



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, AUGUST 12, 2021
10:00 A.M.

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

Pursuant to Executive Order N-08-21 and N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

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 for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/93129495434> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 931 2949 5434. 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: 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; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, 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 removed for discussion.

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

1) 10:05 a.m. [PLACER VINEYARDS SPECIFIC PLAN PROPERTY 1B SPECIFIC PLAN AMENDMENT AND AMENDMENT TO THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT \(PLN 20-00118\) ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT \(SCH# 1999062020\) SUPERVISORIAL DISTRICT 1 \(GORE\)](#)

Consider an application from Rebecca Beach on behalf of the Hodel Family Enterprises LP, and make a recommendation to the Board of Supervisors on the following requests: 1) Amend the Placer Vineyards Specific Plan (PVSP) to modify the Property 1B land use designations to (a) eliminate Low Density Residential and High Density Residential designations; (b) increase the acreage of Medium Density Residential from 20 acres to 31.6 acres; (c) reduce the acreage of the Public / Quasi-Public (Religious) use from 9.0 acres to 0.6 acres; (d) increase the acreage of the Open Space from 4.0 acres to 19.0 acres; and (e) modify the alignment of Town Center Drive; and 2) Amend the Second Amended and Restated Development Agreement relative to Property 1B to reflect the changes in land use and circulation. The existing, approved overall residential unit count of 253 dwelling units for Property 1B would not be changed. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of an Addendum to the previously certified Final Environmental Impact Report that was prepared pursuant to the California Environmental Quality Act (CEQA).

Project Location: South of Baseline Road, east of Watt Avenue and west of Walerga Road.

APN: 023-200-006-000

Total Acreage: 56 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan)

Community Plan: Placer County General Plan

Applicant: Rebecca Beach, Hodel Family Enterprises LP

County Staff: Planning Services Division – Kally Kedinger-Cecil, Senior Planner, can be reached at (530) 745-3034 or kkedinge@placer.ca.gov.

2) 10:20 a.m. [TREE PRO TREE SERVICE TEMPORARY CONDITIONAL USE PERMIT \(PLN21-00177\) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 \(HOLMES\)](#)

Consider a request from Fred Lowe on behalf of Property Owner Mike Ottman, for approval of a Temporary Conditional Use Permit to operate a tree service storage yard with areas for chipped wood material, equipment, and employee parking. The Planning Commission will also consider a finding of Categorical Exemption in accordance with

Section 15304(e) of the California Environmental Quality Act Guidelines and Section 18.36.060(F) of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land); and a finding of Statutory Exemption Section 15269 of the CEQA Guidelines and Section 18.36.010 of the Placer County Environmental Review Ordinance (Emergency Projects).

Project Location: 1102 Lozanos Road in the Newcastle area

APN: 040-040-052-000

Total Acreage: 2.2 acres

Zoning: C2-B-43 (General Commercial, combining minimum Building Site of 43,560 sq. ft. – 1 acre min.) and RA-B-100 (Residential Agriculture, combining 100,000 sq. ft. minimum – or 2.3 acre min.)

Community Plan: Placer County General Plan

Applicant: Rebecca Beach, Hodel Family Enterprises LP

County Staff: Planning Services Division – Adam Anderson, Assistant Planner, can be reached at (530) 745-3105 or aanderson@placer.ca.gov.

[Comments Received After Packet Distribution](#)

3) 10:40 a.m. **RURAL MAIN STREETS TECHNICAL ASSISTANCE PROGRAM AND MEADOW VISTA DEMONSTRATION PROJECT – INFORMATIONAL UPDATE**

Planning Services Division staff to provide a presentation on the outcome of Meadow Vista's participation in the Rural Main Streets Technical Assistance Program and community-led demonstration project. The Rural Main Streets Technical Assistance Program provides technical support to help communities advance main commercial corridors for more livable, walkable, safe, and economically viable spaces.

County Staff: Planning Services Division – Nikki Streegan, Senior Planner, can be reached by email nstreega@placer.ca.gov.

CONSENT AGENDA:

A) [Approve the Action Agenda of the July 22, 2021 Planning Commission Meeting.](#)