



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: MICHAEL J. JOHNSON, Director of Planning

DATE: March 20, 2007

SUBJECT: ZONING TEXT AMENDMENTS - (ZTA 20050609)

ACTION REQUESTED

The Board of Supervisors is being asked to consider a number of Zoning Text Amendments related to the Introductory Provisions, Definitions, Allowable Land Uses and Permit Requirements, Agricultural Directional Signs, and Commercial Shooting Ranges, as recommended by the Planning Commission at public hearings on October 26 and November 16, 2006.

BACKGROUND:

For the past year, the Planning Department has brought forward a series of proposed Zoning Text Amendments designed to simplify, clarify and streamline the Zoning Code. This proposed Zoning Text Amendment package is the third set of amendments brought forward to the Board of Supervisors. Previously enacted Zoning Text Amendments related to Hotels and Motels, Height Limits, Exceptions to Lot Coverage Requirements for Parking Structures, Planned Developments, Density Bonus Provisions, Senior Housing Projects, and Banks and Kennels.

Project Description

Staff is proposing to amend the Placer County Zoning Ordinance as follows:

- 1. Article 17.02 (Introductory Provisions):** This Article outlines purpose, authority, applicability, administration and interpretation of the Zoning Ordinance. As discussed later in this staff report, minor changes are recommended by County Counsel to provide clarity in terms of legal requirements and County practices.
- 2. Article 17.04 (Definitions):** Revision to several definitions and addition of four new definitions are recommended by staff to implement new State regulations and make assorted minor changes and clarifications to ease implementation and interpretation.
- 3. Section 17.06.030 (Allowable Land Uses and Permit Requirements) and Individual Zoning Districts (Articles 17.08 through 17.50):** Revisions to allowable land uses and permit requirements for recycling facilities, wholesaling and distribution, drive-in and

drive-through sales, grocery and liquor stores, fast food restaurants, vehicle storage and commercial shooting ranges.

4. **Section 17.54.190 (Off-Premises Signs):** Establishment of an off-site Agricultural Directional Sign Program
5. **Section 17.60.120 (Non-conforming Uses of Land):** Establishment of non-conforming use provisions for commercial shooting ranges.

On October 13, 2005, the Planning Commission conducted an in-depth hearing on the Agricultural Directional Sign program. The Planning Commission directed Christine Turner, the County's Agricultural Commissioner to work with the Department of Public Works to resolve issues raised about placing signs within public rights-of-way. For the past year, the Agricultural Commissioner and the Department of Public Works have worked toward resolution of issues related to Agricultural Directional Signs.

At the October 26, 2006 Planning Commission hearing, public testimony related to the establishment of a definition of a Commercial Shooting Range, revision to the definition of the Agricultural Processing and the combination of the Wholesaling and Distribution and Warehousing definitions. A representative of the Lincoln Rifle Club spoke in support of the establishment of a definition and regulations for Commercial Shooting Ranges. Two neighbors of wineries expressed concern about the change in the definition of Agricultural Processing to clearly indicate that wineries with ancillary tasting rooms are included as a part of Agricultural Processing that can be approved with a Minor Use Permit. The neighbors expressed concerns that such changes would lead to the commercialization of rural winery properties and cited potential violations of certain winery Minor Use Permit conditions of approval. One of these individuals complained that he did not believe that the public hearing notice was adequate because it was not specific enough and that he wanted more time to study and evaluate the effect of the change in the definition.

In response to the concerns, staff clarified that the County already considered wineries with tasting rooms to be allowed with a use permit under the Agricultural Processing category and the change in wording is simply to clarify the current interpretation. The Planning Commission also responded that the Zoning Text Amendments had been under consideration for over a year, and that the hearing on this Zoning Text Amendment was not the proper forum to address Use Permit violations, which should be addressed through the County's Code Enforcement Division. County Counsel concluded that the noticing for the Zoning Text Amendment was in accordance with legal noticing requirements. One citizen indicated support for the Zoning Text Amendment that would combine the definitions of Wholesaling and Distribution and Warehousing which would lead to identical permit regulations. On a 4-0 vote (Commissioners Burris, Sevison and Stafford were absent), the Planning Commission recommended approval of the Zoning Text Amendments related to the Introductory Provisions (Article 17.02) and Definitions (Article 17.04).

At the November 16, 2006 Planning Commission hearing, one Commissioner read an e-mail from a member of the Board of Supervisors requesting that consideration of the Zoning Text

Amendments, other than the Agricultural Directional Sign Program, be postponed until such time that the Board of Supervisors discussed and determined whether to initiate a comprehensive update of the Zoning Code, rather than consider the limited amendments included with this proposal. A majority of the Planning Commission did not concur, and the public hearing proceeded.

Public testimony at the hearing related to establishment of regulations for Commercial Shooting Ranges, and the establishment of an Agricultural Directional Sign Program. A representative of the Lincoln Rifle Club spoke in support of the establishment of permit requirements for Commercial Shooting Ranges and the specific language outlining Non-Conforming Use provisions for such uses. Several representatives of the agricultural community, including Christine Turner, Agricultural Commissioner, spoke in favor of the establishment of an Agricultural Sign Program, indicating that it would greatly assist in the marketing of their products.

The Planning Commission conducted a public hearing and, with a 7-0 vote, recommended approval of Zoning Text Amendments related to Definitions (Article 17.04), Allowable Land Uses and Permit Requirements (Section 17.06.030 and Articles 17.08 through 17.50), Agricultural Directional Signs (Section 17.54.190), and Commercial Shooting Ranges (Section 17.60.120).

Several neighbors of wineries expressed concerns about the impact of wineries on surrounding property owners, particularly when violating use permit regulations. The neighbors of wineries also expressed concern that the Agricultural Sign Program would encourage members of the public to visit wineries that may be in violation of their Use Permits or other County regulations. In response to a question from the Planning Commission, staff responded that the ordinance specifically indicates that only agricultural product sites in conformance with County regulations could be placed on a Directional Sign post. The Planning Commission asked questions about the number of sign panels that could be placed on each sign post, the size of each panel, the ability to read the sign panels, and the number of signs at each intersection.

After receiving public testimony, the Planning Commission determined it appropriate to retain the sign specifications as written except for adding some flexibility as to the distance that a sign could be from the agricultural product site. With a 7-0 vote, the Planning Commission recommended the Zoning Text amendments related to Allowable Land Uses and Permit Requirements, Agricultural Directional Signs and Commercial Shooting Ranges to the Board of Supervisors for adoption.

DISCUSSION OF ISSUES:

Article 17.02 (Introductory Provisions)

The Office of County Counsel has recommended minor changes to this Article as follows:

1. In discussing the Planning Director's authority (Section 17.02.050) to interpret the provisions of the Zoning Ordinance, the word "applicability" is removed in two places.

Because State law requires that all discretionary development activities conform to the Zoning Ordinance, it could be misleading to indicate that the Planning Director has the authority to determine applicability of Zoning Ordinance provisions. Rather, the Planning Director has the authority to interpret the meaning of Zoning Ordinance provisions, if there is ambiguity.

2. First in this Article (Section 17.02.050.F), and throughout the Zoning Ordinance, the term "decision" would be changed to "ruling", in order to specifically define the type of decision that can be considered and appealed by the Planning Director, the Planning Commission and other hearing bodies. The term "decision" is overly broad and is not defined in the Zoning Ordinance, whereas "ruling" indicates a more formal decision and a new definition is included as discussed below.
3. In addition, Section 17.02.050.F would be amended to indicate that only an "official interpretation" of the Planning Director may be appealed, whereas the current language indicates that "any determinations or interpretation" by the Planning Director may be appealed. This change is recommended to limit the scope of appeals to "official interpretations", as the Planning Director makes determinations on a daily basis about Planning Department operations that do not fall within the scope of appeal as outlined in the Zoning Ordinance.

Article 17.04 (Definitions)

The following revisions to definitions in the Zoning Ordinance are recommended for a variety of reasons as described below:

1. Agricultural Processing - The definition is clarified to indicate that ancillary tasting rooms are allowed with wineries as an agricultural processing activity. The County already considers tasting rooms to be a potential ancillary use to wineries as determined through a Minor Use Permit process. This definition change simply outlines current County practices.
2. Living Area - This definition currently relies on the Uniform Building Code to define what constitutes living area. It has come to light that the Uniform Building Code definition does not include bathrooms, closets, halls, storage and similar types of areas. Living area is referenced in the size limitations for Secondary Dwelling units, and the intent of the proposed amendment is to include all these interior areas as part of the floor area limitations. This proposed amendment is to clarify that the above interior spaces are included when calculating floor area or living area for the purpose of applying Zoning Ordinance size limitations.
3. Bed and Breakfast Lodging and Farm Stay - Changes to the bed and breakfast definition, and the addition of a farm stay definition, are proposed as a result of changes to the State Health and Safety Code. These new provisions define an activity called a "Farm Stay", and allow certain exemptions from the provisions of the California Uniform Retail Food Facilities Law. These Health Code revisions do not affect implementation of local zoning codes. The recommended changes clarify that a Farm Stay is a type of Bed and

Breakfast facility, which is subject to the same zoning regulations, but may be exempt from certain health regulations.

4. Building Material Stores - Several changes are recommended to this definition. a) The definition is broadened to clarify that stores selling carpets, cabinets, doors, flooring and windows are included in the definition. b) Building Material Stores are primarily retail but require a significant amount of storage area. The Planning Department has frequently been called upon to determine how much area must be devoted to retail use to qualify under this definition. A requirement that at least 25 percent of the floor area be devoted to retail sales area is proposed. This allows a significant amount of flexibility and provides direction to staff and applicants. c) Elimination of the provision indicating that establishments primarily selling electrical, plumbing, heating, and air conditioning equipment are classified in Wholesaling and Distribution is recommended. Staff does not see any reason to call out these facilities separately and the definition of Wholesaling and Distribution is being eliminated and combined with Warehousing as further described below.
5. Community Sewer System and Community Water System definitions would be modified to be consistent with State law and clarify that the Regional Water Quality Control Board is responsible for the regulation of sewer systems and the State Department of Health or Placer County is responsible for the regulation of water systems.
6. Granting Authority - Replace the word "decisions" with "rulings" as described above and recommended by County Counsel.
7. Grocery and Liquor Stores - Proposed changes would add the word "beverages" to stores selling food for home preparation and consumption since beverages may not considered to be food, and would remove "wine tasting facilities that are not on the same site as a winery" from this definition. Instead, "wine tasting facilities" would be placed in the definition of Restaurants and Bars, a more appropriate location for this type of use, because of the on-site consumption of wine. This change would allow stand alone tasting rooms in more locations as there are five zoning districts that allow Restaurants and Bars, but not Grocery and Liquor Stores.
8. Nuisance - For ease of administration, the definition of "Nuisance" would be moved from the section on "Enforcement Administration" to the "Definition" section, but would be cross-referenced in the "Enforcement Administration" section. The content of the definition remains unchanged.
9. Owner - This definition would be amended to clarify that an Owner includes a homeowner's association which has responsibility for or enforcement authority over a condition of approval of a land use permit.
10. Recommendation - County Counsel has suggested that a definition be added to clarify that a recommendation is not a ruling, and therefore cannot be appealed.

11. Recycling Collection Stations - This definition would be eliminated because it is redundant. Collection Facilities are included in the definition for Recycling Facility. In addition, Section 17.56.170 (Recycling Facilities) describes specific use requirements applicable to all types of Recycling Facilities.
12. Recycling Facility and Recycling, scrap and Wrecking Yards – Consistent with Section 17.56.170 (Recycling Facilities), which describes specific use requirements applicable to all types of Recycling Facilities, the definition of Recycling, Scrap and Wrecking Yards would be eliminated but cross-referenced and incorporated into the definition of Recycling Facility, Heavy Processing.
13. Restaurants and Bars -"Commercial wineries with tasting rooms" would be replaced with "wine tasting rooms". As indicated above, wine tasting rooms are most similar to bars because of the on-site consumption of alcohol, and have been removed from the definition of Grocery and Liquor Stores. Furthermore, the County's Guidelines for Placer County Wineries and Tasting Rooms do not support the placement of commercial wineries in the commercial zoning districts, as such uses are more appropriately permitted in agricultural and industrial zoning districts (where they fall under the definition of Agricultural Processing).
14. Ruling - Upon the recommendation of County Counsel, a definition of "Ruling" has been added to read as follows: "Ruling means an approval or a decision made by a granting authority on a land use permit in accordance with the provisions of this code."
15. Shooting Range, Commercial – The County has received a request from the Lincoln Rifle Club to create a definition and requirements for the operation of commercial shooting ranges. The Planning Department has determined it appropriate to modify the Zoning Ordinance to recognize and regulate this type of use.
16. Vehicle, Inoperable - This definition is clarified to indicate that trucks and motorcycles are included in the definition, and that vehicles are considered inoperable if not currently registered and capable of being driven on a public roadway.
17. Warehousing and Wholesaling and Distribution – Because these activities are so similar, the definition for "Wholesaling and Distribution" is being eliminated and combined with the definition for "Warehousing".

Section 17.06.030 (Allowable Land Uses and Permit Requirements) and Individual Zoning Districts (Articles 17.08 through 17.50)

The following changes are proposed within the allowable use and permit requirement table (Section 17.06.030) and within the tables of each of the applicable zoning districts:

Recycling Facilities – Section 17.56.170 outlines specific use requirements for Recycling Facilities. Most recycling facilities are allowed within the commercial and industrial zoning districts; however, Section 17.56.170.B.2 indicates that with the approval of an Administrative

Review Permit, reverse vending machines and small collection facilities may be located on the sites of schools, houses of worship, grange halls, community centers and similar facilities in residential and agricultural zoning districts. Since this is not reflected in the table, the Planning Commission proposed to revise the table to make it consistent with the specific use requirements listed in Section 17.56.170. Additionally, similar modifications are proposed for the Residential Single-Family, Residential Multi-Family, Residential Agricultural, Residential Forest, Farm, Forestry, Open Space and Timberland Production zoning districts, subject to compliance with Section 17.56.170.

Wholesaling and Distribution – Because “Wholesaling and Distribution” and “Warehousing” are so similar, the Planning Commission recommends that the definition of “Wholesaling and Distribution” be eliminated and combined with “Warehousing”. The Planning Commission recommended to eliminate reference to “Wholesaling and Distribution” in the tables listed under Manufacturing and Processing Uses and add it to the tables under Service Uses, which would now read “Warehousing, Wholesaling and Distribution”. Permit requirements would remain the same except that a Minor Use Permit would be required in the Heavy Commercial zoning district, whereas “Wholesaling and Distribution” is currently a permitted use. The Planning Commission concluded this to be an appropriate change because “Wholesaling and Distribution” can generate the same or greater impacts than “Warehousing” because goods are moved more frequently resulting in more truck trips which can be incompatible with surrounding uses. A Minor Use Permit allows the opportunity to address neighborhood compatibility.

Drive-in and Drive-through Sales - This use is defined as facilities where food or other products may be purchased by motorists without leaving their vehicles. Such facilities include fast-food restaurants and drive-through dairies. This is so similar to the definition for “Restaurants, Fast Food,” that the Planning Commission considered it appropriate to apply identical permit requirements. Opportunities are expanded for both categories of use. “Drive-in and Drive-through Sales” would be allowed with a Minor Use Permit in the Office Professional and Business Park zoning districts where such uses are not currently allowed. A Minor Use Permit, rather than a Conditional Use Permit, as is currently required, would be required in the Industrial Park zoning district.

Restaurants, Fast Food – As indicated above, changes are proposed to provide identical permit requirements for “Fast Food Restaurants and Drive-in and Drive-through Sales”. With the proposed changes, “Fast Food Restaurants” would be allowed with a Minor Use Permit in the Neighborhood Commercial and Heavy Commercial zoning districts with a Minor Use Permit, where such uses are not currently allowed.

Grocery and Liquor Stores – As proposed, “Grocery and Liquor Stores” would be allowed as a permitted use in the Heavy Commercial zoning district, where it is not currently allowed. The Planning Commission recommended this change in order to provide greater flexibility and opportunities to locate grocery stores near job centers.

Shooting Range, Commercial –The Planning Department has been asked to establish regulations for Commercial Shooting Ranges. As proposed, “Commercial Shooting Ranges” would be allowed with a Minor Use Permit in the Residential Forest, Resort, Exclusive Agriculture, Farm,

Forestry, Open Space, Timberland Production and Industrial zoning districts, under the category of Recreation, Education, and Public Assembly Uses. Most of these zoning districts are applied to large, rural parcels where shooting would be considered an appropriate use that would not conflict with surrounding uses as long as compatibility concerns are addressed through the use permit process. The Industrial zoning district is applied to more urban uses where a wide range of industrial activities, as well as recreational uses, are allowed. Because such uses can be noisy, it does not appear that a shooting range would present a particular conflict. However, it is possible that a shooting range in an Industrial zoning district would be within a building, where the safety of nearby workers would not be affected.

Vehicle Storage – The Allowable Land Uses and Permit Requirement table (Section 17.06.050) indicates that “Vehicle Storage” is allowed with a Minor Use Permit in the Residential Forest zoning district. The Planning Commission recommended to eliminate this reference because it is inconsistent with the requirements in the Residential Forest zoning district and is an inappropriate commercial use in a residential zoning district. Vehicle storage is otherwise allowed only in the commercial and industrial zoning districts and is defined as a service establishment in the business of storing operative cars, buses and other motor vehicles for clients.

Section 17.54.190 (Off-Premises Signs) – Agricultural Directional Sign Program

In 2005, the Agricultural Commissioner's Office requested that an Agricultural Directional Sign Program be established to allow off-site signs that direct the touring public to agricultural businesses that sell agricultural products directly to the public. The Planning Department drafted ordinance provisions that would allow for off-site signs similar to winery signs located in several other counties but would direct the public to other types of agricultural products, as well as wineries. The signs would be of uniform height, color and design and could be placed at corners or crossroads with arrows to indicate the direction of the agricultural product site. The signs would include a post and panels to depict each particular agricultural sales site.

The Agricultural Commission formed a subcommittee to review the Planning Department's draft ordinance and made some suggested revisions which were incorporated into the Planning Department draft. The Department of Public Works (DPW) subsequently reviewed the draft ordinance and expressed concern about allowing any sign in the road right-of-way and asked that signs only be allowed outside of road rights-of-way. Although the ordinance as written would have required encroachment permits, the Department of Public Works was concerned about allowing anything other than road signs within the road right-of-way. They expressed concern that this could compromise public safety and lead to excessive sign proliferation. The Planning Department eliminated allowance for Agricultural Directional Signs within the road right-of-way to address the concerns of the Public Works Department.

The Planning Commission conducted a public hearing on October 13, 2005 and heard testimony from agricultural interests as well as the Department of Public Works. It became apparent that in order to be easily seen, signs within road rights-of way would be preferable to the agricultural community, but at that time the Department of Public Works was clearly opposed. The Planning Commission was concerned about sign proliferation as well, but felt that some compromise might be possible, that would provide adequate signage to provide directions to nearby farms without

allowing an excessive number of signs. The Planning Commission directed the County Agricultural Commissioner to work with the Department of Public Works to resolve issues raised when placing a sign within a public right-of-way.

A series of meetings occurred over the last year, and a revised ordinance has been drafted. Issues of concern are addressed as follows:

Aesthetics - The signs are intentionally rural in character, consisting of a sign post with panels that direct drivers to the agricultural business. The posts and panels will be white, and the sign copy will be dark green, with uniform block letters. The sign content can include either the name of the business or the commodity available, and either the distance in miles and tenths or the months of operation, and an arrow pointing the appropriate direction. Each post would also have a header with the Placer Grown logo.

Sign Proliferation – Several features were added to the ordinance in order to avoid an excessive number of signs. First, the ordinance states that a sign can be no greater than five miles from the agricultural business. Second, a sign is allowed only when it identifies a change in travel direction. Third, only a limited number of signs within the right-of-way will be allowed until the effectiveness of such signs is determined.

Road Rights-of-Way – The Department of Public Works has agreed to allowing Agricultural Directional Signs within the road right-of-way, but only on intersections identified on a list to be maintained by the Public Works Department. The Agricultural Commissioner working with several agricultural operators, identified a number of intersections that serve many of the needs of the agricultural community, in the Auburn, Newcastle, Loomis and Lincoln areas. The Department of Public Works has reviewed this list and eliminated three of the 16 proposed intersections. This list is attached as Exhibit 3. Department of Public Works staff has indicated they would like to see these signs installed on this limited number of intersections for approximately six months to determine how well they operate, before authorizing additional sign locations within the right-of-way. Since the draft ordinance calls for the Department of Public Works to maintain the approved intersection list, no subsequent hearings will be necessary before the Planning Commission or Board of Supervisors in order to modify the list.

Safety - The ordinance indicates that sign posts shall not be installed so as to create a public health or safety hazard, nor interfere with a drivers' sight distance along any public or private roadway or at any intersection of public/private roads. In the case of a sign within the road right-of-way, an encroachment permit will be processed by the Department of Public Works to insure safe sign placement. Directional signs can enhance safety by assisting drivers looking for particular sites, thus avoiding unsafe stops and turning movements when drivers are unsure of how to find their intended destination.

Businesses Not in Compliance with County Codes – In order to avoid identification of agricultural businesses that are not in compliance with County Codes, a provision has been added that signs can only be considered for businesses operating in accordance with all applicable County Codes.

Section 17.60.120 (Non-conforming Uses of Land) – Commercial Shooting Ranges

As indicated above, there have not been clear regulations outlining permit requirements for commercial shooting ranges. Proposed amendments create a definition for “Commercial Shooting Ranges”, establish appropriate zoning districts, and require the processing of Minor Use Permits when new shooting ranges are proposed. There are existing commercial shooting ranges that could be affected by these new regulations. To insure that these existing businesses are not considered to be violations, the following language would be added to Section 17.60.120.A, to read as follows:

“Commercial shooting ranges that were in use during the twelve months prior to January 1, 2006, may be continued, transferred or sold, provided that no such use shall be enlarged or increased without first obtaining approval of a Minor Use Permit”

CEQA COMPLIANCE:

The proposed Zoning Text Amendments were addressed in a previously approved Negative Declaration. The Board of Supervisors adopted the Negative Declaration when approving Zoning Text Amendments on May 24, 2005. The currently proposed Zoning Text Amendments fall within the scope of the previously adopted Negative Declaration, and no changes to existing circumstances have occurred that warrant further environmental review for these Zoning Text Amendments. The Board of Supervisors must make a finding to that effect.

RECOMMENDATION:

Staff brings forward the Planning Commission’s recommendation that the Board of Supervisors approve the Zoning Text Amendments through adoption of the attached Ordinance.

FINDINGS:

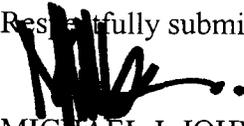
CEQA

The proposed Zoning Text Amendments were addressed in a previously approved Negative Declaration. The Board of Supervisors adopted the Negative Declaration when approving Zoning Text Amendments on May 24, 2005. The currently proposed Zoning Text Amendments fall within the scope of the previously adopted Negative Declaration, and no changes to existing circumstances have occurred that warrant further environmental review for these Zoning Text Amendments.

Zoning Text Amendments

The Zoning Text Amendments are consistent with the Placer County General Plan, and will serve the public’s interests as highlighted in this staff report.

Respectfully submitted,


MICHAEL J. JOHNSON, AICP
Director of Planning

EXHIBITS:

- Exhibit 1 – Proposed Ordinance
- Exhibit A – Chapter 17 – Zoning Text Amendments
- Exhibit 2 – Negative Declaration
- Exhibit 3 – Agricultural Directional Signs: Proposed Off-Premises County Sites

Cc: BIA

- Brigit Barnes
- Susan Rohan
- Tom McMahan
- Art Rangel
- Mike Giles
- All MAC's

Copies Sent by Planning:

- Wes Zicker – Engineering and Surveying Department
- Dana Wiyninger – Environmental Health Services
- Stephanie Holloway – Public Works Department
- Scott Finley – County Counsel
- Christa Darlington - County Counsel
- Holly Heinzen – CEO Office
- Christine Turner – Agricultural Commissioner
- CDRA – John Marin
- Subject/chrono files

Before the Board of Supervisors County of Placer, State of California

In the matter of:

An Ordinance amending the Placer County Code, Chapter 17, Zoning Text Amendment (ZTA20050609) related to Introductory Provisions, Definitions, Allowable Land Uses and Permit Requirements, Agricultural Directional Signs, and Commercial Shooting Ranges.

Ordinance No: _____

First Reading: _____

The following ORDINANCE was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

Ann Holman

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

Placer County Code, Chapter 17, Zoning Text is amended as shown on Exhibit A, attached hereto and incorporated by reference.

The Board finds the Zoning Text Amendment is in compliance with the Placer County General Plan, and will serve the public's interests.

EXHIBIT "A"

17.02.050 Interpretation

The Planning Director is assigned the responsibility and authority to interpret the requirements of this chapter. Questions about the meaning ~~or applicability~~ of any part of this chapter shall be resolved as provided by this section.

* * * * *

E. **Record of Interpretations.** Whenever the Planning Director determines that the ~~applicability or~~ meaning of any of the requirements of this chapter are unclear generally or as applied to a specific case, the Planning Director may issue an official interpretation. Official interpretations shall be:

* * * * *

F. **Appeal and Referral.** Any ~~determination or~~ official interpretation by the Planning Director may be appealed to the Community Development/Resource Agency Director and, thereafter, as provided by Section 17.60.110 (Appeal). The Planning Director may refer any interpretation of this chapter to the Planning Commission for a decision ruling. (ZO § 1.050)

* * * * *

17.04.030 Definitions of land uses, specialized terms and phrases

"Agricultural processing" (land use) means the processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere, including but not limited to the following; provided, that any of the activities performed in the field with mobile equipment not involving permanent buildings are included under "Crop production:" ~~Agricultural Processing does not include the process of composting.~~

1. Alfalfa cubing;
2. Corn shelling;
3. Cotton ginning;
4. Custom milling of flour, feed and grain;
5. Custom grist mills;
6. Dairies (but not feedlots, see instead "Animal sales yards, feedlots, stockyards");
7. Drying of corn, rice, hay, fruits and vegetables;
8. Grain cleaning and custom grinding;
9. Hay baling and cubing;
10. Pre-cooling and packaging of fresh or farm-dried fruits and vegetables;
11. Sorting, grading and packing of fruits and vegetables;
12. Taxidermy;
13. Tree nut hulling and shelling;
14. Wineries, including wineries with ancillary tasting rooms; and alcohol fuel production. (SIC: 0723, 0724)
15. Alcohol fuel production. (SIC: 0723, 0724)

Agricultural Processing does not include the process of composting

* * * * *

Area. This chapter uses the following terms when dealing with the calculation of area for parking or other purposes (See also the definitions of "Minimum lot area" and "Minimum parcel size"):

1. **"Floor area"** means gross floor area, including the total floor area of each floor of all buildings on a site, including internal circulation (halls, lobbies, stairways, elevator shafts, covered porches, carports, and balconies, etc.), storage and equipment space, as measured from the outside faces of the exterior walls. If a room in a building has a sloping ceiling due to some structural component of said building, no portion of the room which measures less than five feet from the finished floor to the finished ceiling shall be included in any computation of gross floor area in the building.

47

2. **“Living area”** means any portion of a building defined as “habitable space” by the Uniform Building Code (as adopted by Placer County) and by Chapter 15 of the Placer County Code and shall also include bathrooms, toilet compartments, closets, halls, storage or utility space, and similar such types of areas.

* * * * *

“Bed and breakfast lodging” (land use) means a structure designed as a single-family dwelling, with one family in permanent residence, where bedrooms without individual cooking facilities are rented for overnight lodging. Meals may be provided subject to applicable County health regulations. A farm stay is considered to be a type of bed and breakfast lodging and is subject to the same zoning regulations. Bed and breakfast establishments and other overnight lodging facilities in commercial zones are considered to be hotels or motels regardless of their design or operational character. This definition does not include “Hotels and motels,” which are defined separately; rooming and boarding houses, which are included under “Multifamily dwellings”; or the rental of an entire residence for one week or longer. See Section 17.56.070 for specific use requirements applicable to bed and breakfasts.

* * * * *

“Building material stores” (land use) means primarily indoor retail establishments selling lumber and other large building materials, and also including paint, carpets, cabinets, doors, flooring, windows, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “Retail stores, general merchandise”). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Also includes incidental retail ready-mix concrete operations. At least 25% of the floor area must be dedicated to retail sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and distribution” (SIC: Group 52). Establishments that have more outdoor than indoor storage and sales areas are included under “Storage yards and sales lots.”

* * * * *

“Community sewer system” means a sewage effluent collection network, treatment and disposal facilities provided within a prescribed service boundary, ~~which results in the primary, secondary, or tertiary treatment of such effluent.~~ Operated by a public agency or other entity as approved by the Regional Water Quality Control Board.

“Community water system” means a water storage and distribution network for providing potable water to the public for human consumption, within a prescribed service boundary, operated and maintained by a public agency, or private company approved by the State Department of Health or Placer County Board of Supervisors. The system must comply with the provisions of the California Safe Drinking Water Act and all applicable laws and standards relating to domestic water supply.

* * * * *

“Farm Stay” means a bed and breakfast lodging that: (1) has not more than six guest rooms nor accommodates more than 15 guests; (2) provides overnight transient accommodations; (3) serves food only to its registered guests and serves meals at any time, with respect to which the price of food is included in the price of the overnight transient occupancy accommodation; (4) where lodging and meals are incidental and not the primary function of the use; and (5) the structure is located on and is part of, a farm that produces agricultural products as its primary source of income. Farm stays may be entitled to certain exemptions from the provisions of the California Uniform Retail Food Facilities Law (Health and Safety Code section 13700 et seq).

* * * * *

“Granting authority” means the body assigned the authority by this chapter to conduct hearings and/or approve, approve subject to conditions, or disapprove applications for land use permits, variances, rezonings and Zoning Ordinance amendments, appeals, surface mining reclamation plans, or to make any other **decisions rulings** specified by this chapter. Granting authorities identified by this chapter include the Agency Director or designee, the Zoning Administrator, the Planning Commission, and the Board of Supervisors.

* * * * *

“Grocery and liquor stores” (land use) means stores selling food **and beverages** for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, ~~including wine tasting facilities that are not on the same site as a winery.~~ Includes catering services independent to on-site food sales. Includes retail bakeries. Establishments **(except for wine tasting facilities)** may include no more than two gas pumps as an accessory use.

* * * * *

Lot Types. Figure 17.04.040-5030.5 shows examples of the following lot types: corner, cul-de-sac, double frontage, flag, and interior.

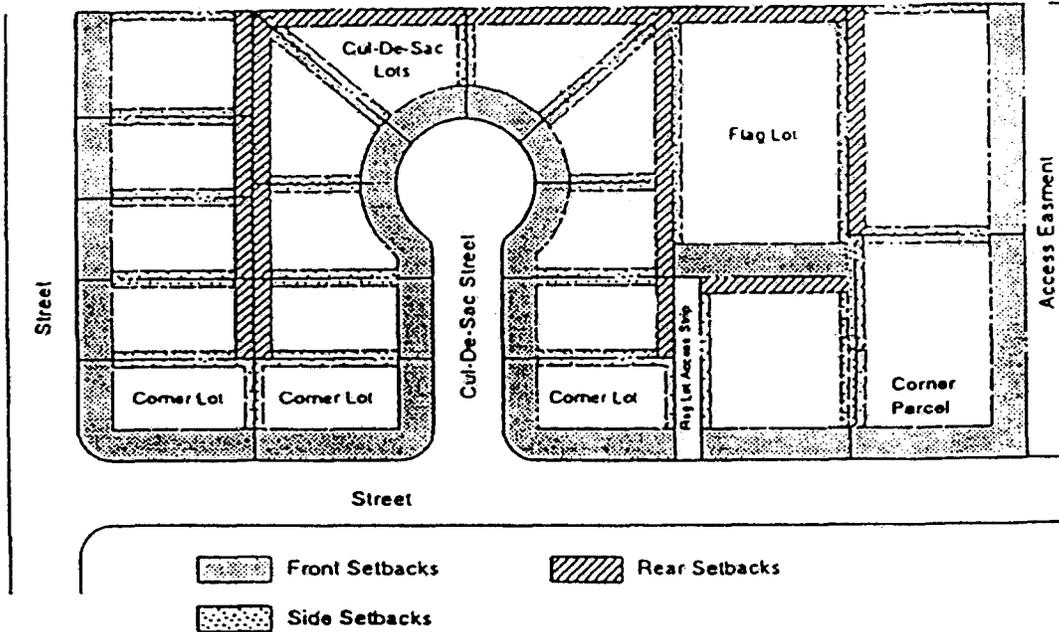


Figure 17.04.040-5030.5

* * * * *

“Nuisance” means any of the following: (1) Any conditions declared by a statute of the State of California or by an ordinance of Placer County to be a nuisance; (2) Any public nuisance known at common Law or equity; (3) Any conditions dangerous to human life, unsafe, or detrimental to the public health or safety; (4) Any use of land, buildings, or premises established, operated, or maintained contrary to or in violation of any of the provisions of Chapters 5, 8, 12, 15, 16, 17 or 18 of the Placer County Code.

* * * * *

“Owner” means the person or persons, firm, corporation or partnership that is the owner of record of a premises identified on the last equalized assessment rolls, or a **homeowner’s association which has responsibility for or enforcement authority over a condition of approval of a land use permit.**

* * * * *

“Recommendation” means the advice or comments of an officer or an administrative body to a **granting authority which may make a ruling on the matter. A recommendation is not a ruling subject to appeal under the provisions of this code.**

* * * * *

~~“Recycling collection stations” (land use) means facilities for temporary accumulation and storage of recyclable materials, that are later transported to processing facilities. Includes sites for implementing the California Beverage Container Recycling Act (AB 2020), which may involve reverse vending machines, mobile collection units, and other attended and unattended collection facilities. Does not include automobile wrecking yards or any recycling processing facilities, which are listed under “Recycling, scrap and wrecking yards”; does not include temporary storage of toxic or hazardous waste materials. See Section 17.56.170 for specific use requirements applicable to recycling collection stations.~~

Recycling Facility. A “recycling facility” means a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the following:

1. **Collection Facility.** A “collection facility” means a center ~~of~~ **for** the acceptance by donation, redemption, or purchase of recyclable materials from the public. Such a facility does not generally use power-driven processing equipment except in the case of some reverse vending machines. Collection facilities may include the following:
 - a. Reverse vending machines(s);
 - b. Small collection facilities that occupy an area of not more than five hundred (500) square feet and may include:
 - i. A mobile unit;
 - ii. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet of floor area;
 - iii. Kiosk-type units that may include permanent structures;
 - iv. Unattended containers placed for the donation of recyclable materials.
 - c. Large collection facilities that may occupy an area of more than five hundred (500) square feet and may include permanent structures.
2. **Processing Facility.** A “processing facility” means a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facilities include the following:
 - a. A light processing facility occupies an area of under forty-five thousand (45,000) square feet of gross collection, processing and storage of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.
 - b. A heavy processing facility is any processing facility other than a light processing facility. This includes recycling, scrap, and wrecking yards primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles, for scrap and the incidental wholesale or retail sales of parts from such vehicles. Does not include terminal waste disposal sites, which are separately defined.

~~“Recycling, scrap and wrecking yards” See Recycling Facility, Heavy Processing. (land use) means establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap and the incidental wholesale or retail sales of parts from such vehicles. Does not include terminal waste disposal sites, which are separately defined.~~

* * * * *

“Restaurants and bars” (land use) means restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters, brew pubs, ~~commercial wineries with wine~~ tasting rooms, and refreshment stands selling prepared goods and drinks for either immediate or off-premises consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators, includes catering services incidental to food preparation for on-site consumption. See Section 17.56.190 for specific use requirements applicable to restaurants with outdoor eating areas. (SIC: Group 58)

* * * * *

“Ruling” means an approval or a decision made by a granting authority on a matter on a land use permit in accordance with the provisions of this code.

* * * * *

“Septic system” means an on-site sewage disposal system including any combination of septic tanks and leaching systems or areas, subject to the requirements of the Placer County Environmental Health ~~Division Services~~.

* * * * *

“Shooting range, commercial” A shooting range is a facility for shooting firearms. A commercial shooting range is a shooting range that is open to the public for a fee on a regular basis. **“Commercial shooting range”** includes ranges that are operated by nonprofit organizations.

* * * * *

Vehicle, Inoperable. “Inoperable vehicle” means any car, truck, boat, motorcycle, or commercial vehicle that is not currently registered and capable of driving on a public roadway and/or is not operable and clearly cannot be readily made operable, because of damage, missing parts or any other condition that precludes its use. ~~Such vehicles shall be considered operable if they are in a condition to be currently registered and capable of driving on a public roadway.~~

* * * * *

“Warehousing, Wholesaling and Distribution” (land use) means facilities for the storage of farm products, furniture, household goods, or other commercial goods of any nature for later distribution to wholesalers and retailers. Includes cold storage. Also includes warehouse, storage or mini-storage facilities offered for rent or lease to the general public. ~~Does not include~~ warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Does not include terminal facilities for handling freight (classified in “Vehicle and freight terminals”).

* * * * *

“Wholesaling and distribution” See Warehousing, Wholesaling and Distribution. ~~(land use) means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment; bottling works. (SIC: Groups 50, 511-516, 517, 518, 519)~~

* * * * *

17.06.050 Land use and permit tables

* * * * *

D. **Tables.** The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

* * * * *

(1st page of this table is not included because there are no changes)

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL					INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE							
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Manufacturing and Processing Uses																					
Chemical products														CUP	CUP						
Clothing products						C						C	C	MUP							
Concrete, gypsum and plaster products						MUP							MUP								
Electric generating plants			CUP	CUP		CUP					CUP		CUP	CUP		CUP	CUP				
Electrical and electronic equipment, instruments												C	C	MUP							
Explosives manufacturing and storage (Section 17.56.110)															CUP	CUP	CUP				
Food products						C							C	MUP	CUP	CUP					
Furniture and fixtures manufacturing						C						C	C	MUP							
Glass products						MUP							MUP	MUP							
Industrial subdivisions											A	CUP	A	CUP							
Lumber and wood products						MUP							MUP				CUP		CUP		
Machinery manufacturing											CUP	C	MUP	MUP							
Metal products fabrication						C					CUP	C	C	MUP							
Metal manufacturing industries													CUP								
Motor vehicles and transportation equipment											CUP		CUP	CUP							
Paper products						MUP							MUP	MUP			MUP		CUP		
Paving materials						MUP							MUP								
Petroleum refining and related industries													CUP	CUP							
Plastics and rubber products													CUP	MUP							
Printing and publishing						MUP	C	CUP		MUP	MUP	C	C	MUP							
Recycling facilities (Section 17.56.170)	:	:	:	:	:	:	:			
Recycling, scrap and wrecking yards (Section 17.56.170)						CUP							CUP								
Slaughterhouses and rendering plants													CUP		CUP	CUP					
Small-scale manufacturing						MUP					C	C	C	MUP							
Stone and cut stone products						MUP							MUP								
Structural clay and pottery products						MUP							MUP								
Textile and leather products													MUP	MUP							
Weapons manufacturing													CUP	CUP							
Wholesaling and distribution						C					MUP	C	C	MUP							

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	.
Use not allowed	

See Article 17.04 for definitions of listed land uses

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Recreation, Education and Public Assembly Uses																					
Campgrounds (Section 17.56.080)				MUP					MUP			MUP						MUP	MUP	MUP	
Camping, incidental (Section 17.56.080)				A								A						A	A	A	
Community Centers	MUP	MUP	MUP	MUP	C	C	C	CUP	C		MUP	C					MUP				
Golf driving ranges					MUP	MUP	MUP		MUP					MUP	MUP						
Houses of Worship (Section 17.56.100)	MUP	MUP	MUP	MUP	G	C	C	CUP	C		MUP	C		MUP	MUP	MUP		MUP			
Libraries and museums		MUP	MUP	MUP	MUP	C	C	CUP	C		MUP	C					MUP				
Membership organization facilities		MUP	MUP		MUP	MUP		CUP	MUP			MUP					MUP				
Outdoor commercial recreation						MUP	MUP	CUP	MUP			MUP									
Parks, playgrounds, golf courses	MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP	MUP		MUP	MUP	MUP	CUP	MUP	MUP		MUP	MUP	CUP	MUP
Recreation and fitness centers					MUP	C	C	CUP	C		MUP	MUP		MUP	MUP	MUP					
Rural recreation				MUP								MUP					MUP	MUP	MUP	MUP	MUP
Schools - College and university						CUP	CUP	CUP			CUP			CUP	CUP	CUP		CUP			
Schools - Elementary	MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP			MUP	MUP		MUP				MUP			
Schools - Secondary	MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP			MUP	MUP		MUP				MUP			
Schools - Specialized education and training		MUP			C	C	MUP	CUP	C		C			MUP	MUP	MUP					
Shooting Ranges, Commercial												MUP			MUP			MUP	MUP	MUP	MUP
Ski lift facilities and ski runs	CUP	CUP		CUP		CUP		CUP			CUP							CUP	CUP		
Sport facilities and outdoor public assembly					CUP	CUP	CUP	CUP	CUP		CUP			CUP				CUP		CUP	CUP
Temporary events (Section 17.56.300)	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*
Theaters and meeting halls					CUP	CUP		CUP						CUP							
Residential Uses																					
Caretaker and employee housing (Section 17.56.090)					C	C	MUP	C	C		C	MUP	C	MUP	C	C	MUP	MUP	MUP		MUP
Farm labor housing (Section 17.56.090)			MUP														MUP	MUP			
Home occupations (Section 17.56.120)	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C		C	
Mobile home parks (Section 17.56.140)		CUP			CUP	CUP															
Mobile homes (Section 17.56.150)	C	C	C	C							C						C	C			
Multifamily dwellings, 20 or fewer units		C			MUP	CUP		CUP	MUP		MUP										

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

See Article 17.04 for definitions of listed land uses

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses (continued)																					
Multifamily dwellings, 21 or more units		MUP			MUP	CUP		CUP	MUP		MUP										
Residential accessory uses (Section 17.56.180)	C	C	C	C	C	C		CUP			C	C	MUP			C	C				
Residential care homes, 6 or fewer clients	C	C	C	C							C						C				
Residential care homes, 7 or more clients		MUP	MUP														MUP				
Secondary dwellings (Section 17.56.200)	C	C	C	C							C					C	C				
Senior housing projects (Section 17.56.210)		CUP			CUP	CUP		CUP	CUP												
Single-family dwellings (Section 17.56.230)	C	C	C	C							C					C	C				
Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Temporary dwelling (Section 17.56.280)			C	C							C			C		C	C			C	
Temporary dwelling - hardship/disaster (Section 17.56.290)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Retail Trade																					
Auto, mobile home, vehicle and parts sales						C	C	CUP	C			MUP		C	CUP						
Building material stores						C	C	CUP	C					C							
Drive-in and drive-thru sales					MUP	MUP	MUP	CUP	MUP	MUP		MUP	MUP	MUP	CMUP						
Farm equipment and supplies sales						C	C		C					C			MUP				
Fuel and ice dealers							MUP							MUP							
Furniture, furnishings and equipment stores						C	C	C	CUP	C				MUP	MUP						
Grocery and liquor stores						C	C		CUP	C											
Mail order and vending							C	C			C			C	C	CUP					
Outdoor retail sales (Section 17.56.160)					*	*	*	CUP	*		*	*	*	*	*	*	*	*	*	*	*
Restaurants and bars (Section 17.56.190)						C	C	C	CUP	C	MUP	MUP	MUP	C	C	MUP					
Restaurants, fast food (Section 17.56.190)						MUP	MUP	MUP	CUP	MUP	MUP		MUP	MUP	MUP	MUP					
Retail stores, general merchandise						C	C	MUP	CUP	C		MUP		MUP	MUP	MUP					
Roadside stands for agricultural products			C	C								MUP					C	C	C		
Secondhand stores						C	C	C	CUP	C											
Shopping centers, up to 5 acres						MUP	C	MUP	CUP	C		MUP									
Shopping centers, 5 to 10 acres						CUP	MUP	MUP	CUP	MUP		MUP									
Shopping centers, 10 acres or more						CUP	CUP		CUP	CUP											

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

See Article 17.04 for definitions of listed land uses

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Service Uses																					
Banks and financial services					C	C	MUP	CUP	C		C	MUP	MUP	C	MUP	MUP					
Business support services					C	C	C	CUP	C		MUP		MUP	C	MUP	MUP					
Cemeteries, columbariums and mortuaries		CUP	CUP	CUP	CUP	CUP	CUP						CUP		CUP	CUP		CUP			
Child/adult day care, centers		MUP	MUP	MUP	MUP	MUP		CUP			MUP	MUP		MUP	MUP	MUP		MUP			
Child day care, family care homes	C	A	C	C	C	C		CUP			C							C			
Construction contractors						MUP	MUP								MUP	MUP					
Correctional institutions								CUP							CUP			CUP			
Drive-in and drive-thru services					MUP	MUP	MUP	CUP	MUP		MUP		MUP	MUP							
Kennels and animal boarding			MUP	MUP			MUP								MUP			MUP			
Laundries and dry cleaning plants						C	C						MUP	C	C	MUP					
Medical services - Clinics and laboratories					C	C	C	CUP	C		C	MUP	MUP	C	C	MUP					
Medical services - Hospitals and extended care		CUP	CUP		MUP	MUP		CUP	CUP		MUP			MUP				MUP			
Medical services - Veterinary clinics and hospitals			MUP	MUP	C	C	C	CUP	C		MUP			C				MUP			
Offices					C	C	C	CUP	C		C	C	MUP	C	C	MUP					
Offices, temporary (Section 17.56.300)	See Section 17.56.300																				
Personal services					C	C	C	CUP	C		MUP	C	MUP	C	C	C					
Public safety facilities	MUP	MUP	MUP	MUP	C	C	C	CUP	C		C	C	C	C	C			MUP	MUP		
Public utility facilities	MUP	MUP	MUP	MUP	MUP	MUP	MUP	CUP	MUP		MUP	MUP	MUP	MUP	C	MUP	MUP	MUP	MUP	MUP	
Repair and maintenance - Accessory to sales					C	C	C	CUP	MUP					C	C	MUP					
Repair and maintenance - Consumer products					C	C	C	CUP							C	MUP					
Repair and maintenance - Vehicle (Section 17.56.320)					MUP	MUP	MUP		MUP				MUP		C	MUP					
Service stations and full-service car wash establishments (Section 17.56.220)					MUP	MUP	MUP	CUP	MUP		CUP	MUP	MUP	MUP	MUP						
Storage, accessory (Section 17.56.250)		A	A	A	A	A	A	A	A		A	A	A	C	A	A	A	A	A	A	A
Storage, mini - storage facilities (Section 17.56.260)					MUP	MUP	C	CUP	MUP		MUP ¹	MUP	C	C	C	MUP					
Storage of petroleum products for on-site use			*	*	C	C	C	CUP	C		C	MUP	MUP	C	MUP	C	C	C	MUP	C	MUP
Storage yards and sales lots						MUP	MUP							MUP	MUP						
Warehousing, Wholesaling & Distribution (Section 17.56.260)							MUP					MUP	C	C	MUP						
Waste disposal sites			CUP				CUP							CUP				CUP	CUP		

¹Only permitted as a secondary use (e.g., offices) existing on the same parcel

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

See Article 17.04 for definitions of listed land uses

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Transient Lodging																					
Bed and breakfast lodging (Section 17.56.070)	MUP	MUP	MUP	MUP	MUP				C		C					MUP	MUP				
Hotels and motels (Section 17.56.130)						MUP	MUP	CUP	MUP		MUP	MUP	MUP	CUP	CUP						
Recreational vehicle parks (Section 17.56.080)						CUP			CUP		CUP	CUP									
Transportation and Communications																					
Airfields and landing strips (Section 17.56.040)			CUP				CUP					CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Antennas, communication facilities (Section 17.56.060)	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Broadcasting studios						MUP	MUP	CUP	MUP		MUP		C	MUP	MUP						
Harbor facilities and marinas											MUP										MUP
Heliports (Section 17.56.040)			CUP		CUP	CUP	CUP	CUP		CUP		CUP	CUP	CUP	CUP		CUP	CUP		CUP	
Pipelines and transmission lines	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Transit stations and terminals						MUP	MUP	CUP	MUP		MUP	MUP	MUP	C	MUP						
Truck stops							MUP		CUP					MUP							
Vehicle and freight terminals							MUP					CUP	C	MUP	CUP						
Vehicle storage ¹					MUP	MUP	MUP	CUP	MUP		MUP	MUP	MUP	MUP	MUP						

* * * * *

T:\PLNG\mapZONING ORDINANCE WORKING COPY\2-20-07 BOS\FOR CHANGES USE THIS ONE 2-20-07 BOS\Part 1-See 17.02.010-17.06-060_NEW-REVISED 3-4-07.doc

17.08.010 Agricultural Exclusive (AE)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the AE zone as provided by Section 17.06.050 et seq. (Allowable Land Uses and Permit Requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020(B)
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant Nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Rural recreation	MUP	
Temporary events	MUP	17.56.300
Water extraction and storage (commercial)	CUP	
Manufacturing Uses		
Explosives, manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants		
Recreation, Education and Public Assembly Uses		
<u>Rural recreation</u>	<u>MUP</u>	
<u>Shooting Ranges, (Commercial)</u>	<u>MUP</u>	
<u>Temporary events</u>	<u>MUP</u>	<u>17.56.300</u>
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Secondary dwellings	C	17.56.200
Single-family dwellings	C	17.56.230
Temporary dwelling	C	17.56.280

* * * * *

17.10.010 Farm (F)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the F zone as provided by Section 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fertilizer plants	CUP	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants	CUP	
Recreation, Education and Public Assembly Uses		
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Schools - college and university	CUP	
Schools - elementary	MUP	
Schools - secondary	MUP	
Shooting Ranges, (commercial)	MUP	
Sports facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
Home occupations	C	17.56.120

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Secondary dwellings	C	17.56.200
Single-family dwellings	C	17.56.230
Temporary dwelling	C	17.56.280
Retail Trade		
Farm equipment and supplies sales	MUP	
Outdoor retail sales	See Section 17.56.160	
Roadside stands for agricultural products	C	17.56.160
Service Uses		
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	C	

* * * * *

17.12.010 Forestry (FOR)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the FOR zone as provided by Section 17.06.050 et seq. (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	A	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	
Plant production nurseries	See Section	17.56.165
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Lumber and wood products	CUP	
Paper products	MUP	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Camping, incidental	A	17.56.080
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Shooting Ranges, (commercial)	MUP	
Ski lift facilities and ski runs	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Retail Trade		
Outdoor retail sales	See Section 17.56.160	
Roadside stands for agricultural products	C	
Service Uses		
Equipment storage and maintenance facilities for the use of non-profit entities providing public services	MUP	
Offices, temporary	C	17.56.300
Public safety facilities	MUP	
Public utility facilities	MUP	
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	C	17.56.250
Waste disposal sites	CUP	
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040
Antennas, communications facilities	See Section 17.56.060	
Heliports	CUP	17.56.060
Pipelines and transmission lines	A	

* * * * *

17.14.010 Open Space (O)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the O zone as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	MUP	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Parks, playgrounds, golf courses	CUP	
Rural recreation	MUP	
Shooting Ranges, (commercial)	MUP	
Ski lift facilities and ski runs	CUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Service Uses		
Offices, temporary	C	17.56.300
Public utility facilities	MUP	
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	MUP	17.56.250
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040
Antennas, communications facilities	See Section 17.56.060	
Pipelines and transmission lines	A	

* * * * *

Section 17.16.010 Timberland Production (TPZ)

* * * * *

D. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the TPZ zone as provided by Section 17.06.050 (Land use and permit tables).

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant production nurseries	See Section 17.56.165	
Manufacturing and Processing Uses		
Lumber and wood products	CUP	
Paper products	CUP	
Water extraction and storage (commercial)	CUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Rural recreation	MUP	
Shooting Ranges, (commercial)	MUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Home occupations	C	17.56.120
Temporary dwelling	C	17.56.280
Service Uses		
Offices, temporary	C	17.56.030
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	C	17.56.250

* * * * *

17.24.010 Heavy Commercial (C3)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the C3 zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	C	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	C	
Plant production nursery	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Note: Any manufacturing or processing use on a parcel of 10 acres or larger requires conditional use permit (CUP) approval		
Clothing products	C	
Concrete, gypsum and plaster products	MUP	
Electric generating plants	CUP	
Food products	C	
Furniture and fixtures manufacturing	C	
Glass products	MUP	
Lumber and wood products	MUP	

62

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Metal products fabrication	C	
Paper products	MUP	
Paving materials	MUP	
Printing and publishing	C	
Recycling collection stations	See Section 17.56.170	
Recycling, scrap and wrecking yards	CUP	17.56.170
Small-scale manufacturing	MUP	
Stone and cut stone products	MUP	
Structural clay and pottery products	MUP	
Wholesaling and distribution	C	
Recreation, Education and Public Assembly Uses		
Community centers	C	
Golf driving ranges	MUP	
Houses of Worship	C	
Libraries and museums	C	
Outdoor commercial recreation	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	C	
Schools - College and university	CUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	MUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupation	C	17.56.120
Retail Trade		
Auto, mobilehome, vehicle and parts sales	C	
Building material stores	C	
Drive-in and drive-thru sales	MUP	
Farm equipment and supplies sales	C	
Fuel and ice dealers	MUP	
Furniture, furnishings and equipment stores	C	
Grocery & Liquor Stores		
Mail order and vending	C	
Outdoor retail sales	See Section 17.56.160	
Restaurants and bars	C	17.56.190
Restaurants, Fast Food	MUP	17.56.190
Retail stores, general merchandise	MUP	
Secondhand stores	C	
Shopping centers, up to 5 acres	MUP	
Shopping centers, 5 to 10 acres	MUP	
Service Uses		
Banks and Financial Services	MUP	
Business support services	C	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Cemeteries, columbariums and mortuaries	CUP	
Construction contractors	MUP	
Correctional institutions	CUP	
Drive-in and drive-thru services	MUP	
Kennels and animal boarding	MUP	
Laundries and dry cleaning plants	C	
Medical services - Clinics and laboratories	C	
Medical services - Veterinary clinics and hospitals	C	
Offices	C	
Offices, temporary		17.56.300
Personal services	C	
Public safety facilities	C	
Public utility facilities	MUP	
Repair and maintenance - Accessory to sales	C	
Repair and maintenance - Consumer products	C	
Repair and maintenance - Vehicle	MUP	
Service stations	MUP	17.56.220
Storage, accessory	A	17.56.250
Storage, mini storage facilities	C	17.56.260
Storage of petroleum products for on-site use	C	
Storage yards and sales lots	MUP	
Warehousing, <u>Wholesaling & Distribution</u>	MUP	17.56.260
Waste disposal sites	CUP	
Transient Lodging		
Hotels and motels	MUP	17.56.130
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040
Antennas, communications facilities	See Section 17.56.060	
Broadcasting studios	MUP	
Heliports	CUP	17.56.040
Pipelines and transmission lines	A	
Transit stations and terminals	MUP	
Truck stops	MUP	
Vehicle and freight terminals	MUP	
Vehicle storage	MUP	

* * * * *

17.26.010 Highway Service (HS)

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the HS zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	C	
Plant production nursery	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Recycling collection stations <u>Facility</u>	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Community centers	C	
Golf driving ranges	MUP	
Houses of Worship	C	
Libraries and museums	C	
Membership organization facilities	MUP	
Outdoor commercial recreation	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	C	
Schools - specialized education and training	C	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Multifamily dwellings, any size	MUP	17.26.010
Senior housing projects	CUP	17.56.210
Retail Trade		
Auto, mobile home, vehicle and parts sales	C	
Building materials stores	C	
Drive-in and drive-thru sales	MUP	
Farm equipment and supplies sales	C	
Furniture, furnishings and equipment stores	C	
Grocery and liquor stores	C	
Outdoor retail sales	See Section 17.56.160	
Restaurants and bars	C	17.56.190
Restaurants, <u>f</u> ast <u>f</u> ood	MUP	17.56.190
Retail stores, general merchandise	C	
Secondhand stores	C	
Shopping centers, up to 5 acres	C	
Shopping centers, 5 to 10 acres	MUP	
Shopping centers, 10 acres or more	CUP	
Service Uses		
Banks and financial services	C	
Business support services	C	
Drive-in and drive-thru services	MUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Medical services - Clinics and laboratories	C	
Medical services - Hospitals and extended care	CUP	
Medical services - Veterinary clinics and hospitals	C	
Offices	C	
Offices, temporary	C	17.56.300
Personal services	C	
Public safety facilities	C	
Public utility facilities	MUP	
Repair and maintenance - Accessory to sales	MUP	
Repair and maintenance - Vehicle	MUP	
Service stations	MUP	17.56.220
Storage, accessory	A	17.56.250
Storage, mini storage facilities	MUP	17.56.260
Storage of petroleum products for on-site use	C	
Transient Lodging		
Bed and breakfast lodging	C	17.56.070
Hotels and motels	MUP	17.56.130
Recreational vehicle parks	CUP	17.56.080
Transportation and Communications		
Antennas, communications facilities	See Section 17.56.060	
Broadcasting studios	MUP	
Pipelines and transmission lines	A	
Transit stations and terminals	MUP	
Truck stops	CUP	
Vehicle storage	MUP	

* * * * *

17.30.010 Neighborhood Commercial (C1)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the C1 zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	MUP	
Plant production nursery	See Section 17.56.165	
Manufacturing and Processing Uses		
Recycling collection stations	See Section 17.56.170	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Recreation, Education and Public Assembly Uses		
Community centers	C	
Golf driving ranges	MUP	
Houses of Worship	C	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	MUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	C	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings	MUP	17.30.010(D)
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210
Retail Trade		
Drive-in and drive-thru sales	MUP	
Furniture, furnishings and equipment stores	C	
Grocery and liquor stores	C	
Outdoor retail sales	See Section	17.56.160
Restaurants and bars	C	17.56.190
Restaurants, Fast Food	MUP	17.56.190
Retail stores, general merchandise	C	
Secondhand stores	C	
Shopping centers, up to 5 acres	MUP	
Shopping centers, 5 to 10 acres	CUP	
Shopping centers, 10 acres or more	CUP	
Service Uses		
Banks and financial services	C	
Business support services	C	
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	C	
Drive-in and drive-thru services	MUP	
Medical services - Clinics and laboratories	C	
Medical services - Hospitals and extended care	MUP	
Medical services - Veterinary clinics and hospitals	C	
Offices	C	
Offices, temporary	C	17.56.300
Personal services	C	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Public safety facilities	C	
Public utility facilities	MUP	
Repair and maintenance - Accessory to sales	C	
Repair and maintenance - Consumer products	C	
Repair and maintenance - Vehicle	MUP	
Service stations	MUP	17.56.220
Storage, accessory	A	17.56.250
Storage, mini-storage facilities	MUP	17.56.260
Storage of petroleum products for on-site use	C	
Transient Lodging		
Bed and breakfast lodging	MUP	17.56.070
Transportation and Communications		
Antennas, communications facilities	See Section 17.56.060	
Heliports	CUP	17.56.040
Pipelines and transmission lines	A	
Vehicle storage	MUP	

* * * * *

17.32.010 Office and Professional (OP)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the OP zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop Production	A	
Forestry	A	
Grazing	A	
Plant production nurseries	See Section 17.56.165	
Manufacturing and Processing Uses		
Note: any manufacturing or processing use on a parcel of 10 acres or larger requires conditional use permit (CUP) approval		
Printing and Publishing	MUP	
Recreation, Education and Public Assembly Uses		
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	MUP	
Schools - College and university	CUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	C	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Retail Trade		
<u>Drive-in & Drive-Through sales</u>	<u>MUP</u>	
Mail order and vending	C	
Restaurants and bars	MUP	17.56.190
Service Uses		
Banks and financial services	C	
Business support services	MUP	
Child/adult day care, centers	MUP	
Drive-in and drive-thru services	MUP	
Medical services - Clinics and laboratories	C	

* * * * *

17.34.010 Resort (RES)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the RES zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	Section 17.56.020(B)
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Plant nurseries, retail	CUP	
Water extraction and storage (commercial)	CUP	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Community centers	C	
Golf driving ranges	MUP	
Houses of Worship	C	
Libraries and museums	C	
Membership organization facilities	MUP	
Mining, surface and subsurface	CUP	17.56.270
Outdoor commercial recreation	MUP	
Parks, playgrounds, golf courses	MUP	

69

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Recreation and fitness centers	MUP	
Rural recreation	MUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Shooting Ranges, (commercial)	MUP	
Ski facilities and ski runs	CUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Multi-family dwellings	MUP	
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Secondary dwellings	C	17.56.200
Single-family dwellings	C	17.56.230
Temporary dwelling	C	17.56.280
Retail Trade		
Outdoor retail sales	See Section 17.56.160	
Restaurants and bars	MUP	17.56.190
Retail stores, general merchandise	MUP	
Roadside stands for agricultural products	MUP	17.56.160
Shopping centers, up to 5 acres	MUP	
Shopping centers, 5 to 10 acres	C	
Service Uses		
Banks and financial services	MUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	C	
Medical services - Clinics and laboratories	MUP	
Offices	C	
Offices, temporary	C	17.56.300

* * * * *

17.36.010 Airport (AP)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the AP zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agriculture, Resource and Open Space Uses		
Animal Raising & keeping	A	17.56.050
Crop production	A	
Forestry	A	
Grazing	A	
Plant production nurseries	See Section	17.56.165
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Industrial subdivisions	A	
Machinery manufacturing	CUP	
Metal products fabrication	CUP	
Motor vehicles and transportation equipment	CUP	
Printing and publishing	MUP	
Recycling collection stations	See Section	17.56.170
Small-scale manufacturing	C	
Wholesaling and distribution	MUP	
Recreation, Education and Public Assembly Uses		
Parks, playgrounds, golf courses	MUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Residential accessory uses	C	17.56.180
Retail Trade		
Auto, mobilehome, vehicle and parts sales	MUP	
Drive-in and drive-thru sales	MUP	
Outdoor retail sales	See Section	17.56.160
Restaurants and bars	MUP	17.56.190
Restaurants, fast food	MUP	17.56.190
Retail stores, general merchandise	MUP	
Service Uses		
Banks and financial services	MUP	
Business support services	MUP	
Cemeteries, columbariums and mortuaries	CUP	
Drive-in and drive-thru services	MUP	
Laundries and dry cleaning plants	MUP	
Medical services - Clinics and laboratories	MUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Offices	MUP	
Offices, temporary	C	17.56.300
Personal services	MUP	
Public safety facilities	C	
Public utility facilities	MUP	
Repair and maintenance - Vehicle	MUP	
Service stations	MUP	17.56.220
Storage, accessory	A	17.56.250
Storage, mini storage facilities	C	17.56.260
Storage of petroleum products for on-site use	MUP	
Warehousing, Wholesaling & Distribution	MUP	17.56.260
Transient Lodging		
Hotels and motels	MUP	17.56.130
Recreational vehicle parks	CUP	17.56.080
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040
Antennas, communications facilities	See Section 17.56.060	
Heliports	CUP	17.56.040
Pipelines and transmission lines	A	
Transit stations and terminals	MUP	
Vehicle and freight terminals	CUP	
Vehicle storage	MUP	

* * * * *

17.38.010 Business Park (BP)

* * * * *

B. **Allowable land uses and permit requirements.** The land uses allowed in the BP zone district are limited to the following, and any uses determined to be similar in character, as provided by Section 17.02.050 (Interpretation — Allowable Uses of Land), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource, and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant production nurseries	See Section 17.56.165	
Manufacturing and Processing Uses		
Clothing products	C	
Electrical and electronic equipment, instruments	C	
Furniture and fixtures manufacturing	C	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Industrial subdivisions	CUP	17.38.010
Machinery manufacturing	C	
Metal products fabrication	C	
Printing and publishing	C	
Recycling collection stations <u>Facility</u>	See Section	17.56.170
Small-scale manufacturing	C	
Wholesaling and distribution	C	
Recreation, Education and Public Assembly Uses		
Houses of Worship	MUP	
Parks, playgrounds, golf courses	CUP	
Recreation and fitness centers	MUP	
Schools - College and university	CUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	MUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Home occupations	C	17.56.120
Residential accessory uses	MUP	17.56.180
Retail Trade		
<u>Drive-in & Drive-Through sales</u>	<u>MUP</u>	
Furniture, furnishings and equipment stores	MUP	17.38.010(D)
Mail order and vending	C	
Outdoor retail sales	See Section	17.56.160
Restaurants and bars	C	17.38.010(D), 17.56.190
Restaurants, fast food	MUP	
Retail stores, general merchandise	MUP	17.38.010(D)
Service Uses		
Banks and financial services	C	
Business support services	C	
Child/adult day care, centers	MUP	17.38.010(D)
Drive-in and drive-thru services	MUP	
Laundries and dry cleaning plants	C	
Medical services - Clinics and laboratories	C	
Medical services - Hospitals and extended care	MUP	
Medical services - Veterinary clinics and hospitals	C	
Offices	C	
Offices, temporary	C	17.56.300
Personal services	C	17.38.010(D)
Public safety facilities	C	
Public utility facilities	MUP	
Repair and maintenance - Accessory to sales	C	17.38.010(C)

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Service stations	MUP	17.56.220
Storage, accessory	C	17.56.250
Storage, mini storage facilities	C	17.56.260
Storage of petroleum products for on-site use	MUP	
Warehousing, Wholesaling and Distribution	C	17.56.260

* * * * *

17.40.010 Industrial (IN)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the IN zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	C	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Crop production	A	
Fertilizer plants	CUP	
Mining, surface and subsurface	CUP	17.56.270
Plant nurseries, retail	C	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Chemical products	CUP	
Clothing products	C	
Concrete, gypsum and plaster products	MUP	
Electric generating plants	CUP	
Electrical and electronic equipment, instruments	C	
Food products	C	
Furniture and fixtures manufacturing	C	
Glass products	MUP	
Industrial subdivisions	A	
Lumber and wood products	MUP	
Machinery manufacturing	MUP	
Metal products fabrication	C	
Metal manufacturing industries	CUP	
Motor vehicles and transportation equipment	CUP	
Paper products	MUP	
Paving materials	MUP	
Petroleum refining and related industries	CUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Plastics and rubber products	CUP	
Printing and publishing	C	
Recycling facilities	See Section	17.56.170
Recycling, scrap and wrecking yards	CUP	17.56.170
Slaughterhouses and rendering plants	CUP	
Small-scale manufacturing	C	
Sport facilities and outdoor public assembly	CUP	
Stone and cut stone products	MUP	
Structural clay and pottery products	MUP	
Textile and leather products	MUP	
Weapons manufacturing	CUP	
Wholesaling and distribution	C	
Recreation, Education and Public Assembly Uses		
Golf driving ranges	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	MUP	
Schools - College and university	CUP	
Schools - Specialized education and training	MUP	
Shooting Ranges, (commercial)	MUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupation	C	17.56.120
Temporary dwelling	C	17.56.280
Retail Trade		
Auto, mobile home, vehicle & parts sales	C	
Building material stores	C	
Drive-in and drive-thru sales	MUP	
Farm equipment and supplies	C	
Fuel and ice dealers	MUP	
Furniture, furnishings and equipment stores	MUP	
Mail order and vending	C	
Outdoor retail sales	See Section	17.56.160
Restaurants and bars	C	17.56.190
Restaurants, fast food	MUP	17.56.190
Retail stores, general merchandise	MUP	
Service Uses		
Bank and financial services	MUP	
Business support services	MUP	
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Construction contractors	MUP	
Correctional institutions	CUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Laundries and dry cleaning plants	C	
Medical services - Clinics and laboratories	C	
Offices	C	
Offices, temporary	C	17.56.300
Personal services	C	
Public safety facilities	C	
Public utility facilities	C	
Repair and maintenance - Accessory to sales	C	
Repair and maintenance - Consumer products	C	
Repair and maintenance - Vehicle	C	
Service stations	MUP	17.56.220
Storage, accessory	A	17.56.250
Storage, mini storage facilities	C	17.56.260
Storage of petroleum products for on-site use	C	
Storage yards and sales lots	MUP	
Warehousing, Wholesaling & Distribution	C	17.56.260
Waste disposal sites	CUP	
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040
Antennae, communications facilities	See Section 17.56.060	
Broadcasting studios	MUP	
Heliports	CUP	17.56.020
Pipelines and transmission lines	A	
Transit stations and terminals	C	
Truck stops	MUP	
Vehicle and freight terminals	MUP	
Vehicle storage	MUP	

* * * * *

17.42.010 Industrial Park (INP)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the INP zone district as provided by Section 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter; except as provided by subsection C of this section.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Mining, surface and subsurface	CUP	17.56.270

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Plant nurseries, retail	MUP	
Plant production nurseries	See Section	17.56.165
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Note: any manufacturing and processing use on a parcel of 10 acres or larger requires conditional use permit (CUP) approval.		
Chemical products	CUP	
Clothing products	MUP	
Electric generating plants	CUP	
Electrical and electronic equipment, instruments	MUP	
Food products	MUP	
Furniture and fixtures manufacturing	MUP	
Glass products	MUP	
Industrial subdivisions	CUP	17.42.010(C)(2)
Machinery manufacturing	MUP	
Metal products fabrication	MUP	
Motor vehicles and transportation equipment	CUP	
Paper products	MUP	
Petroleum refining and related industries	CUP	
Plastics and rubber products	MUP	
Printing and publishing	MUP	
Recycling facilities	See Section	17.56.170
Small-scale manufacturing	MUP	
Textile and leather products	MUP	
Weapons manufacturing	CUP	
Wholesaling and distribution	MUP	
Recreation, Education and Public Assembly Uses		
Golf driving ranges	MUP	
Houses of Worship	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	MUP	
Schools - College and university	CUP	
Schools - Specialized education and training	MUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Retail Trade		
Auto, mobile home, vehicle & parts sales	MUP	
Drive-in and drive-thru sales	CUPMUP	
Mail order and vending	CUP	
Outdoor retail sales	See Section	17.56.160
Restaurants and bars	MUP	17.56.190
Restaurants, fast food	MUP	17.56.190
Retail stores, general merchandise	MUP	

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Service Uses		
Banks and Financial Services	MUP	
Business support services	MUP	
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Construction and contractors	MUP	
Kennels and Animal Boarding	MUP	
Laundries and dry cleaning plants	MUP	
Medical services - Clinics and laboratories	MUP	
Offices	MUP	
Offices, temporary	CUP	17.56.300
Personal Services	C	
Public safety facilities	C	
Public utility facilities	MUP	
Repair and maintenance - Accessory to sales	MUP	
Repair and maintenance - Consumer products	MUP	
Repair and maintenance - Vehicle	MUP	
Service stations	MUP	17.56.220
Storage, accessory	A	17.56.250
Storage, mini storage facilities	MUP	17.56.260
Storage of petroleum products for on-site use	MUP	
Storage yards and sales lots	MUP	
Warehousing, Wholesaling & Distribution	MUP	17.56.260
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040

* * * * *

17.44.010 Residential-Agricultural (RA)

* * * * *

B. **Allowable Land Uses, Permit Requirements and Minimum Lot Area.** The following land uses are allowed in the RA zone as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses			
Agricultural accessory structures	C	40,000	17.56.020(B)
Agricultural processing	MUP		
Animal raising and keeping	See Section 17.56.050		
Crop production	A	40,000	

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Equestrian facilities	See Section 17.56.050		
Fisheries and game preserves	A	40,000	
Forestry	A	40,000	
Grazing	A	10 acres	17.04.030
Mining, surface and subsurface	CUP	40,000	17.56.270
Plant production nurseries	See Section 17.56.165		
Water extraction and storage (commercial)	CUP	40,000	
Manufacturing and Processing Uses			
Electric generating plants	CUP	40,000	
Recreation, Education and Public Assembly Uses			
Community centers	MUP	40,000	
Houses of Worship	MUP	40,000	
Libraries and museums	MUP	40,000	
Membership organization facilities	MUP	40,000	
Parks, playgrounds, golf courses	MUP	40,000	
Recycling; reverse vending machines & small collection facilities	ARP		17.56.170
Schools - Elementary	MUP	40,000	
Schools - Secondary	MUP	40,000	
Schools - Specialized ⁽²⁾	MUP	40,000	
Temporary events	MUP		17.56.300
Residential Uses			
Farm labor housing	MUP	10 acres	
Home occupations	C		17.56.120
Mobile homes	C	40,000	17.56.150
Residential accessory uses	C	40,000	17.56.180
Residential care homes, 6 or fewer clients	C	40,000	
Residential care homes, 7 or more clients	MUP	40,000	
Secondary dwellings	C	40,000	17.56.200
Single-family dwellings	C	40,000	17.56.230
Temporary dwelling	C	40,000	17.56.280
Retail Trade			
Roadside stands for agricultural products	C	40,000	17.56.160
Service Uses			
Cemeteries, columbariums and mortuaries	CUP	40,000	
Child/adult day care, centers	MUP	40,000	
Child day care, family care homes	C	40,000	
Kennels and animal Boarding	MUP	40,000	
Medical services - Hospitals and extended care	CUP	40,000	
Medical services - Veterinary clinics and hospitals	MUP	40,000	
Offices, temporary	MUP	40,000	17.56.300

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Public safety facilities	MUP	10,000	
Public utility facilities	MUP	10,000	
Storage, accessory	A	40,000	17.56.250
Storage of petroleum products for on-site use	C	10 acres	See Section 15.04.040
Transient Lodging			
Bed and breakfast lodging	MUP	40,000	
Transportation and Communications			

* * * * *

17.46.010 Residential-Forest (RF)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the RF zone district as provided by Section 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020(B)
Agricultural processing	MUP	
Animal raising and keeping	See Section	17.56.050
Crop production	A	
Equestrian facilities	See Section	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Plant production nurseries	See Section	17.56.165
Water extraction and storage (commercial)	CUP	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Recycling collection stations	See Section	17.56.170
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Parks, playgrounds, golf courses	MUP	
Recycling; reverse vending machines & small collection facilities	ARP	17.56.170

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Rural recreation	MUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Ski lift facilities and ski runs	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Secondary dwellings	C	17.56.200
Single-family dwellings	C	17.56.230
Temporary dwelling	C	17.56.280
Retail Trade		
Roadside stands for agricultural products	C	17.56.160
Service Uses		
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	C	
Kennels and animal Boarding	MUP	
Medical services - Veterinary clinics and hospitals	MUP	
Offices, temporary	MUP	17.56.300
Public safety facilities	MUP	
Public utility facilities	MUP	
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	C	See Section 15.04.040
Transient Lodging		
Bed and breakfast lodging	MUP	17.56.070
Transportation and Communications		
Antennas, communications facilities	See Section 17.56.060	
Pipelines and transmission lines	A	

* * * * *

17.48.010 Residential Multi-Family (RM)

* * * * *

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the RM zone district as provided by Section 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Recreation, Education and Public Assembly Uses		
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
<u>Recycling; reverse vending machines & small collection facilities</u>	<u>ARP</u>	<u>17.56.170</u>
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	MUP	
Ski lift facilities and ski runs	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Mobile homes	C	17.56.150
Multifamily dwellings, 20 or fewer units	C	
Multifamily dwellings, 21 or more units	MUP	
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Secondary dwellings	C	17.56.200

* * * * *

17.50.010 Residential Single-Family (RS)

* * * * *

B. **Allowable Land Uses, Permit Requirements and Minimum Lot Area.** The following land uses are allowed in the RS zone district as provided by Section 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽²⁾ LOT AREA (sf)	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses			
Animal raising and keeping	See Section 17.56.050		
Recreation, Education and Public Assembly Uses			
Community centers	MUP		
Fisheries and game preserves	A	10,000	

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽²⁾ LOT AREA (sf)	SPECIFIC STANDARDS IN SECTION
Golf courses	MUP	400,000	
Houses of Worship	MUP		
Parks, playgrounds	MUP	10,000	
<u>Recycling; reverse vending machines & small collection facilities</u>	<u>ARP</u>		<u>17.56.170</u>
Schools - Elementary	MUP	200,000	
Schools - Secondary	MUP	200,000	
Ski lift facilities and ski runs	CUP		
Temporary events	See Section 17.56.300		
Residential Uses			
Home occupations	C		17.56.120
Mobile homes	C	10,000 ⁽¹⁾	17.56.150
Residential accessory uses	C		17.56.180
Residential care homes, 6 or fewer clients	C	10,000 ⁽¹⁾	
Secondary dwellings	C	See Section 17.56.200	
Single-family dwellings	C	10,000 ⁽¹⁾	17.56.230
Service Uses			
Child day care, family care homes	C	10,000 ⁽¹⁾	
Offices, temporary	MUP	6,000	17.56.300
Public safety facilities	MUP	10,000	
Public utility facilities	MUP	6,000	
Storage, accessory	See Section 17.56.250		
Storage or petroleum products for on-site use	See Section 5.04.040		
Transient Lodging			
Bed and breakfast lodging	MUP		17.56.070
Transportation and Communications			
Antennas, communications facilities	See Section 17.56.060		
Pipelines and transmission lines	A		

* * * * *

17.54.190 Off-Premises Signs

Signs not located on the same site as the business, activity, product, service or persons they advertise shall be subject to the following requirements, as well as the sign permit requirements and other applicable provisions of Section 17.54.170.

* * * * *

E. Agricultural Directional Off-Premises Signs. Agricultural directional off-premises signs are intended to direct the public to agricultural businesses where products are available for sale.

1. Applicability.

a. Type of Business. Agricultural businesses would include, but not necessarily be limited to, farms, ranches, fruit stands, wineries, on-farm

sales, pick-it-yourself operations, pumpkin patches, plant nurseries, and tree farms. The Planning Department will consult with the Placer County Agricultural Commissioner if it is unclear whether a particular business falls within this category. Agricultural directional off-premises sign permits and corresponding encroachment permits (where applicable) will be considered by the applicable County Departments only if the business is currently operating in accordance with all applicable County Codes. Businesses that are not in compliance with County land use permits will not be eligible for applications under this section.

b. Type of Sign. Agricultural directional signs shall be mounted on a single sign post. Individual sign panels may include only the name of the business or commodity, and either distances in miles and tenths or months of operation. A directional arrow will be included on each sign panel in the appropriate direction of the business. Each business is limited to no more than two panels, back-to-back, per sign post.

2. Location. Agricultural directional signs shall be located at cross roads, intersections, or other sites where directional information is needed and shall be subject to the following:

a. Notwithstanding Section 17.54.170 D.8, sign posts may be located in the County right of way upon obtaining an encroachment permit for the construction of each sign post and panel and/or maintenance from the Placer County Department of Public Works. Such sign posts and/or panels will be allowed at intersections identified on a list entitled Agricultural Directional Signs – Off-Premises County sites, maintained by the Placer County Department of Public Works. Sign posts may also be placed on private land with the written permission of the landowner and applicable sign permit.

b. Sign posts shall not to be installed, placed, erected or constructed so as to create a public health or safety hazard, nor shall such a sign interfere with a drivers' sight distance along any public or private roadway or at any intersection of public/private roads (including any driveway entrances on to such roads).

c. Individual businesses are limited to placing agricultural directional signs only within approximately a five mile radius of their business location and only where it signifies a change in the direction of travel.

3. Size and Design. Agricultural directional sign posts shall include a standard metal PlacerGROWN top header and individual sign panels in accordance with the following specifications:

a. Height. The post, excluding the top header, shall not exceed 12 feet in height above road grade and the bottom of the lowest panel shall be a minimum of 5 feet above the road grade, or as approved by the Department of Public Works where modification to this standard may be necessary within the County right-of-way.

b. Post. The wood post shall be four inches by four inches and painted white.

c. Header. A metal header panel with a uniform PlacerGROWN logo not more than twelve inches by twelve inches.

d. Panels. The panels shall not be more than six inches by thirty-six inches. Panels may be affixed to two sides of a post so they can be read from two different directions.

e. Color. The sign panels shall be white with a standard dark green lettering.

f. Font. Lettering shall be in a block font and a combination of capital and small letters. Size of lettering may vary depending on the number of letters/numbers that are used.

4. Permit. Potential applicants will contact the Agricultural Commissioner to begin the permit process. A sign permit shall be required for the installation of each new sign post, as well as an encroachment permit if proposed within the County right-of-way. The addition of panels must conform to the design requirements described in Subsection 3. above.

5. Installation and Maintenance. Agricultural directional signs shall be installed and maintained in accordance with the following:

a. No such sign may be installed without all appropriate permits (sign, building, grading, encroachment, if required) having first been issued and applicable fees paid.

b. Installation on private property. Installation on private property shall be the responsibility of the first user or group of users. Maintenance of the post, header and panels shall be the responsibility of the businesses using the post.

c. Installation on County right-of-way. Installation and maintenance of any agricultural directional sign within the County right-of-way shall be done by the Placer County Department of Public Works.

* * * * *

17.60.120 Nonconforming Uses

* * * * *

A. **Nonconforming Uses of Land.** A nonconforming use of land may be continued, transferred or sold, provided that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that which it lawfully occupied before becoming a nonconforming use. Additionally, non-conforming uses shall not be enlarged, extended expanded nor increased to occupy a larger area, nor a more intensive use than that which it was characterized by in the prior twelve months.

Commercial Shooting Ranges that were in use during the twelve (12) months prior to January 1, 2006 may be continued, transferred or sold provided that no such use shall be enlarged or increased without first obtaining approval of a Minor Use Permit.

* * * * *



PLACER COUNTY PLANNING DEPARTMENT
11414 B AVENUE
AUBURN, CA 95603

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this Negative Declaration has been prepared.

Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION:

Title: 2005 Placer County Zoning Ordinance Text Amendments

Description: Proposal to amend the Placer County Zoning Ordinance (see attached Initial Study for a detailed project description).

Location: Placer County

Project Proponent: Placer County

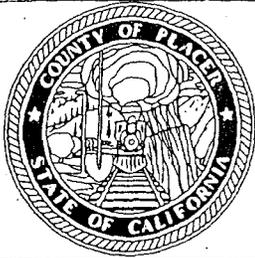
County Contact Person: Melanie Heckel (530) 886-3000

PUBLIC NOTICE:

The comment period for this document closes on 8/8/05. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Auburn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Placer County Planning Department at (530) 886-3000 between the hours of 8:00 a.m. and 5:00 p.m. at 11414 "B" Avenue, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

RECORDER'S CERTIFICATION:



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 886-3000/FAX (530) 886-3080

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

TITLE OF PROJECT: 2005 PLACER COUNTY ZONING ORDINANCE TEXT AMENDMENTS

Background:

The Planning Department is bringing forward revisions to the zoning ordinance in order to provide for certain types of uses not currently allowed to meet identified needs, to implement new State regulations, and to make assorted clarifications and minor changes to ease implementation and interpretation for staff and the public as follows:

1. Hotels in industrial zoning districts - There have been numerous requests for hotels in the Sunset Industrial Area, primarily zoned Industrial, Industrial Park or Business Park. Recent development patterns make the location of one or more hotels in this area desirable to meet the needs of existing and proposed development. Most particularly, the Thunder Valley Casino has generated a need for nearby overnight accommodations. In addition, proposed universities and associated commercial and industrial uses, particularly in the proposed Placer Ranch project, will similarly generate a need for overnight accommodations for parents of college students and for business travelers.
2. Revised density bonus provisions - As mandated by SB 1818 passed by the State Legislature last year, the County is required to revise our density bonus provisions to implement the provisions of the new state law.
3. Agricultural Directional Signs - The Agricultural Commission has requested that we establish provisions for directional signs to locations where agricultural products are available for sale on site.
4. Multi-service housing centers - In order to implement the provisions of the County Housing Element, provisions for multi-service housing centers (aka homeless shelters) will be established in several zoning districts.
5. Administrative citation process for code enforcement - A new administrative citation and hearing process is proposed for code enforcement activities in order to provide a more efficient enforcement process and avoid utilizing the county courts for this process.
6. Minor changes, clarifications and elimination of conflicts - Planning Department staff continues to analyze internal conflicts, difficulties in interpretation and minor suggestions for change to provide on-going updating of the zoning ordinance to meet current standards and practices and to make it more user friendly.

Location:

Placer County is located 80 miles northeast of San Francisco. The City of Auburn and the government center of Placer County, is located 120 miles southwest of Reno. The county encompasses 1,506 square miles (including 82 square miles of water) or 964,140 acres (including 52,780 acres of water). Placer County is bounded by Nevada County to the north, the State of Nevada to the east, El Dorado and Sacramento counties to the south, and Sutter and Yuba counties to the west. The amendments to the Placer County Zoning Ordinance will apply to the entire county with the exception of the incorporated Cities of Auburn, Roseville, Rocklin, Lincoln, Loomis and Colfax, and Tahoe Basin and Squaw Valley areas separately regulated through individual General Plans and Zoning ordinances.

Project Description:

Amend the Placer County Zoning Ordinance as follows:

1. Hotels and motels - Allow hotels and motels with a CUP in the Industrial and Industrial Parks districts and an MUP in the Business Park zoning district. They are currently allowed in the General Commercial, Heavy Commercial

87

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

Commercial Planned Development, Highway Services, Motel , Resort and Airport zoning districts. This ordinance revision is eliminating the Motel zoning district and special regulations that apply in that district because there are no properties with that zoning designation and there appears to be no reason to have such a limited use zoning district. The definition of hotels and motels has been revised to include conference facilities.

2. **Height limits** - Amend the Height Limit and Exception section to indicate that in those zoning districts that have a height limit of 50 feet (includes the Industrial, Industrial Park and Business Park zoning districts), higher structures may be approved for special uses, including hotels, with a Conditional Use Permit that includes environmental review and a visual impact analysis with photo simulations.

3. **Exceptions to lot coverage requirements for parking structures** - Exclude parking structures from lot coverage limitations in the Industrial and Industrial Park zoning districts as long as overall coverage does not exceed 75% with 15% of the site devoted to landscaping.

4. **Density bonus provisions** - Delete current density bonus provisions and replace with new provisions as mandated by the State. The new provisions are complex. Key provisions allow density bonuses for a wider range of affordable housing types at lower percentages, allow higher bonuses and greater concessions or incentives. However, such units are required to remain affordable through enforceable means for at least 30 years whereas the current ordinance is more flexible and requires 30 years for projects with County funding and 10 years for privately financed projects.

5. **Agricultural directional signs** - Establish a directional agricultural sign program to allow off-site signs that direct the touring public to agricultural businesses that sell agricultural products directly to the public. As proposed, these signs would be similar to winery signs located in several other counties but would direct the public to other types of agricultural products. The signs would be of uniform height, color and design and could be placed at corners or crossroads with arrows to indicate the direction of the agricultural product site. The signs would include a post and panels to depict each particular agricultural sales site.

6. **Multi-service housing centers** - Establish a definition for multi-service housing centers, otherwise known as homeless shelters and ancillary services, and allow them in each district that allows multi-family residential uses: Residential Multi-Family, Neighborhood Commercial, General Commercial, Commercial Planned Development, Highway Services and Resort.

7. **Administrative citation process for code enforcement** - Several changes are proposed to Article 17.62 of the Zoning Ordinance (Code Enforcement), primarily to add an Administrative Citation Ordinance that authorizes Code Enforcement staff to issue administrative citations, establishes fines, defines procedures for a request for a hearing, and allows a hearing before a Hearing Officer. Substantial changes to the sections regarding Recovery of Costs are also proposed to bring those sections in line with changes in the law, county practice, and the addition of the Administrative Citation process.

8. **Agricultural accessory structures** - Places limitations on the size of agricultural accessory structures on parcels that are less than 4.6 acres in size that are identical to size limitations for residential accessory structures. However, where zoning allows both uses, each type of structure (residential and agricultural) is permitted the allowable floor area as outlined in Section 17.56.180.

9. **Minor changes, clarifications and elimination of conflicts** - A long list of changes is proposed in this category, too numerous to list here. Examples include changes necessary to eliminate conflicts between the allowable use chart in Section 17.06.050, charts within each zoning district and Specific Use Requirements in Article 17.56, revisions to commercial and industrial zoning districts to provide greater consistency, clarifications to regulations on temporary structures and revisions to the public hearing process to allow the Planning Commission to conduct public hearings on projects before the Final EIR is prepared if subsequent approval is required by the Board of Supervisors.

Documents incorporated by Reference

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, and applicable maps. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following documents are incorporated herein by reference and are available for review at the County of Placer, Planning Department, 11414 B Avenue, Auburn, CA 95603 and at the appropriate county offices identified herein:

1. Air Quality Thresholds of Significance, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
2. County of Placer General Plan Update, County of Placer, August 1994.
3. County of Placer Zoning Code, County of Placer, <http://ordlink.com/codes/placer/preface.htm>.
4. Draft General Plan Background Report, Placer County General Plan Update, Volumes I and II, County of Placer, September 15, 1992.

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

- 5. Final Environmental Impact Report, County of Placer Countywide General Plan Update Volume I, County of Placer, SCH#93082012, June 26, 1994.
- 6. Placer County Air Pollution Control Board, Rules and Regulation, <http://www.placer.ca.gov/airpollution/reqs/complete-rules-reqs.pdf>
- 7. Placer County Water Agency (PCWA) website, <http://www.pcwa.net>

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

89

Items b, c: The zoning ordinance revisions, in and of themselves, will not impact scenic resources. They may, however,

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

authorize certain types of uses that could affect scenic qualities within Placer County. The three areas of revision that could affect scenic resources are: 1) allowance for certain types of uses (including hotels) to exceed the 50 foot height limit in the industrial zoning districts if a conditional use permit is granted, 2) establishment of a directional off-site agricultural sign program and 3) reduction in certain setback requirements in commercial zoning districts.

1) Higher heights - These would affect parcels that are industrially zoned which are not generally placed within scenic vistas, in scenic resources areas or along state scenic highways, but rather in areas devoted to industrial uses, away from residences and recreational and other visually sensitive use areas. However, several potential hotel sites are within views from Highway 65. These uses could potentially degrade the existing visual character or quality of the particular site and its surroundings. Although such hotels and other taller uses could be located on any industrially zoned parcels in unincorporated Placer County to date, interest has been primarily focused in the Sunset Industrial Area due to proximity to the Casino, the proposed university specific plan and to meet the needs of business travelers. At this time it is too speculative to determine how high such structures may be proposed or approved. The zoning text amendment indicates that higher than the 50 foot height limit may be approved only through the conditional use permit process, including environmental review with photo simulations. In this way, each individual proposal can be fully analyzed so that aesthetic considerations can be evaluated and mitigated. Therefore, the proposed text amendment would be considered less than significant.

2) Off-site directional agricultural signs - These signs would be located generally in rural areas. Their purpose is to direct members of the public to agricultural sites where products can be purchased where grown or processed. Examples include wineries, mandarin orange farms, etc. These signs would be of uniform size, color and design and would be located at intersections to direct the public which direction to go. They would include a sign post and individual panels with arrows. This type of directional sign can often be seen in wine growing regions like Napa and Sonoma Counties and has become an accepted part of the rural environment. With a uniformly designed sign program consisting of a post with panels, visual impacts are considered less than significant.

3) Reductions to setbacks - The front setback is proposed for reduction in the Highway Services district from 25 to 10 and in the Office Professional district from 20 to 10. The reason for the reduction is to make the front setback consistent with the other commercial zoning districts. Despite the reduction in setback requirements, proposed uses will still need to be consistent with the applicable Community Plan including design guidelines and in most cases will be subject to Design Review. Therefore, aesthetic impacts are considered less than significant.

Item d: The primary potential impact on light or glare would be due to allowing hotels in industrial zoning districts where they are not currently allowed. However, even without this change, a wide range of urban industrial and commercial uses are allowed in these areas. Streetlights will be included in any required street improvements. Because these areas are already urbanized and designated for industrial development, the incremental increase in lighting associated with new development would be less-than-significant. Any hotel proposal would be required to be in compliance with the county zoning ordinance standards and design guidelines. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from and properly shielded to eliminate glare on existing land uses and roadways. Light and glare impacts would have a less than significant impact with adherence to county requirements.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--------------------------------	---------------------------------------	------------------------------	-----------

II. AGRICULTURE RESOURCES-- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Item c: Potential impacts on agricultural resources would be related to allowing hotels in industrial areas, providing agricultural directional signs in agricultural areas, and placing limits on the size of agricultural accessory structures on parcels less than 4.6 acres in size. Although some existing zoned industrial lands are adjacent to agricultural land on the urban fringe, zoning standards and general plan policies have been developed to manage the interface between the two land uses. None of the changes proposed would increase the land currently designated agricultural for potential conversion to a non-agricultural use. The agricultural sign program will not adversely affect agricultural resources, but can actually enhance economic viability of agricultural operations by directing customers to on site sales locations. The limitation on the size of agricultural accessory structures is appropriate in that it only affects parcels less than 4.6 acres in size where agricultural activities would be of a very small scale. If a parcel is less than an acre in size, an agricultural accessory structure is limited 2,000 sq. ft.; for parcels one acre to 2.29 acres, an agricultural structure can be 2400 sq. ft. and for parcels 2.3 acre to 4.59 acres in size, an agricultural accessory structure can be 3,000 sq. ft. in size. Each of these parcels could also contain a residence and a residential accessory structure with the same size limitations described above. With an unlimited size for agricultural accessory structures on small parcels the potential exists that there would be very little land left for actually growing farm products. Therefore the zoning ordinance revisions are appropriate and would have a **less than significant effect** on agricultural resources or operations.

Potentially Significant Impact Less Than Significant with Mitigation Less Than Significant Impact No Impact

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

Item a-e: The Placer County Zoning Ordinance is located within the Placer County Air Pollution Control District (District), a local governmental agency responsible for protecting the air quality in the county area. Placer County includes portions of three California air basins: Sacramento County, Mountain Counties and Lake Tahoe. Existing air quality varies substantially between these air basins. The Sacramento Valley and Mountain Counties basins are classified as non-

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

attainment areas for the state and federal ozone standards.

Before anyone builds, alters, replaces, operates, or uses machinery or equipment that may cause air pollution, that person must obtain a permit from the air pollution control officer of the District. (*California Health and Safety Code, Ch. 4, Art. 1, 42300*)

Since Placer County does not meet the air quality standards for PM-10 and ozone set forth by the United States Environmental Protection Agency or those of the California Air Resources Board the District issues permits allowing the District to work with businesses to be sure their operations follow federal, state and local regulations and are coordinated with the District's air quality strategy.

The proposed Zoning Ordinance revisions do not significantly alter the types of uses allowable within unincorporated Placer County. It would allow hotels to be located on industrially zoned land. This could potentially reduce stationary sources of air pollution by replacing potential industrial generators of air pollution with hotels that would not typically emit significant air pollution. The Air District permits and inspects stationary sources of air pollution, such as industrial operations. Permits are required of both small and large businesses by state and federal law for any operation or equipment that has the potential to emit air contaminants. They are required 1) before construction begins for a new operation; 2) whenever a change of ownership occurs; 3) before a modification takes place; or 4) before equipment is replaced or relocated. Permits are issued to ensure that all equipment and processes comply with federal, state, and District rules. Before any person builds, erects, alters, replaces, operates, or uses any article, machine, equipment, or other contrivance which may cause the issuance of air contaminants, such person must obtain a permit to do so from the air pollution control officer of the district (*California Health and Safety Code, Ch. 4, Art. 1, 42300*).

Development activities would also result in additional auto related emissions over existing conditions relating to both construction and operations. Again, no substantial increase in development activities is anticipated as a result of changes in the zoning ordinance. As indicated above, there would be new opportunities to construct hotels on lands already designated for industrial development. In addition, greater residential densities may be allowed due to changes in the residential density bonuses. However, increased densities allowed through bonuses would also include certain provisions for affordable housing. This could potentially reduce commuting necessary for workers in Placer County by providing more affordable housing near to jobs. Each development project within Placer County must be assessed against the following AQMD recommended significance criteria:

- **Criteria Pollutants:** Construction and operation impacts are considered potentially significant if the project would result in a net increase of 85 pounds per day (lbs/day) of reactive organic compounds (ROGs), 85 lbs/day of nitrogen oxides (NO_x), 275 lbs/day of PM₁₀ or 150 lbs/day of sulfur dioxide (SO₂). Operational impacts for carbon monoxide (CO) are considered potentially significant if CO "hot spots" exceeding state 1-hour and 8-hour State Ambient Air Quality Standards are generated near major thoroughfares and congested surface streets.

With future development, air pollutants would be emitted by construction equipment and fugitive dust would be generated during interior grading and site preparation. The county, as well as the Air Quality Management District regulates construction activities. Construction could include demolition of some structures and grading preparation for any new construction. PM₁₀ emissions in the form of fugitive dusts would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather. Phase I emissions from construction equipment (i.e. graders, back hoes, haul trucks etc.) would generate PM₁₀, NO_x, and ROG emissions.

Phase II construction emissions are primarily associated with construction, employee commute vehicles, asphalt paving operations, mobile construction equipment (i.e., bulldozers, forklifts, etc.), stationary construction equipment, and architectural coatings. Phase II construction emissions will principally be generated from diesel-powered mobile construction equipment as well as architectural coatings. Phase II construction emission mitigation measures involve the routine maintenance and tuning of all mobile and stationary powered construction equipment, as well as construction employee commute vehicle trip reductions. Construction paving materials and coatings are required to conform to the rules outlined in the PCAQMD's Rule 217 and Rule 218 governing the manufacture and use of asphalt and architectural coatings.

Employee, customer and/or delivery vehicle trips associated with new development would generate NO_x and ROG emissions, contributing to regional ambient ozone (O₃) concentrations, and would generate vehicular dust emissions that would contribute to regional ambient PM₁₀ concentrations. Additionally, the combustion of natural gas for space heating

92

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

will contribute NO_x and ROG emissions.

However, facility-specific vehicle trip emissions that may be generated by new uses authorized by the zoning ordinance revisions (hotels in industrial areas, higher residential densities through change in the bonus provisions for affordable housing) may be offset by providing convenient locations, thus decreasing vehicular traffic. In the case of hotels in the Sunset Industrial Area, there is a demand for overnight accommodations for casino patrons closer to the casino than currently available. Higher residential densities with affordable housing provisions could reduce commuting between jobs and housing.

PCAQMD requires site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed. Potential impacts to sensitive receptors would be analyzed at the project level, depending on adjacent land uses and the proposed uses for a given site.

The PCAQMD considers development projects to be cumulatively significant if the project requires a change in the existing land use designation (i.e., general plan amendment, rezone), and projected emissions (ROG, NO_x or PM₁₀) of the proposed project are greater than the emissions anticipated for the site if developed under the existing land use designation. The proposed zoning text amendments provide for development that is consistent with the existing land use designations, thus **no cumulative impact** on air quality would result from the zoning text amendments.

e) The Zoning Text amendment does not authorize new uses that would generate objectionable odors. However, the proximity of hotel patrons to potential odor generating industrial uses could potentially create a conflict. However, the air district and jurisdictions require site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed over time. The proposed zoning text amendments would have a **less than significant impact** on the creation of objectionable odors.

Potentially Significant Impact Less Than Significant with Mitigation Less Than Significant Impact No Impact

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting

93

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?

Item a-c, e: The proposed zoning text amendment would not substantially change the types of uses allowed in unincorporated Placer County. It is possible that future hotel facilities could be proposed on biologically sensitive properties. However, such hotels would be located in areas specifically planned and zoned for industrial uses. Potential impacts to biological resources will be considered during planning approvals for those lands, specific project level review will be required at the project specific level. The Placer County Zoning Ordinance requires hotels to obtain a Conditional Use Permit or Minor Use Permit in the industrial zoning districts and an appropriate environmental document, which would include an assessment of biological resources.

Placer County has a Tree Protection Ordinance to preserve and protect the remaining native oak and other species of trees within the county. Placer County Zoning ordinance 12.16.010 states:

"The spirit of this article is to encourage an atmosphere of mutual cooperation between members of the development community, private citizens, and county officials in attempting to retain tree cover within the county. Furthermore, the article is to provide for educational programs and materials to promote an awareness of the value of trees, and provide information to the public relating to the care, maintenance, and planting of trees.

Thus, it shall be the policy of this county to preserve trees wherever feasible, through the review of all proposed development activities where trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. In the spirit of reasonableness this article does not categorically prohibit tree removal and contains numerous exemptions for specific types of activities. It is also recognized, that due to the extremely diverse terrain and vegetation within the county, different policies may be applicable to specific areas of the county."

County policies encourage revegetation and landscaping with native plant species, avoidance of non-indigenous species and protection of native trees and oaks.

Potential impacts to environmental resources would be mitigated at the project specific level, therefore the changes to the zoning ordinance and site specific facility construction would have a **less than significant impact** on biological resources.

Potentially Significant Impact Less Than Significant with Mitigation Less Than Significant Impact No Impact

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §5064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §5064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

Item a. No specific development is proposed as part of the zoning text amendment. If a project affecting historic

94

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

resources were proposed, it would be required to assess potential impacts as part of the local permit review process, as required by CEQA. Potential impacts to historic resources would be mitigated at the project specific level. The proposed zoning text amendments would have a *less than significant impact* on historic resources.

Item b-d: The county has standard construction requirements that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. Furthermore, site specific cultural resource studies are required in sensitive areas as part of the environmental review on specific project proposals. The County has adopted programs and have adequate safeguards to assure that such resources would not be impacted for new projects therefore, the proposed zoning text amendment would have a *less than significant impact* on cultural resources.

Potentially Significant Impact Less Than Significant with Mitigation Less Than Significant Impact No Impact

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

2) Strong seismic ground shaking?

3) Seismic-related ground failure, including liquefaction?

4) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

15

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

Item a: Development authorized by the County General Plan could be exposed to potentially damaging seismically induced ground shaking. The zoning text amendments do not authorize any new land to be converted to or made available for any new use susceptible to damage from geologic, soils, nor seismic activity. Like any California community, the region is subject to potential seismic activity. The South Placer area, as designated by the State Division of Mines and Geology, is classified as a low-severity earthquake zone. Expected intensity on the Modified Mercalli Scale would range between VI and VII. Events typical of this intensity level would include cracks in weak masonry and chimneys, shaking or rustling of trees and bushes, furniture movement, and breaking of glassware.

A major seismic event in the South Placer area could occur from earthquake activity along faults some distance away and, in an extreme situation, could conceivably result in severe property damage and injury to building occupants or passersby. Further damage could result from breakage of electrical, water and gas lines, causing additional problems in the course of post-earthquake repairs. The last seismic event recorded in the South Placer area, measuring at least 4.0 on the Richter Scale, occurred in 1908 on a north-south fault line between Folsom and Auburn and on an east-west line between Placerville and Roseville. No significant seismic events have been recorded since that time within the Roseville vicinity. However, the State Division of Mines and Geology indicates that increased earthquake activity throughout California may cause tectonic movement along now "inactive" fault systems.

Several moderately large earthquakes have occurred within and near eastern Placer County within the past few years, and topographic, structural and hydrothermal evidence of recent faulting is also present.

Seismic and geologic hazards in Placer County result from potential surface rupture of faults, ground-shaking and liquefaction during earthquakes, landslides resulting from earthquakes, expansion and shrinking of soils, soil erosion, and snow avalanches. These conditions are identified below.

Seismicity

Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults of coastal California. The western and central parts of the county generally have generally low seismicity, while the eastern area in the vicinity of Lake Tahoe has rather high seismicity.

Surface Rupture Hazards From Faulting

Within the historical period, earthquakes in Placer County have not caused any surface rupture as a result of faulting. No inferred faults or fault zones in Placer County are considered well-defined enough to warrant designation as hazard zones requiring site-specific studies before land development. Although precise zones cannot be located, there is some potential for surface rupture along fault zones in the Tahoe-Truckee area.

Ground-shaking Hazards

During major earthquakes, ground-shaking is generally responsible for between 80 and 100 percent of total damage. Ground-shaking can cause severe damage even when faulting does not rupture the ground surface. The area of Placer County with the largest ground-shaking risk is in the vicinity of Stampede Valley and Tahoe faults in the Truckee-Tahoe area. Much of this area is governed by separate zoning ordinances and is therefore unaffected by these zoning text amendments.

Liquefaction Hazards

Liquefaction is the transformation of uncemented, saturated clay-free sand or silt to a liquefied state resulting from increased pore-water pressures caused by ground-shaking during an earthquake. Structures in area that are prone to liquefaction can be damaged by this failure in soil strength. Soils that are prone to liquefaction are located throughout the county.

Slope Instability

Landslides can occur in natural and manufactured slopes due to unstable soil and rock, undercutting, and unfavorable soil moisture or drainage conditions. Slope instability can occur throughout the hilly and mountainous parts of the county.

Expansive Soils

Certain soils with high clay content may expand or shrink under different soil moisture conditions. This could lead to structural damage unless this condition is anticipated and special features are incorporated into their design. Soils considered to have moderate to high shrink-swell potential are generally limited to the low-lying areas, which are

96

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

concentrated in western Placer County, from the city of Rocklin to the county line.

Erosion

The hazard of soil erosion can lead to other hazards including slope instability and sedimentation of nearby streams and rivers. Most soils in eastern Placer County are subject to high erosion potential, although some soils have moderate to very-high erosion potential.

Avalanche Hazards

Avalanche hazards exist in certain locations throughout eastern Placer County where steep slopes, abundant snow, and certain weather and snow-pack conditions combine to cause an avalanche episode.

Structural Hazards

Historic and modern buildings that are not reinforced to meet current building codes could be substantially damaged by earthquake-induced ground-shaking. Un-reinforced masonry (URM) buildings, which are located throughout the county, present the most widespread structural hazard.

Additional information on seismic and geologic conditions in Placer County can be found in Chapter 10 of the General Plan Background Report (September 1992).

Any new development could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support that could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material that leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults would be strong enough in the Sunset Industrial Area to induce liquefaction in susceptible sand layers.

The Placer County General Plan Update, August 1994, adopted policies as a part of their Health and Safety Elements that mitigate seismic and geological hazards, including liquefaction. Development authorized by the zoning ordinance would not occur across any currently identified fault. In addition, the county requires soils reports and geological investigations for determining liquefaction, expansive soils and subsidence problems on sites for new buildings as a condition of approval, and that such information be incorporated into the project design and construction to eliminate hazards. These policies are required for new construction projects and reduce potential seismic impacts to *less than significant* levels.

Item b: The proposed zoning text amendments could encourage new construction, resulting in the excavation, displacement, backfill and compaction of a significant amount of soil. Wind and water soil erosion could also occur. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of the proposed improvements. This impact would be temporary and would be controlled by standard grading practices. *No significant impact* is anticipated to occur due to required compliance with local ordinances.

Item c-e: Soils in the appropriately zoned industrial areas are categorized as Urban Land and consist of areas covered by up to 70 percent impervious surfaces. In the western parts of the county, topography is generally flat, and there are no outstanding topographic or ground surface relief features that would be disturbed as a result of new development occurring as a result of the zoning text amendments.

Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the County. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies are required at the project level in the County. As a result, the proposed zoning text amendments would have a *less than significant impact* relative to landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the PCRMDZ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the PCRMDZ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a-c: It is not anticipated that any new uses allowed by the zoning text amendments would likely generate hazardous materials.

Federal, state and local requirements must be considered for any new business permit that would be located within one quarter mile of any school, prior to issuance of a permit for operation.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act) requires that a business that uses, handles, or stores hazardous substances prepare a plan, which must include: 1) details, including floor plans, of the facility; 2) an inventory of hazardous substances handled or stored; 3) an emergency response plan; and 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

Should any toxic and/or flammable materials be proposed for any new commercial uses authorized by the zoning ordinance, a disclosure statement must be filed with the Placer County Department of Environmental Health, which includes a list of these materials, the maximum amounts anticipated and how and where these materials are stored and used. The Fire Department prepares an emergency plan, which contains this information, thereby minimizing the release of hazardous substances in the event of an explosion or fire, and reducing potential impacts to a *less than significant* level.

Item d: The zoning text amendments do not authorize uses that involve unique or unusual human health concerns. Any

98

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

new uses are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials.
Existing federal, state and local regulations would mitigate any potential impacts to a *less than significant* level.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a.f. The proposed zoning text amendments do not authorize development on lands not previously designated for some level of development. New construction authorized by the current zoning ordinance and potentially encouraged by the zoning text amendments could include earth disturbing activities. This could result in increases in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. Construction activities may also contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic, which may contribute grease, oils, and other materials that may contaminate runoff from streets, driveways and parking lots.

As of October 1, 1992, general storm water discharge permits are required by the State for storm water discharges

99

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
---	-----------	------------------------------------	--	--------------------------------------

associated with construction activities involving the disturbance of five acres or more. Landowners are responsible for obtaining and complying with the permits, but may delegate duties associated with them to developers and contractors by mutual consent.

Permit applicants are required to prepare, and retain at the construction site, a Storm Water Pollution Prevention Plan which includes a description of (1) the site, (2) erosion and sediment controls, (3) means of waste disposal, (4) implementation of approved local plans, (5) control of post-construction sediment and erosion control measures and maintenance responsibilities, and (6) non-storm water management controls. Dischargers are also required to inspect their construction sites before and after storms to identify storm water discharge associated with construction activity and to identify and implement controls where necessary.

The County conditions all construction activities that will disturb five acres or more of land. A Notice of Intent for coverage must be filed and requirements contained on the State General Construction Activity Storm Water Permit must be complied with. In addition, staging of heavy equipment must be established so that spills of oil, grease or other petroleum by-products are not discharged into the stream course. All machinery must be properly maintained and cleaned to prevent spills.

The County also has a local grading, erosion and sediment control ordinance. These ordinances require that "Best Management Practices" (BMPs) be employed before, during, and after construction. BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. Minor increases in soil erosion leading to increased sediment loads in storm runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the required BMPs, resulting in a *less than significant* impact.

Item b: Potential new development authorized by the zoning text amendment, particularly hotels in the Sunset Industrial Areas, would not affect the direction or rate of flow of groundwater or surface water. Water supplies for any project are provided by the appropriate water purveyor for that area, from surface water supplies that have been identified to supply planned growth. Future development must tie into public water systems and provide adequate fire flow to the satisfaction of the County Public Works Department and County Fire Marshal. The proposed zoning text amendments would have a *less than significant impact* on the direction or rate of flow of groundwater or surface water.

Item c-e: Drainage and flood control systems throughout Placer County vary widely across the county. System characteristics differ due to vast topographical and geological changes across the county, ranging from the eastern mountainous areas to the western, low elevation flat lands adjacent to Sacramento and Sutter Counties.

The Placer County Flood Control and Water Conservation District was established in 1984 by the State Legislature as a Special District, separate from county government, to address flood control issues arising with growth. District boundaries are the same as Placer County boundaries.

The primary purpose of the District is to protect lives and property from the effects of flooding by comprehensive, coordinated flood prevention planning, using consistent standards to evaluate flood risk, and by implementing flood control measures such as requiring new development to construct detention basins and operation and management of a flood warning system.

The District:

- Develops and implements master plans for selected watersheds in the county
- Provides technical support and information on flood control for the cities, the county, and the development community
- Operates and maintains the county flood warning system
- Reviews proposed development projects to see they meet District standards
- Develops hydrologic and hydraulic models for county watersheds

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------------	--	--------------------------------------

- Provides technical support for Office of Emergency Services activities

The District Stormwater Management Manual includes the following goals and policies:

1. Provide protection from periodic inundation, which could result in loss of life and property.
2. Protect and enhance natural resources belonging to the stream environment.
3. Prevent significant erosion and adverse effects on water quality.
4. Provide a regional approach to stormwater management, which is both internally consistent and consistent with other community goals and plans.
5. Achieve maximum use of resources through multiple compatible uses.
6. Assure orderly growth and development and minimize its adverse effects.

Storm drainage planning and design in Western Placer County shall adhere to the criteria presented in the District Stormwater Management Manual. Governmental agencies and engineers shall utilize the manual in the planning of new facilities and in their reviews of proposed works by developers, private parties, and other governmental agencies, including the California Department of Transportation, other elements of the State Government and the Federal Government.

However, none of the criteria or guidelines are intended to substitute for the sound application of fundamental engineering or scientific principles or to conflict with stated goals and policies.

The 100-year flood shall be the criterion for measures intended to minimize property damage, injury, and loss of life. Improvements of any kind shall not transfer a problem from one location to another except when the transfer is part of a regional solution to flood problems.

Channel modifications that create problems downstream shall be avoided. Potential problems include erosion, downstream sediment deposition, increase of runoff peaks, and debris transport. Diversions from one watershed to another shall generally be avoided. The diversion of storm runoff from one watershed to another may introduce significant legal problems. All land development proposals shall be evaluated for their effects on runoff and flooding, both offsite and onsite.

Floodplain management is an important component of overall stormwater management strategies. Local jurisdictions are encouraged to adopt and implement measures which will lessen the exposure of property and facilities to flood losses, improve the long-range land management and use of flood-prone areas, and inhibit, to the maximum extent feasible, incompatible development and encourage compatible uses in such areas. Compatible uses are those which do not reduce instream flood storage, create higher flood elevations, or adversely effect riparian or aquatic resources. Compatible uses can include open space, parks and recreation, and agriculture.

Floodplain information will be reviewed and updated as necessary and appropriate to reflect changes due to urbanization, changed conditions, and new information, including the occurrences of extraordinary hydrologic events. Floodplain boundaries shall be shown on preliminary and final subdivision plats, and the area inundated should be indicated as a flow easement or dedicated in fee. This would encompass even the smaller streams which are often overlooked even though they may have a large flood damage potential.

The Flood Control District shall develop comprehensive plans and criteria for the maintenance of designated regional stream channels. In order to maintain their effectiveness, natural streams must be managed. Erosion, widening and meandering stream alignments are natural processes which may be accelerated by increased runoff due to development. Over time, selective improvements such as drop structures and bank protection may be required to help stabilize channels at specific locations to protect structures and public facilities. Vegetation may be used to help stabilize channels as well.

Flood Preparedness, Warnings, and Response Planning

The Flood Control District shall assist local jurisdictions and the Placer County Office of Emergency Services in the preparation of flood warning and response plans. The Flood Control District shall assist local jurisdictions in the planning.

101

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

implementation, and operation of flood warning systems. The Flood Control District shall provide advise and consultation to local jurisdictions and the Placer County Office of Emergency Services in evaluating imminent or ongoing flood events.

Water Quality

The Flood Control District shall compile, evaluate and incorporate in this manual policies, criteria and guidelines for the planning and development of systems for the treatment of runoff to protect water quality.

The Flood Control District shall provide a regional forum to facilitate and participate in the development of programs and plans to satisfy the requirements of the Federal Non-Point Discharge Elimination System (NPDES) permit.

The Flood Control District will incorporate final rules and regulations when plans for nonpoint source management have been approved by the EPA and California State Regional Water Quality Control Board.

Based on the Flood Control District oversight, the proposed zoning text amendments would not result in a change in the direction of flow within local water bodies, and would have a *less than significant impact* on drainage patterns.

Item g-i: Flood zones are mapped on numerous Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) covering the county of Placer.

Any new uses authorized by zoning text amendments, although they do not expand areas where development can occur, could result in exposure of people and/or property to the risk of injury and damage in the event of a 100-year, or greater, flood. However, any development in these areas will be further studied on a project specific basis using the County and Cities Flood Zone Land Use Policies and all such projects are required to avoid or mitigate any direct or cumulative flooding impact within the 100-year floodplain and must comply with the County's Flood Damage Prevention Ordinance.

Item j: Placer County is not in a coastal zone. Changes in land uses authorized through the zoning text amendments are very limited. No hazard from seiche, tsunami or mudflow is anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a,b: The only notable land use change authorized by these zoning text amendments is allowance for hotels within the industrial zoning districts. These uses will require a Conditional or Minor Use Permit and an environmental document will be prepared when analyzing individual proposals. The Objectives, Goals and Policies of the General Plan and the Sunset Industrial Plan do not specifically authorize overnight accommodations in industrial areas, but they do not prohibit them as they do residential uses. The primary goal of the Sunset Industrial Plan is as follows: "To improve the opportunities for industrial and other employment-based development in the Sunset Industrial Area Plan in order to attract new industries, retain existing industries, to allow existing industries to expand, and to provide the necessary public and private sector services and facilities for all area employers, businesses and patrons." Circumstances have changed since the SIA Plan was adopted. These include the establishment of the Thunder Valley Casino as well as proposed large scale business developments and universities that would generate a need for overnight accommodations for casino patrons, visitors and business travelers. Hotel projects would be required to be consistent with county and city General Plan designations.

Environmental Issues (See attachments for information sources)				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

zoning, and adopted plans and policies, and would not adversely impact the physical arrangement of the community.

Item c: The zoning text amendment would allow hotels in industrial zoning districts. No new lands are being made available for development as a result of these zoning text amendments. Protected lands to meet the habitat conservation or natural communities conservation plan objectives would not be directly affected by future development authorized by the zoning text amendments. Future projects in western Placer County may be required to contribute to or provide off-site mitigation to alleviate any on-site natural community habitat loss.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Item a-b:</u> The proposed zoning text amendments would not affect properties zoned for resource extraction. The proposed zoning text amendment should not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. Since a Use Permit is required for siting a hotel in Industrial zones, a determination could be made as to any impacts on a locally-important mineral resource.				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XI. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the PCRMDZ to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item a-f: The industrial zoning districts where hotels would be allowed are located in an urbanized environment which is subject to noise from traffic corridors, trucks, aircraft, trains and other noise sources typical of a location near major arterials and commercial activities. Increased traffic and facility noise generated by hotels would be consistent with the underlying zoning where industrial uses were anticipated when the zoning for the area was adopted. To the extent that such uses may

163

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

be located in proximity to noise sensitive land uses, the county Noise Element must be adhered to as part of the project level review.

Construction activities, including the erection, excavation, demolition, alteration or repair of any building or structure, are conditionally exempt from the county noise ordinances but subject to limitations on construction hours. Construction noise resulting from any development authorized by the Zoning text amendments would not be expected to exceed typical construction levels anticipated with or without changes to the zoning ordinance. Therefore, the Zoning Text amendment would result in *less than significant* permanent or temporary noise impacts.

Potentially Significant Impact Less Than Significant with Mitigation Less Than Significant Impact No Impact

XII. POPULATION AND HOUSING - Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The County has developed policies and plans to provide for long-term population and housing needs, with documents such as the General Plan, community plans and redevelopment plans that guide planning and development in the area.

Item a: The Zoning Text amendment will have minimal effects on population and housing. The two amendments that could alter land uses are allowance for hotels in industrial districts and amendments to the density bonus provisions. The allowance for hotels in the industrial zoning districts should not induce residential growth, which is not allowed in industrial zones, nor generate substantial additional needs for housing units, as the Sunset Industrial Area is already intended to accommodate a large employment base. The density bonus changes are mandated by State legislation. Although they do allow increased density bonuses for lower percentages of affordable units, such increased incentives may not be feasible in many cases due to an increase in the length of required affordability provisions to 30 years. It is unlikely that the new provisions will substantially alter housing, growth patterns and population.

Item b,c: Development occurring as a result of allowing hotels in industrial zoning districts would occur in industrial areas, and would not be expected to reduce the supply of low- and moderate-income housing. Therefore, *no significant impacts* on housing would occur as a result of the Zoning text amendment.

Potentially Significant Impact Less Than Significant with Mitigation Less Than Significant Impact No Impact

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the

104

Environmental Issues

(See attachments for information sources)

Potentially
Significant
Unless
Mitigation
Incorporated Potentially
Significant
Impact

Less Than
Significant
Impact

No Impact

construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios response times or other performance objectives for any of the public services:

1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item a 1-5: Police/fire personnel, schools, libraries and parks provide a wide range of services that are affected by population increases but impacts to public services are expected to be less than significant. The density of particular projects may be increased as a result of changes to the density bonus provisions. The placement of hotels in industrial zoning districts could affect fire protection, police protection and parks, but not as substantially as residential growth. Individual projects will be analyzed through a use permit and environmental review process and any potential impacts can be mitigated at that time.

Fire/police protection and emergency medical services: Any proposed new development authorized by zoning text amendments will be required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. The city police and county sheriff departments and the fire departments are given the opportunity to review and comment on the design of any proposed new development that could affect public or fire safety. The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and county permitting requirements are expected to reduce any physical public safety impacts associated with development authorized by the zoning text amendments to a **less than significant** level.

Schools. Allowance for hotels in the industrial zoning districts will not affect schools. Additional residential units that may be approved as a result of the new density bonus program will be dispersed and located in areas zoned for residential units and should not substantially impact any particular school district. Therefore there would be a **less than significant impact** on schools.

Parks. The County General Fund and Parks Mitigation fees provide the financial support to achieve basic park services. The Zoning text amendments will not generate substantial growth or demand for parks facilities. Thus, the proposed Zoning Text amendment would have a **less than significant impact** upon the quality or quantity of park facilities.

Potentially
Significant
Impact Less Than
Significant
with
Mitigation Less Than
Significant
Impact No Impact

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

Item a,b: No substantial additional demand for Parks facilities is anticipated as a result of the Zoning Text amendment. No recreational facilities are proposed by the text amendment, so no physical effects are anticipated.

The proposed Zoning Text amendment would have *no significant impact* upon the quality or quantity of recreational facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC-- -- Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Items a,b,d,e: The proposed Zoning Text amendment to allow hotels in the industrial zones will generate additional traffic, but this may be offset by making overnight accommodations locally available to casino patrons, business travelers or parents of students who would otherwise have to travel out of the area to stay. This additional development could generate some additional vehicular movements throughout the industrial zoning districts over existing conditions. At the time general plan and zoning designations were adopted, the public infrastructure required to accommodate growth consistent with the land use designations was identified, and the county adopted transportation plans consistent with planned growth. Any site specific circulation issues relating to a future project's design and location must be analyzed at the time a project is proposed, consistent with the County's development review process. On a programmatic level, the addition of vehicle trips generated by development allowed by the Zoning Text amendments would be consistent with the County general plan. The proposed Zoning text amendment would have a *less than significant impact* on area roadways.

Item c: The proposed zoning text amendments have no effect on air traffic patterns.

Item f: Any new development allowed by the Zoning text amendments would be required to meet county parking requirements. The proposed Zoning Text amendments would have a *less than significant impact* on parking.

Item g: Placer County Transit (PCT) provides transit service for western Placer County residents with a goal to provide a safe and direct means of travel. PCT serves the areas of Roseville, Granite Bay, Loomis, Rocklin, Auburn, Colfax, and

Environmental Issues

(See attachments for information sources)

No Impact Less Than Significant Impact Potentially Significant Unless Mitigation Incorporated Potentially Significant Impact

Alta. The Tahoe Area Regional Transit systems serves the eastern portions of the county and connects to Greyhound and Amtrak at the Truckee Depot. The proposed Zoning text amendments would have a *less than significant impact* on alternative transportation modes.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a,b,e: Wastewater. Wastewater collection, treatment and disposal in Placer County takes two forms: community systems and individual onsite systems. Community wastewater systems range in complexity from simple flow systems to highly technical, large capacity systems serving extended areas.

The Placer County General Plan Background Report (Volume 1, September 1992) outlines wastewater management methodologies generally available and the types, conditions and capacities of the existing wastewater facilities used in Placer County. The Background Report describes thirty-seven (37) community wastewater systems included in the regional Water Quality Control Board's permitted facility list.

Community facilities must continue to comply with changing regulations that mandate technological upgrades to meet increasingly stringent discharge requirements. Design and technological advancements will assist in improving the use of community facilities and will, thereby, reduce some of the detrimental impacts associated with their use. Commercial/industrial dischargers will continue to be required to employ pretreatment systems to assist in source reduction of contaminants being exported to community wastewater facilities.

The County General Plan includes several policies and programs related to wastewater collection, treatment and disposal that are intended to protect public health and water quality.

These policies provide for new development only where it can be served by adequate wastewater treatment systems, promote water conservation to reduce the need for unnecessary wastewater facility capacity, promote improvements in

107

Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

existing wastewater treatment systems including improvements to areas that currently have failing onsite systems. Policies also limit newer onsite sewage treatment and disposal to areas where the soils and other characteristics will allow for such facilities without threatening surface or groundwater and where such facilities can meet all other County requirements and standards.

As development occurs, any necessary collection system upgrades are required prior to the issuance of building permits. The zoning text amendments would have a *less than significant impact* on wastewater services.

Item b, d: Water Service. Currently in Placer County, coordination and planning for water resources countywide is not under any one agency or jurisdiction. Groundwater and surface water management is accommodated through various combinations of public and private water agencies and districts, all eventually governed by state and federal regulations.

Most water provided to the community is from surface supplies from water rights held by the Bureau of Reclamation, Pacific Gas and Electric Company, or the Nevada Irrigation District. Well water or combinations of well and reservoir water account for the remainder. The Pacific Gas and Electric Company and Bureau of Reclamation are major suppliers that wholesale water to Placer County.

The Yuba and Bear Rivers supplying Lake Spaulding are Placer County's largest sources of surface water. The Placer County Water Agency (PCWA) subsequently purchases this water from PG&E. A second source appropriated to PCWA is from the American River. A third source is through the Reclamation Central Valley Project. Nevada Irrigation District provides a fourth source of surface water, however contracts expire in the year 2013. Lake Tahoe provides the fifth significant surface water source. Groundwater is also available in much of the County; however, quantities can be limited and is used primarily in rural areas.

PCWA Water System Division supplies irrigation and treated drinking water in four service zones in central and western Placer County, generally located along the Interstate 80 corridor between Roseville and Alta; and one service zone in the Martis Valley, south of Truckee, in eastern Placer County. PCWA has determined that it has sufficient water rights to meet the projected demand of projects likely to develop in western Placer County through 2030.

Although PCWA seeks to obtain sufficient water supplies to serve the build-out of all local General Plans in its service areas, the agency satisfies requests for water service only on a first come, first-serve basis. PCWA follows a policy of extending water pipelines only when an adequate supply of water exists, thus ensuring that it does not take on new customers without a firm supply of water needed to serve them.

New projects in the PCWA service area would be subject to water use and conservation measures as provided for in applicable codes. These include regulations concerning required fire flows in the Uniform Fire Code, low flush toilets and low water use fixtures. Water demands for new projects will be evaluated by PCWA, and a determination made in each case as to whether the Agency has adequate water supplies to meet the long-term demands for water service.

Additionally, uses authorized by the zoning text amendment would be required to contribute towards its share of expanding any necessary water treatment facilities to accommodate increases in flow through the system, thus water supply impacts would be *less than significant*.

Item c: See Section VIII: Hydrology and Water Quality

Item f,g: Solid waste from the western portion of the county is currently transported to the Western Placer Waste Management Authority's Materials Recovery Facility (MRF) located at the intersection of Athens Road and Fiddymont Road for sorting. The Western Placer Waste Management Authority (WPWMA), a regional agency comprised of the cities of Lincoln, Rocklin, Roseville and the County of Placer.

The WPWMA provides recycling and waste disposal services to the County and cities. The MRF is the region's predominant recycling strategy because of its potential to achieve high levels of diversion at a lower rate of processing cost-per-ton than other recycling strategies. The MRF has the flexibility to handle all waste, whether mixed waste from the Auburn-Placer Disposal Service, or source-separated recyclables from other recycling programs in the communities. The MRF recovers recyclable materials such as glass, metals, paper, plastics, wood waste and other compostable materials (e.g., yard waste, food scraps) from the incoming waste stream. The MRF has a composting facility that processes yard wastes and other organic materials into high-quality materials suitable for use as a soil amendment or mulch. A Buy-

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
---	-----------	------------------------------------	--	--------------------------------------

back/Drop-off Center for source-separated recyclables, as well as a Household Hazardous Waste Drop-off Facility, are located at the MRF. Un-recyclable solid waste received at the MRF is then disposed of at the adjacent Western Regional Landfill that has a disposal acreage of 291 acres. An additional 465 acres for landfill expansion are located to the west of the current landfill site, which is not yet permitted for landfill uses by the Integrated Waste Management Board. In addition to Municipal Solid Waste from the MRF, the landfill directly accepts sewage sludge and other materials. The landfill is permitted to accept Class II and Class III wastes. The landfill may accept about 2,400 cubic yards per day or 861,600 cubic yards per year (1,200 tons per day or 430,800 tons per year).

The service life of the landfill is calculated and permitted at this time to the year 2025. The Placer County Health Department serves as the Local Enforcement Agency for the landfill.

The Zoning Text amendments would have a less than significant impact on solid waste generation and landfills.

III. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? NO YES

- B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) NO YES

- C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? NO YES

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

109

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|--|---|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |
| <input type="checkbox"/> California Department of Forestry | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> U.S. Army Corp of Engineers | <input type="checkbox"/> California Department of Toxic Substances |
| <input type="checkbox"/> U.S. Fish and Wildlife Service | <input type="checkbox"/> |
| <input type="checkbox"/> National Marine Fisheries Service | |

VI. DETERMINATION (to be completed by the Lead Agency)

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

VII. ENVIRONMENTAL REVIEW STAFF

Planning Department

Signature: Melanie Heckel
MELANIE HECKEL, ASSISTANT PLANNING DIRECTOR

7/6/05
Date

Agricultural Directional Signs: Proposed Off-Premises County Sites

Auburn Area Intersections:

1. Atwood Road and Richardson Drive
2. Mt. Vernon Road and Joeger Road
3. Mt. Vernon Road and Atwood Road
4. Mt. Vernon Road and Mt. Pleasant Road
5. Wise Road and Gold Hill Road
6. Bell Road and Joeger Road

Newcastle Area Intersections:

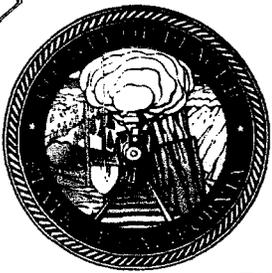
7. Indian Hill Road and Newcastle Road
8. Taylor Road and English Colony Road
9. English Colony Road and Clark Tunnel Road

Loomis Area Intersections:

10. Auburn Folsom Road and Horseshoe Bar Road
11. (Intentionally left blank to be filled in later)
12. Auburn Folsom Road and Eureka Road
13. Auburn Folsom Road and Newcastle Road

Lincoln Area Intersections:

14. (Intentionally left blank to be filled in later)
15. Wise Road and McCourtney Road
16. Nicolaus Road and Dowd Road



**PLACER COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES**

11477 E Avenue, Auburn, CA 95603-2799 (530) 889-7372 FAX (530) 823-1699 **RECEIVED**

CHRISTINE E. TURNER
Agricultural Commissioner/
Sealer of Weights and Measures

AGENDA ITEM
DATE: <u>3/20/07</u>
<u>Z.T.A.</u>
TIME: <u>9:40 AM</u>

DATE 3/13/07 MAR 13 2007
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Administrative Assistant
 Planning

March 9, 2007

TO: Placer County Board of Supervisors
FROM: Christine E. Turner, Agricultural Commissioner/Sealer

C.E. Turner

SUBJECT: Proposed Zoning Text Amendment (PZTA20050609) to Modify Section 17.54.190 (Off-Premises Signs) to Establish an Agricultural Directional Sign Program

During the Agricultural Commission's November 13, 2006 meeting, the Commission voted 6-0, (three members absent), to recommend the Board of Supervisors approve the proposed Zoning Text Amendment (PZTA20050609) to Modify Section 17.54.190 (Off-Premises Signs) to Establish and Agricultural Directional Sign Program.

Background:

Placer County Board of Supervisors has supported the County's agricultural marketing efforts by funding the Agricultural Marketing Program from the General Fund for the past 6 years. The County's General Plan has numerous references to the unique role of agriculture to the County's economy, resource rich land base, and rural quality of life that brings so many people to Placer County in the first place. Specifically, the County has a goal identified in the General Plan, "To provide for the long-term conservation and use of agriculturally-designated lands." To accomplish this, and support long-term viability, the Plan states, "The County shall encourage continued and, where possible, increased agricultural activities on lands suited for agricultural uses." For family farmers and ranchers to remain on their land, they have to be able to make money. One effective way to do that is to increase the sales of farm products directly to the consumer.

The Agricultural Marketing Program has been working with family farmers and ranchers to increase the sales of their goods through better marketing and encouraging consumers to buy directly from local producers. One important way farmers and ranchers can increase direct sales is to allow people to come to their farms and ranches to buy things. It is important to make it as easy as possible for people to find these farms and ranches. Other counties have seen the value

in doing this and therefore allow, either officially like Sonoma County or unofficially like El Dorado and Amador Counties, agricultural directional signs.

Action Requested:

The Placer County Agricultural Commission, and the greater agricultural community, asks you to support the County's agricultural marketing efforts by approving the proposed Zoning Text Amendments.

cc: Placer County Agricultural Commission
Placer County Planning Department

