



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
March 12, 2015**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

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 am FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East 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.

1) 10:05 am

**SQUAW VALLEY SIBERIA CHAIR LIFT REPLACEMENT
CONDITIONAL USE PERMIT (PLN14 00158)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Mike Livak on behalf of Squaw Valley Resort, LLC for approval of a Conditional Use Permit to allow for the replacement of the existing Siberia Chair Lift located within the Squaw Valley USA Ski Resort. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

Project Location: The property is located at the upper mountain areas within the existing Squaw Valley, USA Ski Resort, located at the westerly terminus of Squaw Valley Road, west of State Route 89, Olympic Valley.

APNs: 069-310-011-510, 070-130-006-510, and 095-190-011-510

Total Acreage: 11.8 acres

Zoning: Forest Recreation

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Mike Livak on behalf of Squaw Valley Resort, LLC

Owner: Squaw Valley Resort, LLC

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Justin Hanson (530) 745-2300

2) 10:10 am

**TARANTINO RESIDENCE (ALPINE MEADOWS ESTATES
SUBDIVISION UNIT NO. 9)
SUBDIVISION MODIFICATION (PLN14 00157)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Julie K. Watterworth, Wittels Engineering, on behalf of the property owners, Don and Darcy Tarantino, for approval of a Subdivision modification to modify the 20-foot mapped front setback shown on Lot 315 to allow for a mapped front setback of six and one half feet to the structure (three and one half feet to eaves) as measured from the front property line for the construction of a new detached garage. The 624 square foot two-car garage would include storage space below, a covered entry feature over the garage doors, a covered walkway connection to the residence, and a covered entry. The Planning Commission will also consider a finding of a 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: located at 1118 Snow Crest Road, in the Alpine Meadows area

APN: 095-440-019-000

Total Acreage: 11,211 square feet

Zoning: RS PD=3 (Residential Single Family, combining Planned Residential Development of 0.3 dwelling units per acre).

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Board

Applicant: Julie K. Watterworth, Wittels Engineering

Owner: Don and Darcy Tarantino

County Staff:

Planning: Heather Beckman (530) 581-6286. (530) 745-

Engineering and Surveying: Ed Staniforth (530) 745-3110

Environmental Health: (530) 745-2300

3) 10:20 am

**RIO BRAVO – WOOD WASTE CHIP AND GRIND
CONDITIONAL USE PERMIT (PCPA 20140034)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Rio Bravo Rocklin, for approval of a Conditional Use Permit to implement a wood waste chip and grind use at the existing biomass power plant in order to process a portion of the boiler fuel on-site. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines and Sections 18.36.030 (Class 1, Existing facilities) and 18.36.050 (Class 3, New construction or conversion of small structures) of the Placer County Environmental Review Ordinance. This item was continued from the May 22, 2014 Planning Commission hearing to the above noted date and time certain to allow for posting of the notice pursuant to County Code Section 17.60.140(A)(3)(b).

Project Location: is located at 3100 Thunder Valley Court in the Rocklin area.

APN: 017-063-031

Total Acreage: 48.67 acres

Zoning: IN-Dc (Industrial combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

MAC Area: none

Applicant: Travis Finn, Rio Bravo Rocklin

Owner: Rio Bravo Rocklin

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300