



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, FEBRUARY 13, 2020
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER 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 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; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, 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. [PREMIER GRANITE BAY TOWNHOMES
SUBDIVISION MODIFICATION AND CONDITIONAL USE PERMIT MODIFICATION
\(PLN20-00024\)](#)

**ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Auburn Douglas Duets LLC for a Subdivision Modification and Conditional Use Permit Modification to adjust the layout of the previously approved Premier Granite Bay Townhomes Tentative Map. The Premier Granite Bay Townhomes project is a 52-unit townhouse project consisting of 26, two-unit buildings on 8.2 acres. The applicant is seeking to make changes to the proposed internal road layout and the orientation of 11 of the proposed 52 units. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration that was prepared and finalized pursuant to CEQA for the Premier Granite Bay Townhomes project.

Project Location: East of Auburn-Folsom Road and west of Melwood Lane in the Granite Bay area

APNs: 047-060-013-000 and 047-060-033-000

Total Acreage: 8.2 acres

Zoning: CI-UP-Dc (Neighborhood Commercial combining Use Permit and Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

Applicant: Auburn Douglas Duets LLC

County Staff: Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

2) 10:15 a.m. [WINERY AND FARM BREWERY ZTA
ZONING TEXT AMENDMENT \(PCPJ 20130151\)](#)

FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2015072019)

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Placer County Planning Services Division to consider a recommendation to the Board of Supervisors to adopt an ordinance amending Placer County Code, Chapter 17.56.330 (Wineries) and Section 17.04.030 (Definitions of land uses, specialized terms and phrases) to establish regulations for Wineries and Farm Breweries. Generally, the proposed amendments include but are not limited to the following changes: increase agricultural planting minimum to two acres; redefine the term events; amend Winery definition to reference appropriate California Alcohol Beverage Control (ABC) license; add definition of the terms Farm Brewery and Tasting Room; modify the minimum parcel size requirements for production-only facilities and tasting rooms; create a table outlining special event allowances, maximum capacity, and use permit requirement; clarify hours of operation; update the standards for potable water and waste disposal; update the standards for access; and add “Accessory Use – Restaurant” as an allowable use subject to a Conditional Use Permit (CUP). Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on certification of the Winery and Farm Brewery Zoning Text Amendment Final Environmental Impact Report (SCH# 2015072019), prepared pursuant to the California Environmental Quality Act, the Mitigation Monitoring Reporting Program and the Findings of Fact and Statement of Overriding Considerations.

Project Location: County-wide

Community Plan Areas: All

Applicant: Placer County Planning Services Division

County Staff: Planning Services – Nikki Streegan, Senior Planner (530) 745-3577

CONSENT AGENDA:

- A) [Approve Action Agenda of January 23, 2020 Planning Commission Meeting.](#)