



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, FEBRUARY 13, 2020
10:00 A.M.**

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

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, E.J. Ivaldi noted the County's first Sustainability Plan was approved by the Board of Supervisors on January 28th; Schaffer's Mill GPA/Rezone approved on February 11th. The February 27th Planning Commission hearing will be cancelled; Placer County Conservation Plan and Hidden Falls Draft EIR are anticipated to be heard at March meetings.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were no public comments.*

CONSENT AGENDA: *The item on the Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

There were no public comments.

1. ***MOTION AS FOLLOWS: Adopt the Addendum to the 2007 Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project.***

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

2. ***MOTION AS FOLLOWS: Approve the Subdivision Modification for the Premier Granite Bay Townhomes project, subject to the modified Conditions of Approval and supported by the findings contained in the staff report.***

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

3. ***MOTION AS FOLLOWS: Approve the Conditional Use Permit Modification for the Premier Granite Bay Townhomes project, subject to the modified Conditions of Approval and supported by the findings contained in the staff report.***

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

**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

There were sixteen public comments.

1. **MOTION AS FOLLOWS:** *Request staff to address comments and return to the Commission in no more than 60 days.*

Commissioner Moss moved; Commissioner Cannon second

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

CONSENT AGENDA:

- A)** Approve Action Agenda of January 23, 2020 Planning Commission Meeting.

1. **MOTION AS FOLLOWS:** *Approve Consent Agenda Item A) Action Agenda of January 23, 2020 Planning Commission Meeting.*

Commissioner Herzog moved; Commissioner Moss second

MOTION VOTE 6:0:1

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Sevison

NO: None

ABSTAIN: Nader

12:57 PM

MEETING ADJOURNED