



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION 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 was open to in-person attendance. The hearing was observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting was 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

10:00 a.m. FLAG SALUTE
10:00–10:10 a.m.

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 Chris Pahule noted that the Board of Supervisors (BOS) heard the Creekview Ranch Subdivision entitlement package and approved most of the entitlement package unanimously and approved the General Plan Amendment on a 4/1 vote. The Planning Department will be taking the draft scope of work for the General Plan Update to the BOS on June 13th. Lastly, the IT department is working on setting up county email accounts for the Planning Commissioners.

PUBLIC COMMENT: The opportunity to comment on matters not included on the current agenda was provided. There were four commenters.

CONSENT AGENDA: The item on the Consent Agenda was recommended for approval by staff 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. PROJECT 8 WINERY
10:10 a.m.-6:04 p.m. 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.

There were 68 public commenters.

1. ***MOTION AS FOLLOWS: Recommend that the Board of Supervisors adopt a resolution to certify the Project 8 Winery Environmental Impact Report (SCH# 2022010188) prepared pursuant to the California Environmental Quality Act (Attachment M) and adopt the Mitigation Monitoring Reporting Program supported by the findings in the staff report.***

Commissioner DeMattei moved; Commissioner Herzog seconded.

MOTION VOTE – 6:1:0

AYE: Dahlgren, DeMattei, Herzog, Johnson, Powers, Watts

NO: Woodward

ABSENT: None

2. ***MOTION AS FOLLOWS: Continue the item for clarification on the specifics of the zoning text amendment, and for specifics and additional briefing on the reduced height alternative in the environmental impact report.***

Commissioner Woodward moved; no second.

Motion failed.

3. ***MOTION AS FOLLOWS: Recommend that the Board of Supervisors adopt an ordinance to amend Placer County Code, Chapter 17, Article 17.56, Section 17.56.330 for Wineries and farm breweries, Height Limit Exceptions as shown in Attachment H and supported by the findings in the staff report, as amended to limit the exception to “large wineries” having a minimum of 20 acres.***

Commissioner Herzog moved; Commissioner Watts seconded.

MOTION VOTE – 6:1:0

AYE: Dahlgren, DeMattei, Herzog, Johnson, Powers, Watts

NO: Woodward

ABSENT: None

4. ***MOTION AS FOLLOWS: Recommend that the Board of Supervisors approve of the Conditional Use Permit for the operation of a Large Winery on 40+ acres with an Accessory Use – Restaurant, establishing hours of operation from 7:00 a.m. to 10:00 p.m., establishing the maximum attendees for Agricultural Promotional Events at 75 people, and allowing the octagon building to be constructed 75 feet from the finished grade (plus 5.4 feet of rooftop mechanical equipment) supported by the findings in the staff report and subject to the Conditions of Approval (Attachment L).***

Commissioner DeMattei moved; Commissioner Herzog seconded.

MOTION VOTE – 5:2:0
AYE: DeMattei, Herzog, Johnson, Powers, Watts
NO: Dahlgren, Woodward
ABSENT: None

CONSENT AGENDA:

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

MOTION AS FOLLOWS: Approve the item.

Commissioner Powers moved; Commissioner DeMattei seconded.

MOTION VOTE – 7:0:0
AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward
NO: None
ABSENT: None