



County of Placer
Newcastle Ophir Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603
Contact: Beverly Roberts (530) 889-4081

SPECIAL MEETING AGENDA

Newcastle - Ophir MAC

6:00 p.m. – 8:00 p.m., Monday, April 3, 2023
Placer County Board of Supervisors Chambers
175 Fulweiler Avenue, Auburn

This meeting is also available online via Zoom

Web link: <https://placer-ca-gov.zoom.us/j/97524055348>

Members of the public may also access meeting audio by calling 1-669-900-6833 or 877-853-5247

Webinar ID: 975 2405 5348

Call to Order & Pledge of Allegiance (Supervisor Jim Holmes)

1. Welcome & Introduction of Members: April Pay Chair; Steve Palmer, Vice-Chair; Sam Moore, Karen Green, Dennis Jacinto, Elliott Rose, Frank Udvarhelyi

2. Approval of April 3, 2023, Special Meeting Agenda

3. Action Items

A. Project 8 Winery

The MAC is being asked to make a recommendation to the Planning Commission on the proposed Project 8 Winery Project (PLN21-00198). The Project 8 Winery is a proposal to develop a full-production winery, including wine production facilities, tasting room, an accessory restaurant and associated facilities. When fully operational, the winery will process grapes grown onsite and purchased from specialized vineyards and will produce over 20,000 cases of wine annually.

- The recommendation to the Planning Commission is to consider the requested Conditional Use Permit to construct and operate a Large Winery with an Accessory Use – Restaurant, establish hours of operations, and establish the maximum attendees for Agricultural Promotional Events at 75 people.
- The recommendation to the Planning Commission is to also consider the requested Zoning Text Amendment (Chapter 17, Article 17.56) to add language pertaining to height limit exceptions for wineries. The proposed Zoning Text Amendment would allow the use permit process to establish the height for the octagon building at 75 feet from the finished grade (plus rooftop mechanical equipment).

The subject property, Assessor's Parcel Numbers 031-220-061-000, 032-124-080-000, and 032-124-044-000, comprises approximately 44.14-acres, is currently zoned Farm, combining minimum Building Site of 20 acres (F-B-X 20) and Residential Agricultural, combining minimum Building Site of 2.3 acres (RA-B-100) and is located at 7615 Callison Road in Penryn. The Project 8 Winery Environmental Impact Report (SCH#2022010188) was prepared for the project pursuant to the California Environmental Quality Act.

Staff Planner: Jennifer Byous

4. Adjournment - To next regular meeting on May 15, 2023

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/macs. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.

