The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603 with interactive video available at the Placer County Administrative Offices – Tahoe City, located at 775 North Lake Boulevard, Tahoe City, CA 96145.

10:00 a.m.  
FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, 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, E.J. Ivaldi discussed items that recently went to the Board of Supervisors; Regional University Specific Plan Final EIR and the second installment of Zoning Text Amendments to Chapter 17 approved by the Commission; The Board upheld the Seven Cedars / John Masha Appeal (denying the Planning Commission’s recommendation to deny the appeal). Future Board items include the Placer Retirement Residence to be heard on May 28th; Quarry Ridge Professional Office Park and Newcastle Wedding Garden’s Third-Party Appeal on June 11th. A special Planning Commission hearing in Tahoe is scheduled for May 30th to hear the Alpine Meadows / Squaw Valley Base-to-Base Gondola Final EIR project. No items are currently scheduled for the June 13th hearing, but that could change. E.J. thanked division staff, and other county departments who have been working together during this very busy season with so many items going to both the Board of Supervisors and Planning Commission.

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER: Anders Hauge was sworn into the Planning Commission, Seat #5 (representing District 5 and serving the term that expires on 12/31/2020).

PLANNING COMMISSION SELECTION OF OFFICERS
1. MOTION AS FOLLOWS: Nomination of Anders Hauge as Secretary

   Commissioner Johnson moved; Commissioner Nader second

   MOTION VOTE
   AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison
   NO: None
PUBLIC COMMENT: The opportunity to comment on matters not included on the current agenda was provided. Two members of the public provided comments.

CONSENT AGENDA: The items on the Consent Agenda were 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. 10:13 – 10:35 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 approved Chairlift 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

There was no public comment.

1. MOTION AS FOLLOWS: Adopt the Addendum to the previously certified Mitigated Negative Declaration.

Commissioner Sevison moved; Commissioner Hauge second

MOTION VOTE
AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison
NO: None
2. **MOTION AS FOLLOWS:** Approve the Conditional Use Permit Modification, based on the findings contained in the Staff Report and subject to the Conditions of Approval.

Commissioner Sevison moved; Commissioner Hauge second

**MOTION VOTE**  
**AYE:** Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison  
**NO:** None

3. **MOTION AS FOLLOWS:** Approve the Exception to the Noise Ordinance based on the findings contained in the Staff Report.

Commissioner Sevison moved; Commissioner Hauge second

**MOTION VOTE**  
**AYE:** Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison  
**NO:** None

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

*Five members of the public provided comments.*
1. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors adopt the Mitigated Negative Declaration (SCH # 2019039128) prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring and Reporting Program, supported by the findings and attachments contained in the staff report.

Commissioner Johnson moved; Commissioner Sevison second

**MOTION VOTE**

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

NO: None

2. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors adopt an ordinance to rezone proposed parcels 2 – 8, consisting of a 29.2-acre portion of the 35.87-acre project area, from RA-B-X 4.6 Ac. Min. (Residential Agriculture, Combining Minimum Building Site of 4.6 Acres) to RA-B-X 2.3 Ac. Min. (Residential Agriculture, Combining Minimum Building Site of 2.3 Acres), supported by the findings and attachments contained in the staff report.

Commissioner Johnson moved; Commissioner Sevison second

**MOTION VOTE**

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

NO: None

3. **MOTION AS FOLLOWS:** Approve the Tentative Subdivision Map to allow for the subdivision of 38.57-acres into an 8-lot residential development, supported by the findings and attachments contained in the staff report, subject to the Addendum recommended conditions of Approval.

Commissioner Johnson moved; Commissioner Sevison second

**MOTION VOTE**

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

NO: None

4. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors approve the Administrative Review Permit to operate a 6,000-square foot winery proposing to produce 20,000 cases of wine annually and to host six wine club dinners annually, supported by the findings and attachments contained in the staff report, and subject to the Addendum recommended conditions of approval.

Commissioner Johnson moved; Commissioner Cannon second

**MOTION VOTE**

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

NO: None
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

County Staff:
Planning Services – Nikki Streegan, Senior Planner (530) 745-3577

Eight members of the public provided comments.

NO ACTION TAKEN – COMMENTS RECEIVED ONLY.

BREAK

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

15 members of the public provided comments.

INFORMATIONAL ITEM – NO ACTION TAKEN.
CONSENT AGENDA:

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

1. MOTION AS FOLLOWS: Approve the Action Agenda for the January 24, 2019 Planning Commission Meeting.

   Commissioner Nader moved; Commissioner Herzog second

   MOTION VOTE 5:0:0

   AYE: Cannon, Herzog, Johnson, Nader, Sevison, Moss
   NO: None
   ABSTAIN: Hauge

1:33 p.m. MEETING ADJOURNED