



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, APRIL 27, 2023
10:00 A.M.

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

The Planning Commission Hearing Room will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/83891807945> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 838 9180 7945. There will be no reservation line.

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: THE 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: Robyn Dahlgren, District 1 (Secretary); Nathan Herzog, District 2; Anthony DeMattei, District 3 (Vice Chairman); Daniel Woodward, District 4; Mark Watts, District 5; Richard Johnson, At-Large West of Sierra Crest (Chairman); Bridget Powers, 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.

CONSENT AGENDA: 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 removed for discussion.

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

1) 10:05 a.m. **PROJECT 8 WINERY**
ZONING TEXT AMENDMENT AND
CONDITIONAL USE PERMIT (PLN21-00198)
ENVIRONMENTAL IMPACT REPORT (SCH# 2022010188)
SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider an application from Evan MacKenzie, BEM Inc. representing Mima Capital, LLC., and make a recommendation to the Board of Supervisors on an amendment to Placer County Code, Chapter 17, Article 17.56 pertaining to height limit exceptions for wineries, and a Condition Use Permit to construct and operate a Large Winery with an Accessory Use – Restaurant, establish the hours of operation for the winery, establish the maximum attendees for Agricultural Promotional Events at 75 people, and allow a building to be constructed 75 feet from the finished grade (plus rooftop mechanical equipment). The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Project 8 Winery Final Environmental Impact Report (SCH#2022010188), which was prepared for the project pursuant to the California Environmental Quality Act.

Project Location: 7615 Callison Road, Penryn, CA 95663

APN: 031-220-061-000, 032-124-080-000 and 032-124-044-000

Zoning: 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)

Community Plan Area: Placer County General Plan, Horseshoe Bar/Penryn Community Plan

Applicant: Evan MacKenzie, BEM Inc.

County Staff: Jennifer Byous (530) 745-3008 or jbyous@placer.ca.gov

CONSENT AGENDA:

A) **Approve the Action Agenda of the April 13, 2023 Planning Commission Meeting.**