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

Any person interested in participating and/or addressing the Commission during the Planning Commission meeting by interactive video may do so at the Placer County Administrative Offices - Tahoe City (775 North Lake Boulevard, Tahoe City, CA 96145)

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: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Vacant, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; 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.

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER: Seat #5 (representing District 5 and serving the term that expires on 12/31/2020) – appointment by the Board of Supervisors at its May 14, 2019 meeting.

PLANNING COMMISSION SELECTION OF OFFICERS: Selection of 2019 Secretary for remainder of year.
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.  
**SQUAW VALLEY RED DOG CHAIRLIFT MODIFICATION CONDITIONAL USE PERMIT MODIFICATION AND NOISE EXCEPTION TO PLACER COUNTY CODE CHAPTER 9 (PLN18-00280)**  
**ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**  
Consider a request from Squaw Valley Resort, LLC, for approval of a modification to a previously approved Conditional Use Permit that allowed for the replacement of the existing Red Dog Chairlift with a new high-speed, detachable, six-pack chairlift. The modification includes the relocation of the lower terminal of the Red Dog Chairlift approximately 600 feet to the east of the existing approvedChairlift location and increases the Chairlift capacity to a maximum of 3,200 persons per hour (pph) from the originally approved 2,400 pph. The applicants are also requesting a Noise Exception in accordance with Section 9.36.080 of the Placer County Noise Ordinance to exceed the Noise Ordinance standard for the 1-hour period by 1.4 dBA for locations at the property line shared between the subject parcel and the Red Wolf Lodge and at several outdoor locations at the adjacent Red Wolf Lodge. The Conditional Use Permit was originally approved by the Planning Commission on March 28, 2012. In May of 2017, the Planning Commission approved a three-year Extension of Time resulting in a new expiration date of April 8, 2020. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that were prepared pursuant to the California Environmental Quality Act.  
**Project Location:** Ski area at 1960 Squaw Valley Road, in the Olympic Valley area  
**APN:** 096-010-012-000, 096-221-019-000 and 096-221-038-000  
**Total Acreage:** 4,000 acres  
**Zoning:** FR (Forest Recreation) and V-FR (Village-Forest Recreation)  
**Community Plan Area:** Squaw Valley General Plan  
**Applicant / Owner:** Squaw Valley Resort, LLC  
**County Staff:** Planning Services – Stacy Wydra, Senior Planner (530) 581-6288

2) 10:20 a.m.  
**STONERIDGE AND WESTWOOD FAMILY CELLARS REZONE, TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE REVIEW PERMIT (PLN16-00139)**  
**MITIGATED NEGATIVE DECLARATION (SCH # 2019039128)**  
**SUPERVISORIAL DISTRICT 3 (HOLMES)**  
Consider an application from Mike Anderson on behalf of Lucile Westwood LTD, and make a recommendation to the Board of Supervisors on the following requests: 1) Rezone of proposed parcels 2 – 8 from RA-B-X 4.6 Acre Minimum (Residential
Agriculture, combining Minimum Building Site of 4.6 Acres) to RA-B-X 2.3 Acre Minimum (Residential Agriculture, combining Minimum Building Site of 2.3 Acres); 2) Tentative Subdivision Map for the subdivision of 38.57-acres of land into eight single-family lots; and 3) Administrative Review Permit for the construction and operation of a 6,000-square foot winery and the annual production of 20,000 cases of wine. The Administrative Review Permit would also allow the winery to host six wine club dinners annually. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of the Mitigated Negative Declaration which was prepared for the project pursuant to the California Environmental Quality Act.

**Project Location:** 10055 Indian Hill Road, 1.5 miles west of the intersection of Auburn-Folsom Road and Indian Hill Road in the Newcastle area.

**APN:** 040-340-008-000

**Total Acreage:** 38.57 acres

**Zoning:** RA-B-X 4.6 Ac. Min. (Residential Agriculture, combining Minimum Building Site of 4.6 acres)

**Community Plan Area:** Placer County General Plan

**Applicant:** Mike Anderson on behalf of Lucile Westwood LLC

**County Staff:** Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034

3) 10:40 a.m. **WINERY AND FARM BREWERY ZONING TEXT AMENDMENT**

**DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT (PCPJ 20130151)**

**ALL SUPERVISORIAL DISTRICTS**

Conduct a public meeting to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Winery and Farm Brewery Zoning Text Amendment. The proposed project consists of a revision to the existing Winery Ordinance (or zoning text) that regulates wineries located in unincorporated Placer County. The existing zoning text consists of Section 17.56.330 (Wineries) and Section 17.04.030 (Definitions) of the Placer County Code. In order to reflect the addition of farm breweries to this regulating ordinance, Section 17.56.330 (Wineries) is now proposed to reference both Wineries and Farm Breweries in its title. Generally, the proposed amendments include but are not limited to the following changes: 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 the 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).

A copy of the Draft EIR is available for review from April 19, 2019 through June 10, 2019 during normal business hours at the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn, CA); the County Clerk’s Office (2954 Richardson Drive, Auburn, CA); and at the Auburn and Lincoln Public Libraries.

The Draft EIR is also available online at: [https://www.placer.ca.gov/2799/Winery-Farm-Brewery-Ordinance](https://www.placer.ca.gov/2799/Winery-Farm-Brewery-Ordinance)
County Staff:
Planning Services – Nikki Streegan, Senior Planner (530)745-3577

4) 11:00 a.m.  COUNTYWIDE PARKS AND TRAILS MASTER PLAN – INFORMATIONAL ITEM
ALL SUPERVISORIAL DISTRICTS
The Placer County Department of Public Works, Parks and Grounds Division, is providing a presentation on the first ever draft Countywide Parks and Trails Master Plan. This Draft Plan that is available for public review at placerparksplan.com. No action is being requested by the Planning Commission.

County Staff:
Department of Public Works, Park Services – Andy Fisher (530) 889-6819

CONSENT AGENDA:
A)  Approve Action Agenda of May 9, 2019 Planning Commission Meeting