



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

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

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

The Planning Commission was available in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/93129495434> utilizing the “raise hand” function for public comment; and by calling 877-853-5247 or 888-788-0099, Webinar ID: 931 2949 5434.

10:00 a.m. FLAG SALUTE
10:01 – 10:21 a.m.

ROLL CALL: *Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman), participated off-site via Zoom; Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1, participated off-site via Zoom; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director E.J. Ivaldi noted the State approved the Housing Element Update prepared by Shawna Purvines and the Housing Team on August 6th; the Board of Supervisors (BOS) denied the Rando Del Oro appeal on July 26th and approved the Subdivision Modification. Upcoming items for the BOS include Redistricting and Guidelines on August 31st and the Kim CUP Appeal on September 14th. The August 26th Planning Commission meeting will be cancelled; Housing Related Code Amendments will return for discussion and decision late September. The Redistricting process will be heard on October 14th and at a special evening meeting, November 4th.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There was one public comment.*

CONSENT AGENDA: *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. [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 \(GORE\)](#)
10:21 – 10:58 a.m.

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 Keding-Cecil, Senior Planner, can be reached at (530) 745-3034 or kkedinge@placer.ca.gov.

There was one public comment.

- 1. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt a Resolution adopting an addendum to the certified Placer Vineyards Specific Plan Final Environmental Impact Report, supported by the findings contained in the staff report.***

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

- 2. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt a Resolution approving amendments to the Placer Vineyards Specific Plan, supported by the findings contained in the staff report.***

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

3. **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt an Ordinance approving a Second Amendment to the Second Amended and Restated Development Agreement By and Between the County of Placer and Hodel Family Enterprises LP Relative to Property 1B, supported by the findings contained in the staff report.*

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

2) 10:20 a.m.

10:58 – 11:47 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: Fred Lowe

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

There were four public comments.

1. **MOTION AS FOLLOWS:** *Find the project categorically exempt from review under CEQA pursuant to provisions of 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 statutorily exempt pursuant to Section 15269 of the CEQA Guidelines and Section 18.36.010 of the Placer County Environmental Review Ordinance (Emergency Projects). Approve the Conditional Use Permit for one year, subject to the findings in the staff report and modified Conditions of Approval.*

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 6:0:1

AYE: DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

ABSENT: Cannon

- 2. MOTION AS FOLLOWS: Approve the Conditional Use Permit for six months, subject to the modified Conditions of Approval, and supported by the findings contained in the staff report.**

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 5:1:1

AYE: DeMattei, Hauge, Herzog, Sevison, Woodward

NO: Johnson

ABSENT: Cannon

3) 10:40 a.m.
11:47am – 12:04pm

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.

INFORMATIONAL ONLY – NO ACTION TAKEN.

CONSENT AGENDA:

- A) Approve the Action Agenda of the July 22, 2021 Planning Commission Meeting.**

- 1. MOTION AS FOLLOWS: Approve the Consent Agenda.**

Commissioner Cannon moved; Commissioner Herzog seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

12:04 PM

MEETING ADJOURNED