn with Crystal Jacobsen sitting in for the Director, and an update presentation on the Placer County Conservation Program (PCCP). August 23<sup>rd</sup> will also take place in Auburn with five Extensions of Time and other items.*

**PUBLIC COMMENT:** *The opportunity to comment on matters not included on the current agenda was provided. There was one public comment.*

**CONSENT AGENDA:** *Each item was recommended for approval individually, due to past attendance by Commissioners.*

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

**1) 10:05 a.m. DRY CREEK / WEST PLACER COMMUNITY PLAN  
10:13 – 10:37 a.m. AMENDMENT TO LAND USE DIAGRAM (PLN18-00262)  
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORTS  
SUPERVISORIAL DISTRICT 1 (DURAN)**

The Placer County Planning Services Division is requesting that the Planning Commission consider a recommendation to the Board of Supervisors to amend the Dry Creek/West Placer Community Plan (DCWPCP) Land Use Diagram to include the previously approved Placer Vineyards Specific Plan and Riolo Vineyard Specific Plan. In addition, the Placer Vineyards Specific Plan policy document and Development Standards determines the land uses and development standards within the Placer Vineyards Specific Plan Area. The Riolo Vineyard Specific Plan Specific

Plan policy document, Design Guidelines and Development Standards determines the land uses and standards within the Riolo Vineyard Specific Plan Area. The Planning Commission will consider an amendment to the DCWPCP to incorporate by reference these documents. These proposed amendments are consistent with the prior actions of the Board of Supervisors to adopt the Placer Vineyards Specific Plan and Riolo Vineyard Specific Plan and intended to capture those prior actions by amending the Dry Creek/West Placer Community Plan land use diagram to depict these duly adopted specific plans. The proposed amendment to the Dry Creek / West Placer Community Plan Land Use Diagram was contemplated when each specific plan was adopted (2007 and 2009 respectively) and therefore included in the environmental review conducted for each plan adoption. Specifically on July 16, 2007, the Board of Supervisors adopted Resolution No. 2007-229 to certify the Final Environmental Impact Report for the Placer Vineyards Specific Plan (SCH#1999062020) and on May 12, 2009, the Board of Supervisors adopted Resolution No. 2009-117 to certify the Final Environmental Impact Report for the Riolo Vineyard Specific Plan (SCH# 2005092041).

**Project Location:** The Dry Creek/West Placer Community Plan encompasses approximately 9,200 acres in the southwest corner of unincorporated Placer County. Bound by Baseline Road on the north, Sutter County to the west, Sacramento County to the south and the City of Roseville to the east. The Placer Vineyards and Riolo Vineyards Specific Plans are located in the Dry Creek / West Placer Community Plan. The PVSP is located in the southwestern portion and is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter / Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. The RVSP is located in the south central portion of the Dry Creek/West Placer Community Plan and is bound to the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road.

**Applicant:** Placer County Planning Services Division

**County Planner:** Jen Byous (530) 745-3008

*There was one public comment.*

- 1. MOTION AS FOLLOWS: Forward a recommendation to the Board of Supervisors to adopt a resolution amending the Dry Creek / West Placer Community Plan land use diagram as set forth in Attachment B of the Staff Report, in reliance on the previously certified Final Environmental Impact reports for the Placer Vineyards and Riolo Vineyard Specific Plans, and based on the findings presented in the Staff Report.***

***Commissioner Moss moved; Commissioner Sevison second***

***MOTION VOTE***

***AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci, Sevison***

***NO: None***

**2) 10:15 a.m.**  
*10:37 a.m. – 12:07 p.m.*

**CHAPTER 17 ZONING TEXT AMENDMENT  
ZONING TEXT AMENDMENT (PLN18-00284)  
STATUTORY EXEMPTION  
ALL SUPERVISORIAL DISTRICTS**

The Placer County Planning Services Division to requesting that the Planning Commission consider a recommendation to the Board of Supervisors to repeal and replace Placer County Code, Chapter 17 (Zoning Ordinance) to incorporate

amendments to the same. The proposed zoning text amendments (ZTA) are intended to clarify and simplify implementation and interpretation of the Zoning Ordinance. The most significant changes in the proposed ZTA include the creation of a Street-Side Setback requirement and revisions to the nuisance abatement process. Additionally, the proposed ZTA would include revisions to the “Definitions”, “Allowable Land Uses and Permit Requirements”, “General Development Regulations”, “Antennae and Communications Facilities” and “Solar”. The Planning Commission will also consider amendments to Section 17.040.030 - Definitions of Land uses, Specialized Terms and Phrases; Section 17.060.060 - Zone District Regulations; Section 17.080.010 – Agricultural Exclusive (AE); Section 17.10.010 – Farm (F) District; Section 17.12.010 – Forestry (FOR); Section 17.14.010 – Open Space (O); Section 17.16.010 – Timberland Production (TPZ); Section 17.18.010 – Water Influence (W); Section 17.20.010 – Commercial Planned Development (CPD); Section 17.22.010 – General Commercial (C2); Section 17.24.010 – Heavy Commercial (C3); Section 17.26.010 – Highway Service (HS); Section 17.30.010 – Neighborhood Commercial (C1); Section 17.32.010 – Office Professional (OP); Section 17.34.010 – Resort (RES); Section 17.36.010 – Airport (AP); Section 17.38.010 – Business Park (BP); Section 17.40.010 – Industrial (IN); Section 17.42.010 – Industrial Park (INP); Section 17.44.010 – Residential Agriculture (RA); Section 17.46.010 – Residential Forest (RF); Section 17.48.010 – Residential Multi Family (RM); Section 17.50.010 – Residential Single Family (RS); Section 17.52.040 – Building Site (-B); Section 17.52.060 – Density Limitation (-DL); Section 17.54.010 – General Development Regulations; 17.54.020 – Height Limit Exceptions; Section 17.54.040 – Minimum Parcel Standards; Section 17.54.070 – Design and Improvement of Parking; Section 17.54.130 – Setbacks and Yards; Section 17.54.140 – Exceptions to Front, Side and Rear Setbacks; Section 17.54.150 – Projections into Required Setbacks – Building Features and Equipment; Section 17.54.160 – Interior Setbacks; Section 17.54.180 – On Premise Signs; Section 17.56.010 – Specific Use Requirements; Section 17.56.060 – Antennae, Communications Facilities; Section 17.56.110 – Explosive Manufacturing and Storage; Section 17.56.240 – Snow Tunnels, Seasonal; Section 17.56.250 – Storage, Accessory – Indoor and Outdoor; Section 17.56.300 – Ground Mounted Solar Electric Generating Systems; Section 17.58.160 – Permit Time Limits, Exercising of Permits, and Extensions; and Section 17.62.160 – Nuisance Abatement. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of a Statutory Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

**Project Location:** Unincorporated Placer County

**Applicant:** Placer County Planning Services Division

**County Planner:** George Rosasco (530) 745-3065

*There were seven public commenters.*

- 1. MOTION AS FOLLOWS: Continue to a date and time specific to August 9<sup>th</sup> at 10:05 a.m.; remove the Density Limitation section from the Zoning Text Amendment (ZTA). This section to remain unchanged.***

***Commissioner Moss moved; Commissioner Roccucci second***

***MOTION VOTE***

***AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci, Severson***

***NO: None***

**CONSENT AGENDA:**

- A) Approve Action Agenda of June 14, 2018 Planning Commission Meeting (continued from July 12, 2018 meeting)

**1. MOTION AS FOLLOWS: Approve Consent Item A.**

*Commissioner Moss moved; Commissioner Sevison second*

**MOTION VOTE**

**AYE: Moss, Nader, Roccucci, Sevison**

**NO: None**

**ABSTAIN: Hauge, Herzog, Johnson**

- B) Approve Action Agenda of July 12, 2018 Planning Commission Meeting

**1. MOTION AS FOLLOWS: Approve Consent Item B.**

*Commissioner Hauge moved; Commissioner Herzog second*

**MOTION VOTE**

**AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci**

**NO: None**

**ABSTAIN: Sevison**

**C) NORTHSTAR FOREST FLYER  
EXTENSION OF TIME – CONDITIONAL USE PERMIT (PCPA 20130040)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Trimont Land Company dba Northstar California, for approval of a three-year Extension of Time for a previously approved Conditional Use Permit that allows an all-weather, toboggan-style alpine coaster to be located at the mid-mountain area of the Northstar Resort. The "Forest Flyer" coaster would consist of steel tracks, suspended above the ground on individual footings, that would connect an upper and lower attendant station. The lower station would be located in the vicinity of the Big Springs Day Lodge, and individual carts would be pulled uphill (approximately 1,535 feet) from that location to the upper station, just south and uphill from the Village Express Lift top terminal, and released downhill for a 2,365-foot ride. The Conditional Use Permit was originally approved by the Planning Commission on May 23, 2013. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. The project was appealed to the Board of Supervisors and continued "off calendar". On May 17, 2016, the Board of Supervisors accepted a withdrawal of the appeal and the Planning Commission's approval was then reinstated giving the project a new expiration date of May 16, 2018. The applicant timely filed for an Extension of Time on April 30, 2018. The Planning Commission will be asked to consider adoption of a finding pursuant to CEQA Guidelines section 15162 of no changes to the project, or circumstances or new information that would require preparation of subsequent environmental review.

**Project Location:** Within the Northstar California Resort, approximately 2.1 miles southwest of the intersection of Northstar Drive and State Route 267, south of the Town of Truckee.

**APN:** 110-051-017-000 and 110-051-027-000

**Total Acreage:** 436.94 acres

**Zoning:** APN 110-051-017-000 is currently zoned FOR-B-X-AO 160 acre minimum (Forestry, combining minimum Building Site of 160 acres, Aircraft Overflight) and RM-B-X-Ds 20 Acre minimum, PD = 5.8 (Multi-Family Residential, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre). APN 110-051-027-000 is currently zoned RM-B-X-Ds 20 acre minimum, PD = 5.8 (Multi-Family Residential, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), RES-Ds PD = 15 (Resort, combining Design Sierra, combining Planned Residential Development of 15 dwelling units per acre), FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres) and TPZ-AO (Timberland Production, Aircraft Overflight).

**Community Plan Area:** Martis Valley Community Plan

**Applicant / Owner:** Trimont Land Company dba Northstar California

**County Planner:** Stacy Wydra (530) 581-6288

**1. MOTION AS FOLLOWS: Approve Consent Item BC.**

*Commissioner Johnson moved; Commissioner Moss second*

**MOTION VOTE**

**AYE:** *Hauge, Herzog, Johnson, Moss, Nader, Roccucci, Severson*

**NO:** *None*

**ABSTAIN:** *Hauge*

**12:07 PM**

**MEETING ADJOURNED**