

THIRD PARTY APPEAL OF THE PLANNING  
COMMISSION'S ADOPTION OF THE MITIGATED  
NEGATIVE DECLARATION AND APPROVAL OF  
THE MINOR USE PERMIT (PMPB 20120092) WISE  
VILLA WINERY COMMUNITY CENTER,  
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Placer County Board of Supervisors

March 12, 2013 10:00a.m.

Correspondence Received

3/6/13

## Gina Fleming

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**From:** Benemelis, Mike G <mike.g.benemelis@intel.com>  
**Sent:** Monday, March 04, 2013 4:58 PM  
**To:** Gina Fleming  
**Subject:** We endorse Wise Villa

My wife and I live in Rocklin and recently enjoyed the Wine trail experience in Placer County. So much so, that we have stopped 2 memberships to wineries in Plymouth and now enjoy Placer Wine. We hope you continue to grow this industry in our own backyard.

Mike Benemelis  
VPG Graphics – Software Factory Automation  
Work (916) 356-9676  
Cell (916) 251-6247

## Gina Fleming

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**From:** ed vanpatten <ed\_vanpatten@yahoo.com>  
**Sent:** Monday, March 04, 2013 5:57 PM  
**To:** Gina Fleming  
**Subject:** Wise Winery

Attn: Gina Fleming

I am writing in support of the Wise Winery upcoming permit hearing to have Wine & Food Parings at there beautiful new Tasting Room. My Wife & I have had many enjoyable outings to this small winery & always take out of town guests when they are here. Mr. Lee is a very nice Gentleman & always takes the time to explain any questions about the wine industry. To allow them to hold these events will be good for them & the economy of Placer County. Thank you in advance for your support. Ed VanPatten

## Gina Fleming

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**From:** elainejohnston9@comcast.net  
**Sent:** Monday, March 04, 2013 6:04 PM  
**To:** Gina Fleming  
**Subject:** In support of Wise Winery

Let me add my support to the proposed wine and food pairings to be offered at Wise Winery. We have been looking forward to having an upscale destination to take visitors and local friends and family to.

Thank you

Elaine Johnston

602 Keswick Ct

Lincoln CA 95648

[elainejohnston9@comcast.net](mailto:elainejohnston9@comcast.net)

## Gina Fleming

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**From:** Kennedy <kennedy@zetabb.com>  
**Sent:** Monday, March 04, 2013 6:07 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

I live very close to Wise Winery and am a wine club member also. I do have concerns re: their proposal, mostly if events are held at night we all know some will be drunk driving when they leave. How much noise are the neighbors to endure every weekend? I love this winery and could see day events and some occasional evening events but not weekly. And are they trying to become a restaurant or? Do they have permits to be a restaurant, and then how do our other neighbors that want to do the same thing proceed. One man wants to have overnight accommodations, I think this is called a HOTEL. Land use is a big concern to all of us in the rural areas and hope the county supervisors keep us all sane, happy, and safe.

## Gina Fleming

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**From:** Richard Gormley <richg916@gmail.com>  
**Sent:** Monday, March 04, 2013 6:21 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

I am a nearby resident of the winery and have joined their wine club. The winery is a fabulous addition to the Wine Trail. It is well managed and they have designed and built this facility to allow patrons a wonderful experience. I am a believer in property rights and cannot believe that any person or group could oppose their use permit. The Board of Supervisors must rule in favor of the winery and allow Placer residents to enjoy a new, first-class facility.

## Gina Fleming

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**From:** Gregory Pasco <gpasco@surewest.net>  
**Sent:** Monday, March 04, 2013 10:31 PM  
**To:** Gina Fleming  
**Cc:** WiseVillaWineClub@wisevillawinery.com  
**Subject:** Wise Villa Winery Events

G. Fleming,

Joining a Wine Club and attending events sponsored by them is no different than joining any group of people with similar interests.

For the life of me, I cannot see why anyone would object to a use permit for such a high quality optional members only event.

Please support the Winery's effort toward making Placer County a classier place. They are a first class operation with first class people.

Greg Pasco, Granite Bay, CA

## Gina Fleming

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**From:** Greg Nelson <gnel17@yahoo.com>  
**Sent:** Tuesday, March 05, 2013 7:49 AM  
**To:** Gina Fleming  
**Subject:** Minor Use Permit for Wise Villa Winery

Greetings Ms. Fleming,

I am submitting a letter of support to Wise Villa Winery in it's request to obtain a Minor Use Permit, to offer food and wine pairings at their facility.

I believe this would be beneficial to Placer County, as I believe it's their intention to pair their award winning wines with foods sourced from local ingredients.

It will be a win-win situation for all of Placer County. Being a resident of Lincoln Hills, I have had the opportunity to bring out of town friends to the winery.

All were impressed and enlightened to the fact that Placer County has a great winery.

Thank you for taking the time to read my letter of support. I'll be attending the Board of Supervisor's meeting on March 12th.

Best regards,  
Greg Nelson  
201 Cabot Ct.  
Lincoln, CA 95648

## Gina Fleming

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**From:** Jody Willis <joed.willis@lincolnixing.org>  
**Sent:** Tuesday, March 05, 2013 8:39 AM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery  
**Attachments:** Placer County 2013.doc

In support of Tuesday March 12th meeting for Wise Villa Winery.

Jody Willis

Jody M Willis  
1530 Topanga Lane #206  
Lincoln, California 95648

March 5, 2013

Gina Fleming  
Clerk of the Placer County Board of Supervisors  
175 Fulweiler Avenue  
Auburn, California 95603

Dear Ms Fleming:

I want to address the valuable asset that Wise Villa Winery will bring to our community. Not only do they bring ways to enhance Placer County's exposure to the public but they have given the opportunity to our agricultural community as well.

The controversy does not make sense, when it is very clear that the winery has opened new vistas, and created the potential to new job markets and agricultural opportunity to other wineries in the region. Placer County struggles for the revenue and yet Wise Villa Winery as a leader has brought the potential for revenue to our community. The economic development the vineyards can bring into our county is vital. Surely you can see the positive revenue vineyards have added to other counties in our region and their revenue structure.

Sincerely,

Jody M Willis

## Gina Fleming

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**From:** Michael Johnson <michael@goathousebrewing.com>  
**Sent:** Tuesday, March 05, 2013 8:53 AM  
**To:** Gina Fleming  
**Cc:** Grover Lee; Kevin Luther  
**Subject:** Wise Villa support

Hi Gina,

I wanted to contact to show my support of Dr. Lee's vision of having the ability to showcase Placer County's local wine and food cultures. Placer County has a lot to offer in the way of wine/beer/agriculture, and is in need of numerous venues to allow the public to share in such a positive movement. Who better than to showcase their wares than the people who create it. There is passion in creating these products, and that should be shared with the local and surrounding communities. This local support helps the small businesses work intricately together to reinforce and continue the Placer County ag-centric movement.

Our small, local nanobrewery, GoatHouse Brewing Co, that is locate just down the road from Wise Villa has garnered overwhelming support from Placer County including Robert Weygandt, Michael Johnson, Josh Huntzinger, and Dave Snyder. Although we are still in the process of being established, we share a similar vision with Dr. Lee about local, sustainable agriculture and being able to share and expose people to the great County we all live in. We shouldn't be limited based on verbiage of certain ordinances-i.e., Community Centers, etc. We are not event centers, nor community gathering spaces, we are local farmers who are proud of what we do and where we live, and want the ability to share that passion with others.

Thanks,

Michael Johnson

GoatHouse Brewing Co.  
510.388.3164  
[michael@goathousebrewing.com](mailto:michael@goathousebrewing.com)

## Gina Fleming

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**From:** Cathy Cesio <cathycesio@mac.com>  
**Sent:** Tuesday, March 05, 2013 9:07 AM  
**To:** Gina Fleming  
**Cc:** info@wisevillawinery.com  
**Subject:** Wise Villa: Support of pairings

Hi Gina -

We recently moved to Placer County, right down the road actually from Wise Villa. The local food and wine movement was one of the main draws for our purposeful relocation from the Bay Area. Placer Grown, the Wine Trail, and the beautiful topography of the region presents a unique opportunity to respect the land, while creating an environment for the inhabitants to earn a living and keep income within the County.

We realize that people tend to be opposed to change and progress, but a healthy local economy should not only be granted and dependent upon "big box stores". If this was a Target, or Walmart, or Home Depot, or another car part stores, etc. then our support would be very different. The marketplace is saturated with these types of big businesses, and they commercialize the community where it becomes stripped of all character. There is no community in a concrete jungle of big box stores. There seems to be plenty of support for "big money" that does nothing for the community, but quite a few barriers for small businesses. The type of business that Wise Villa (and others are seeking) builds community and the local economy, all the while focusing on the regional integrity of the land.

We are so proud of the focus on local and sustainable agriculture, and the support the Board and Placer County has shown to date. We have been working with Robert Weygandt, Michael Johnson, Josh Huntzinger, and Dave Synder on our ag-centric business (GoatHouse Brewing Co.), and they have been amazing with support. Creating policy that is the right change and that has the right set of parameters, featuring local business' passion for their craft is a unique art. We believe that the leadership in the County has the vision, and courage, to create a community that can showcase the plethora of natural talent in the region. We hope that the County does not only enable a "big box town" that can be found in a million other regions. Progress is imminent, and Placer County has something special. We hope the leaders do the right thing for the future of this amazing region.

To reiterate, we are in support of Wise Villa and other's ability to feature local products in harmony.

Thank you for your time and consideration.

Cathy Johnson  
Co-owner, GoatHouse Brewing Co.  
600 Wise Rd  
Lincoln  
510.206.4004

## Gina Fleming

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**From:** David Cesio <dccesio@gmail.com>  
**Sent:** Tuesday, March 05, 2013 12:35 PM  
**To:** Gina Fleming  
**Cc:** info@wisevillawinery.com  
**Subject:** Wise Villa: Support of pairings

Dear Ms Fleming

We understand that Wise Villa is attempting to obtain the right to host pairings of their award winning wines with locally prepared foods. We are new residents, just having relocated from the bay area, and were so glad to find a home on the Wine Trail. We have lived here just under a year, and find both the location and people to be warm and friendly. During a visit to Wise Villa, we decided to join their wine club and have found that decision to be rewarding in fine wines and a pleasant experience when visiting the winery.

It a very troubling in learning that large outside organizations find reasons and the need to oppose the winery's desire to expand their business that benefits the area, and provides employment. We support Wise Villa's request to expand their business. Starting a small business is anything but easy. We and Placer County should do everything possible to support and encourage their growth and development. We believe that is the County's duty to support such endeavors. It is the American way to reach out and build your dream.

Thank you for allowing us to express our thoughts.

Respectfully submitted,

David and Carolyn Cesio  
830 Wise Road  
Lincoln , Ca 95648  
916 645-1186  
>

## Gina Fleming

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**From:** Wilber, Steve (Non HP GRE IFM) <steve.wilber@hp.com>  
**Sent:** Tuesday, March 05, 2013 2:41 PM  
**To:** Gina Fleming  
**Cc:** info@wisevillawinery.com  
**Subject:** Support For Wise Villa Tasting Room  
**Attachments:** Wise Viila Letter 2.docx

Hello Gina,

Please review attached letter I offer in support of the opening of the Wise Villa Winery's tasting room and food pairing.

Thank you,

Steve Wilber

Dear Gina Fleming,

This letter is in response to the invitation of supporting the permanent opening of the Wise Villa Winery tasting room. While I don't fully understand the opposition to this, I offer what I think provides argument for its' approval. I was one of many local residents who anxiously awaited the opening of the Wise Villa Winery. We watched first the construction begin, and then the young vines being planted and we knew that this one venture would be good for Placer County and the City of Lincoln.

My wife and I joined the wine club and attended several fun and interesting events there and have come to know Dr. Lee and his employees as very professional, dedicated and hard- working individuals. These are the attributes of the most successful business model employees. Dr. Lee is a case study in relentless work drive character and his commitment to the success and development of this business is pure passion – and he wants to do it right. This means that he has reached the first major landmark, which is to create flavorful, full-body wines. The second component is to offer these wines accompanied by the naturally prepared local foods that would further enhance the taste experience as it was meant to be.

Bringing this all together is the full dream realized. It not only offers a memorable experience for those appreciating great wine and food, but also provides an interesting and educational experience to the public. People really enjoy this experience and that is proven by progressive counties such as Nevada, El Dorado, Napa and other regions that attribute much of their economic prosperity to this very same business. It only stands to reason in leveraging those proven business models.

At a time when many large and small businesses are leaving California because of extensive bureaucracy, fees and excessive taxation, I would think it remiss to not only approve, but welcome people like Dr. Lee who have chosen to build their business in our local area. As long as it's safe and healthy to our economy, let's be the heroes and help encourage, not punish those brave enough to try.

I really want to believe that those with the authority and influence will do what's right in promoting ideals that add value while creating jobs and tax base for our region. All these things combined are good for the economy; why would we want to stifle them?

Most Sincerely,

Steve Wilber, Wise Villa Winery member

## Gina Fleming

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**From:** Susan Hanks <susan.e.hanks@gmail.com>  
**Sent:** Tuesday, March 05, 2013 7:32 PM  
**To:** Gina Fleming  
**Subject:** Support Wise Villa agricultural ventures!

Placer County Board of Supervisors:

Please give the request of the Wise Villa to offer wine and food pairing events at their beautiful tasting room your full support.

We retired to beautiful Placer County two and a half years ago and have been delighted to discover the treasure that is Wise Villa. It epitomizes all that we moved to Placer County to enjoy -- a beautiful location, award winning wines, enjoyable events and great natural food. We are full time members and supporters of the Sierra Club, the Audubon Club, the Placer Nature Conservancy and many other community groups -- and are pleased to lend our full support to this agricultural venue. We love taking our friends who visit to enjoy Wise Villa and enjoy spending time there with our family. Placer County is enriched by their presence.

Please give your full support to this unique Placer County agricultural gem!

Thank you for your consideration.

Susan Hanks  
James Foch  
2335 Pioneer Court  
Rocklin, CA 95765  
Home: 916-663-5917  
Cell: 925-330-5757  
[susan.e.hanks@gmail.com](mailto:susan.e.hanks@gmail.com)  
[jdfoch@gmail.com](mailto:jdfoch@gmail.com)

## Gina Fleming

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**From:** Lance Aizen <lance.aizen@comcast.net>  
**Sent:** Tuesday, March 05, 2013 9:23 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

Dear Ms. Fleming:

I am writing as a supporter and patron of Wise Villa Winery. I travel extensively and have had the opportunity to visit many wineries in the states and abroad. I learned of Wise Villa about 4 years ago from a colleague. I now visit Wise Villa at least once per quarter when traveling to the Sacramento area.

The Wise Villa attraction is simple for me in that each visit to Wise Villa feels like a visit with family and friends. The peaceful, beautiful yet unassuming property, together with the warmth and hospitality of its winemaker and proprietor Grover Lee and his staff bring me and many others to Placer County. It's truly a unique experience with warmth and quiet comfort that makes a trip to Wise Villa nothing less than a quaint, comfortable family affair. The wines are among the best I've tasted in the world and the service is exceptional-all right here in Placer County! I look forward to your and the Board of Supervisors support in authorizing the appropriate small event permit for Wise Villa Winery. Promoting family, community and peaceful enjoyment together with fostering the local economy is the priceless combination we can all look forward to with your and the Board of Supervisors' support.

Sincerely,

Lance J. Aizen

Sent from my iPad

## Gina Fleming

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**From:** Edward Gloor <egloor@lincolnxing.org>  
**Sent:** Monday, March 04, 2013 5:37 PM  
**To:** Gina Fleming  
**Subject:** Requesting Support of Wise Villa Winery  
**Expires:** Friday, May 03, 2013 12:00 AM

Gina,

I am confident you have received numerous emails regarding support for Wise Villa Winery. Placer County is rapidly becoming a wine destination for those who no longer find the Napa Valley a quaint and welcoming destination. In addition, Amador, Nevada and El Dorado and many other counties are also rising stars in viticulture making imperative that Placer establish itself as the county of choice for those seeking a beautiful destination for not only wine but for further exploration as well. Wine paired with good food were meant for each other to delight the senses and having one without the other diminishes the experience.

I have long supported the Sierra Club in its many worthy endeavors; however, good intentions can tend to go astray and that is why I strongly support the approval of a Minor Use Permit, which will allow Wise Villa to offer wine and food pairing events.

Edward W. Gloor  
Lincoln

## Gina Fleming

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**From:** Bill and Lyn Lewis <mgblewis@sbcglobal.net>  
**Sent:** Monday, March 04, 2013 4:49 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

We are very excited to have Wise Villa Winery pairing their award winning wines with foods. Often we like to bring friends by the Winery, however....sampling a few wines I find I need something to eat. & there isn't any food for sale in the area.. This will give us the opportunity to bring local friends & out of town guests by the winery. Your careful consideration on going forth with this project would be much appreciated. Placer County needs our Wineries serving foods for sale along with their wines. Thank You Marilyn & Bill Lewis Lincoln CA.

## Gina Fleming

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**From:** Ron Pierce <rbpierceapl@gmail.com>  
**Sent:** Monday, March 04, 2013 3:58 PM  
**To:** Gina Fleming  
**Cc:** WiseVillaWineClub@wisevillawinery.com  
**Subject:** March 12, 2013 Board of Supervisors Meeting--Wise Villa Winery's Minor Use Permit

Ms. Fleming-

My wife, children, and I visit relatives in Placer County, approximately four to six times per year. We have done so for three decades.

In the past year, Wise Villa Winery came to my attention. Its excellence and ambiance have relieved us from traveling to El Dorado and Napa Counties for many wine purchases. Such outings are common and pleasant events in our family, almost every time that we visit from Orange County. Now, largely due to Wise, we plan to stay in Placer County for such gatherings.

Between last Christmas and New Year's Day, upon my recommendation, relatives and friends residing in Sacramento, Orange, and Placer Counties, plus Ohio, visited Wise Villa for the first time. We enjoyed some tastings, and learned about wine varieties, challenges to agricultural sustainability, and local history in Wise's new tasting room. The sunset and vineyard views were sublime. We had the pleasure of meeting Dr. Lee and his daughter.

Wise Villa Winery is one of Placer County's positive assets. I strongly endorse its plans to host a few people at a few events atop its knoll.

If the Supervisors do not approve Wise's Minor Use Permit, Placer County will be the loser. We will return to driving across Placer County and taking our patronage, recreation, education, and fun elsewhere, as we have for decades.

As you surely know, many areas compete for such visits and activities. We will go somewhere where we (and the likes of Wise Villa Winery) are wanted and welcome.

Ron

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**R  
B  
PIERCE**

A Professional Law Corporation  
3050 East Birch Street, Second Floor  
Brea, California 92821-6248

[rbpierceapl@gmail.com](mailto:rbpierceapl@gmail.com)

## Gina Fleming

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**From:** Jean Cartier <JeanC1043@msn.com>  
**Sent:** Monday, March 04, 2013 3:55 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

Clerk of the Placer County Board of Supervisors,

I will be out of town for the meeting on March 12, 2013, so I am writing in support of the Minor Use Permit to allow Wise Villa to offer wine and food paring events.

Placer County, and the residents of Lincoln and surrounding areas will benefit from the availability of this type activity. The facility is beautiful, the drive is scenic and the attitude of the Winery as to it's responsibility to be a good neighbor in their conduct of their business should be lauded and allowed. I regularly take part in the activities and take friends from other areas to Wise Villa to show off our beautiful area and the things that make Lincoln a wonderful place to live.

I do not believe that the approval of this permit will have negative effects on the people or area. I believe that Wise Villa and the ability of offering wine and food paring events will have a positive effect and should be approved.

Thank you,  
Jean Cartier  
2335 Fountain Hill Place  
Lincoln, CA 95648

## Gina Fleming

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**From:** Stafford, Sarah <StaffordS@saccounty.net>  
**Sent:** Monday, March 04, 2013 3:40 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

Good afternoon Ms. Fleming,

I just wanted to write a brief email to you to express my support for the Wise Villa Winery. This establishment is a great asset to Placer County. It is a local winery and gives residents an opportunity to experience great wine and food pairings in a beautiful setting without having to travel too far from home. I have accompanied many friends and relatives to this winery and continue to bring others there to share the experience as well. We love this winery so much, my husband and I became apart of the quarterly wine club. I hope this establishment will continue to grow with much success.

Thank you,

*Sarah Stafford*

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## Gina Fleming

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**From:** Jack Mayfield <jmcm58@sbcglobal.net>  
**Sent:** Monday, March 04, 2013 3:36 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

Attention: Gina Fleming

We're writing to add our support to Wise Villa wineries Minor Use permit which allows them to do wine and food pairings. We encourage the members of the Board to support this inspiring small business in Placer County.

Not only do we enjoy their wines, it is wonderful to have a place like this so close to Lincoln Hills where we live. We have taken guests to the winery several times which strengthens Placer County as a tourist destination.

We both work as volunteers in a national organization that offers free business counseling to small businesses in the Sacramento area. The last four years have been very difficult for small businesses. We've seen more businesses closing than new businesses opening so we are cheering for Wise Villa. They are a success story in the making. We appreciate the way the property has been developed and the way they are growing their business which is to respond to what their customers want while also being a good neighbor. Wise Villa is good for the area, good for tourism and good for the economy and jobs.

Jack & Clydette Mayfield  
1170 Greenwood Ct.  
Lincoln CA 95648

## Gina Fleming

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**From:** sharonndick@comcast.net  
**Sent:** Monday, March 04, 2013 3:36 PM  
**To:** Gina Fleming  
**Subject:** Wise Villa Winery

I would think it be beneficial in accommodating Wise Villa Winery in the review of their "Minor UsePermit". It is wonderful to have such a lovely place for wine and food pairings without traveling a few hours. It would seem to me that supporting our local companies for providing quality foods, ingredients and local entertainment would be a wonderful asset to Placer County.

Sincerely, Dick and Sharon Carter

## Gina Fleming

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**From:** Judy Smith <judysmith1955@yahoo.com>  
**Sent:** Monday, March 04, 2013 3:30 PM  
**To:** Gina Fleming  
**Cc:** judysmith1955@yahoo.com  
**Subject:** We support Wise Villa Winery

To: Gina Fleming, Clerk of the Placer County Board of Directors

Hello,

I wanted to let you know that we are totally in support of Wise Villa Winery. We are thrilled that they provide a local, beautiful destination for us to get to know our neighbors and we look forward to expanded events such as food/wine pairings and other fun and educational events at Wise Villa.

Sincerely,

Judy Smith  
Roseville, California

Sent from my iPhone

**Gina Fleming**

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**Subject:** FW: Supporting Wise Villa Winery

**From:** Kelly Broderick [<mailto:kellyannbroderick@gmail.com>]

**Sent:** Monday, March 04, 2013 2:19 PM

**To:** Lisa Carnahan

**Subject:** Supporting Wise Villa Winery

Dear Ms. Carnahan,

I am writing to express my support for Wise Villa Winery, located in Lincoln California. I have long been a visitor to wineries and for many years enjoyed wine tasting in Napa, Sonoma and Amador counties; my husband and I were very excited to learn of the various wineries located right in Placer County. Wise Villa Winery is a beautiful property which certainly enhances the small town of Lincoln, it is a treat to visit and enjoy not only the delicious wines but also the magnificent surroundings and vineyards.

Appropriate use of land and agriculture is a wonderful way to give back to the community; Wise Villa has taken land in a small town and created a viable and beautiful location to be enjoyed by the community and visitors. It is great to see this property converted into such a magnificent locale as well as the employment opportunities Wise Villa provides. Grover Lee and his staff have created a serene and beautiful winery located just minutes from our home and we are excited to support this wonderful local business.

Sincerely,

Kelly and Pete Broderick

## Gina Fleming

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**From:** info@dolphinproductions.org  
**Sent:** Monday, March 04, 2013 11:29 AM  
**To:** Gina Fleming  
**Subject:** RE: Wise Villa Winery

**To: Placer County Board of Supervisors**

As a Lincoln resident, I totally support Wise Villa Winery.

I enjoy taking my family and friends to this beautiful winery. We are lucky to have such a

"distinctive destination" just around the corner, it actually takes me only twenty minutes to enjoy a wonderful

selection of award winning wines with friendly & knowledgeable tasting room staff presenting their estate grown varietals.

I also appreciate the well maintained grounds and inviting new tasting room.

Please support Wise Villa Winery as one our Placer County's winery & vineyard which is enhancing our area

in so many positive ways!

Sincerely,

Vivienne Kjono

**From:** John Weatherup [j\_weatherup@yahoo.com]  
**Sent:** Thursday, February 28, 2013 2:52 PM  
**To:** Placer County Board of Supervisors  
**Subject:** Wise Villa Winery

Robert,

It was a pleasure seeing you at the Lincoln Area Archives Museum (LAAM) and remembering our projects.

To all the Board,

I would love to have all of you come and visit LAAM 640 5th Street in Lincoln. Monday & Tuesday 9 to 12:30 and Wednesday, Thursday and Friday 9 to 4:00.

The other subject of my email is to hope the Board will support Wise Villa Winery. Having lived in Placer for 30 years it is the one of the few places I can take visitors and family to see interesting Placer County Ag. The Placer County Wine Trail is really bringing visitors in. They are great supporters of the USMC Toys for Tots.

I'm a wine club member and would like to invite you to visit The Villa with me. A Wednesday afternoon would be great with me.

Respectfully,

John Weatherup  
916-408-4361

**RECEIVED**  
MAR 04 2013  
CLERK OF THE  
BOARD OF SUPERVISORS

**RECEIVED**  
BOARD OF SUPERVISORS  
5 BOS Rec'd \_\_\_\_\_ COB. \_\_\_\_\_ CoCo \_\_\_\_\_  
TSL. \_\_\_\_\_ CEO \_\_\_\_\_ Other \_\_\_\_\_  
DB/AN  
MAR - 1 2013  
Sup D1 \_\_\_\_\_ Sup D4 \_\_\_\_\_ Aide D1 \_\_\_\_\_ Aide D4 \_\_\_\_\_  
Sup D2 \_\_\_\_\_ Sup D5 \_\_\_\_\_ Aide D2 \_\_\_\_\_ Aide D5 \_\_\_\_\_  
Sup D3 \_\_\_\_\_ Aide D3 \_\_\_\_\_ ✓ SP

February 20, 2013

RECEIVED

FEB 25 2013

CLERK OF THE BOARD OF SUPERVISORS

Board of Supervisors  
Placer Co  
175 Fulweiler Ave  
Auburn, CA 95603

RECEIVED  
BOARD OF SUPERVISORS  
7005 Res.  COB  CoCo.  
TSI  CEO  Other  
DB/HH  
FEB 22 2013

Sup D1 \_\_\_ Sup D4 \_\_\_ Aide D1 \_\_\_ Aide D4 \_\_\_  
Sup D2 \_\_\_ Sup D5 \_\_\_ Aide D2 \_\_\_ Aide D5 \_\_\_  
Sup D3 \_\_\_ Aide D3 \_\_\_  LK

**STOP Community Centers BEFORE They Metastasize in Rural Areas**

Please accept this letter for the record on the Wise Villa appeal.

Here in Placer County, we've all seen "vineyards" of 1, 5 or 10 acres surrounding a multi-million dollar house. Their fantasies revolve around emulating the true vineyards in Napa and Sonoma county...and sponsoring glorious public and private parties where the inebriated attendees might ask, "Who OWNS this beautiful place?" Ego-fests designed for those trying to pay for acceptance.

But unlike the north bay area, these folks don't make a LIVING from their grape harvest. Laws should be passed that say you want to hold a public event and have a hundred people (strangers) drinking...and you want to PROFIT from it...you must have it in a commercially zoned area, on a safe, arterial road where two cars can pass, all lines drawn, bike lanes, etc. And those laws should provide for strong enforcement capacity. Community Centers expose neighbors and rural communities to abuse—traffic, noise, etc., so everyone will suffer.

Now, I suppose, other wealthy "weekend-farmers" who have their token horses, a few cows, goats and pigs...all the animals they can brag about at the cocktail party...want in on the action. I don't know that I blame them. Some probably think they just should have grown some GRAPES if they wanted to join the elite and flex some power and influence. It's no wonder they're obsessed and angry. The ship sailed without them. But by now they've greased the political skids and are ready to fight to avoid those bothersome laws and ordinances. They want to have big PUBLIC parties around THEIR Mc Mansions. And now they can use "Community Center" designation as precedence for their shoo ins.

The culture of agriculture is characterized as hard working, down to earth, struggling folks. It's idealized as a worthy choice and romanticized as a labor of love. Larger scale ag operations make good livings, in part due to generous benefits, tax breaks, and entitlements at all levels of government, including subsidies. However, operating on less than 10 acres is generally considered too small to sustain a family, and land costs often prevent small farmers from entering established ag/farm commodity markets. These small "boutiques" are pseudo ag operations, trying to be commercial retailers under the guise of ag.

Many large ag/farm parcels in Placer County that could have provided livable financial returns were split into unsustainable smaller parcels—less than 10 acres, or even less than 5 acres—via profiteering in the real estate markets. A few of these

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small acreage landowners are now becoming a loud minority trying to capitalize on ag's good will by creating a façade of being "struggling" agriculture. Some admit to being "boutiques" that want all the entitlements that legitimate ag operations enjoy—waivers on zoning and ordinance requirements, tax write offs, etc. With identity confusion over what they really are, they exploit farming with a broad brush to be swept along and around obstacles that none of the legitimate farmers find bothersome. Do you see the Vineyard, Greco, Leak, Macon, or other legitimate ag operations asking for Community Center designation?

Current "Community Centers" proposals ignore the roots and real work of ag operations. Instead, if approved, these private commercial event centers will legalize incompatible activities and bring traffic and noise to ag and farmland rural communities—not just occasionally, which already may be permitted, but year-round—for the benefit of a few.

The claim that all ag is "commercial," to justify having weddings, concerts, or any other type of events to make money on their unfeasible operations, is about as bogus as it gets. Then they cleverly create a smokescreen to deny that their retail activities are defacto conversions of ag/farm zones to commercial. They cap their claims with delusions that they are preserving ag, when either no viable ag operation exists in the first place, or that whatever may exist will be abandoned for event center profits.

Approving these monster Community Centers in agriculture or farm zones will destroy the very landscapes and ag functions we need and want to save. And as one letter to the editor stated, wineries don't even provide the basics of life that real farmers and ranchers do—food, clothing and shelter. They produce a product that, unless kept in grape form, cannot sustain life at all, yet we want to give them carte blanc permission to ruin farmlands. Let's not even talk about all the oaks that wineries clear out, the pesticides, herbicides and other environmental impacts that will happen as more jump on this bandwagon. Saving farmlands starts with adherence to zoning and holding fast to deny those who want to change it or ask for variances.

For now, as elected members, we hope you will do the right thing and not support the Wise Villa proposal—vote for the appeal. Stop these bogus Community Centers and create an ordinance to govern private commercial event centers, which is what they are.

Sincerely,

*Justin Roberts*

Justin Roberts - 4271 Richardson Dr - Auburn, CA 95602

Cc: Save Placer Farmlands, Neighbor Rescue, Sierra Club, Public Interest Coalition

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FEB 08 2013

CLERK OF THE BOARD OF SUPERVISORS



# LINCOLN

## AREA CHAMBER OF COMMERCE

since 1909



### Collaboration in Business & Community

January 16, 2013

TO: Jim Holmes, Chairman,  
Placer County Board of Supervisors  
FROM: Lincoln Area Chamber of Commerce  
RE: Wise Villa Winery

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BOARD OF SUPERVISORS  
5 BOS Rec'd  COB  CoCo   
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FEB 07 2013

Sup D1  Sup D4  Aide D1  Aide D4   
Sup D2  Sup D5  Aide D2  Aide D5   
Sup D3  Aide D3  UK

Dear Chairman Holmes:

This letter is in support of the Planning Commission's December 20<sup>th</sup> decision to approve the Minor Use Permit for Wise Villa Winery's request to allow the existing winery to function as a year-round Community Center, and to allow for additional paving within the vineyard.

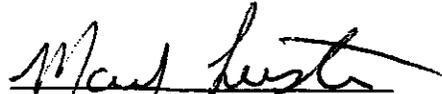
Wise Villa Winery is a valuable community asset. The plans they have for the future will work to enhance Placer County's exposure as a destination for wine tours, overnight hotel stays, dining at local restaurants, and will promote Placer agricultural products as well as other economic development opportunities, which our county so desperately needs.

Since their opening, Wise Villa has demonstrated their interest in being a good community partner by supporting numerous events in South Placer County, including Lincoln Showcase, Business Expo, and the Certified Farmers Market for the Lincoln Chamber. They have also supported events put on by the Rocklin and Roseville Chambers involving complimentary wine pours as well.

Thank you for your time and attention to this very important topic.

Sincerely,

  
Bob Romness, CEO  
Lincoln Area Chamber of Commerce

  
Mark Luster, President  
Lincoln Area Chamber of Commerce

cc: Board of Supervisors

#### Our Mission

*"To Market Lincoln as the area of choice in which to live and do business by attracting, assisting, retaining and promoting our members"*

## **Supplementary document, Appeal of PMPB20120092: Wise Villa Winery Community Center MUP**

Carol Rubin, representing Save Placer Farmlands

January 22, 2013

### **Summary:**

- The Placer County Planning Department decision of December 20, 2012 to permit a "Community Center" at Wise Villa Winery must be overturned.
- The Wise Villa Community Center designation contradicts the intent of the Placer General Plan and Farm zoning.
- This facility will cause a noise and traffic burden for county residents.
- Permitting this Private Event Center as a Community Center establishes a precedent that will make it virtually impossible to deny other applications, no matter how inappropriate, and erodes public confidence in the planning process.
- As currently proposed, these event centers do not promote sustainable agriculture.
- No more Community Centers or Private Event Centers should be permitted until an adequate code enforcement mechanism is established.
- There is a place for Private Event Centers in Placer County, but there must be standards set for their location and operation. Encouraging Placer farmers and businesses to establish co-op event centers can benefit all the parties involved. Specific recommendations are presented for Private Event Center parameters.

### **Arguments supporting denial of the Wise Villa Community Center MUP**

1. Establishment of a Community Center at the Wise Villa Winery is contrary to the intent of the Placer County Code and General Plan. The activities the applicant proposes to conduct at the "Community Center" are those normally conducted by a restaurant/bar (preparation, serving and consumption of food and drink):

"The applicant is proposing to host groups of up to 50 people four times per week for agricultural, vineyard or wine/food pairing educational events, and host larger events (51-100 people) twice per month. The larger events will also include the promotion of agriculture and/or wine industry education.

"During wine pairing dinners and larger events, the applicant is proposing to have meals prepared in the tasting room kitchen, although a caterer may supply food at some events."  
[Wise Villa Mitigated Negative Declaration, Project Description]

The attempt to conduct a restaurant business in zoning where it is prohibited under the guise of a "Community Center" twists an ineptly worded definition in the County Code to allow a use which any rational person would expect to be forbidden in Farm zoning. Placer County residents do not purchase or own property in the Farm zone with the expectation that a restaurant, bar or meeting hall will appear in their neighborhood because a developer, with the encouragement of county Planning staff, has elected to cynically misinterpret the code language to serve his own purposes. This sort of manipulation undermines the intent and purpose of the county code, erodes confidence in the county planning process, and exacerbates bitterness and mistrust among county residents and government representatives.

2. The location of the proposed "Community Center" will impose a traffic burden upon a peaceful rural neighborhood. While Wise Road itself is a rural arterial route, the feeder routes (Fowler, Garden Bar, and Fruitvale Road) recommended by the applicant's own traffic analysis are rural collectors:

"Guests arriving from the west are expected to use Interstate 80 to Sierra College Blvd to SR 193 to **Fowler Road**, then turn left onto **Fruitvale Road** and right onto **Garden Bar Road** and Wise Road. Alternatively, guests could take SR 65 or Sierra College Blvd to Lincoln and follow McCourtney Road north to Wise Road and drive about 1 mile on Wise Road to the project. Guests who arrive from the east could be directed to use SR 193 then turn right onto **Fowler Road** to reach the site." [TRAFFIC IMPACT ASSESSMENT FOR WISE VILLA WINERY USE PERMIT, PLACER COUNTY, KD Anderson and Associates, Sep 20, 2012, page 5]

Current traffic to the winery is occasional and spread throughout the day. Traffic to the eighteen events/month proposed by the applicant will be concentrated within the hour preceding and following the event, creating significant noise, pollution and inconvenience for residents along the route. Road wear will increase and more sheriff patrols will be required. These costs will be borne by all Placer County residents to benefit this private facility.

3. Permitting this "private event center" and other similar for-profit facilities sets a precedent that makes it almost impossible to control the proliferation of these operations. Because there are no standards for the siting or operation of "private event centers," approval of any one application sets the conditions for approval of subsequent applications. This problem troubled the Planning Commission during its hearing on this MUP, with one of the Commissioners turning to Mr. Carson, whose proposal for a for-profit Community Center had just been denied, and stating "I find it hard to look you in the eye," meaning he was having a difficult time approving the Wise Villa application and denying Mr. Carson's without firm grounds. In fact, as expected, Mr. Carson has appealed the denial of his MUP, and certainly the basis of the appeal will be the perceived capriciousness of a process that has no firm guidelines.

4. Permitting "private event centers" in Farm zoning does not, as has been argued, promote sustainable agriculture. In fact, proliferation of these facilities makes agricultural operations more difficult for all other rural residents by increasing noise, pollution, traffic and crime in rural areas. Ms. Fake of Placer County Extension has argued that these facilities should be permitted because they allow marginal farming operations additional income to tide them over lean times. To the contrary, Planning staff have argued that "private event centers" won't multiply to unmanageable numbers because the amount of capital required to establish and run one of these operations is beyond most small landowners. **These assertions cannot both be true.** None of the applicants for the current proposed "private event centers" (Wise Villa Winery, Gold Hill Gardens, and Rock Hill Winery) are in danger of losing their land to foreclosure without the addition of these facilities. As currently proposed, these private event centers in agricultural zoning do not enhance sustainability, but in fact destabilize it by making their neighborhoods less desirable places to live and farm.

5. Current code enforcement is inadequate for event facilities already established in Placer County. New facilities must not be permitted without adequate redress for neighboring residents if the operators do not follow the conditions of the MUP. For example, Dr. Lee proposes a maximum of sixteen small events and two large events per month at Wise Villa Winery. What recourse do neighbors have if the number of events or number of guests are exceeded? These events are typically held in the evening or on weekends when county offices are closed. The sheriff does not enforce the conditions of the MUP, only code violations. It is unreasonable to expect Placer residents not only to cope with the disruption these operations cause, but also to police them.

#### **Suggested Private Event Center Standards and Workable Solutions**

Save Placer Farmlands has never contended that there is no place for private event centers in Placer County. We do believe that these facilities should be well planned (rather than slid through under the guise of a bogus definition) with standards set for their location and conditions of operation. Wise Villa Winery and the other two current applicants are not jeopardized by the denial of "Community Center" MUPs. They are already able to hold several events per year under the Winery and Temporary Event ordinances.

We suggest that Placer County establish a task force composed of representatives of all interested parties to redraft the definitions of "Community Center" and "Private Event Center" and establish standards for each type of facility. This is not a novel undertaking. Many jurisdictions are contending with the "event center" issue and good definitions for "community center" and "private event center" can be found on the internet [Attachment 1]. Alameda County has prepared a comparison of California zoning ordinances regulating wineries [Attachment 2] that is a useful source document.

We note one solution that could be acceptable to rural residents, wineries, agricultural interests and tourism and commerce advocates is the establishment of winery co-ops. One example (the Old Sugar Mill in Clarksburg, Yolo County; Attachment 3) is an association of ten wineries that have consolidated their tasting rooms and event center in a large common facility. This association promotes true sustainability because the lower capital exposure and pooled continuing expenses means wineries of any size can participate. The association can afford a larger facility which is more efficiently used than individual centers. Failure or withdrawal of one member from the association does not leave an abandoned event center and parking lot, unusable for future agricultural purposes, blighting the rural neighborhood.

Placer County should establish standards for these facilities and encourage formation of co-op event centers by all county growers and merchants, not just wineries. We noted in our original appeal justification [Attachment 4] that the two well-tolerated and successful private event centers in western Placer County (Newcastle Wedding Gardens and The Flower Farm) share some important characteristics that contribute to their prosperity:

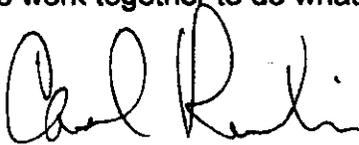
- a. They are located on arterial roadways
- b. They are located adjacent to parcels zoned "Commercial"
- c. They are located within three miles of the nearest city limits
- d. They are located six miles apart.

We suggest that standards for Private Event Centers in Placer County include the following:

1. Allowed in all zones with the following stipulations.
2. Direct access from a freeway or arterial roadway;
3. Within one half mile of a property currently zoned "Commercial"; and/or within three miles of the nearest city limits by the shortest route;
4. Sufficient parking to accommodate an average of two guests per vehicle;
5. Not permitted within one mile of an ecologically sensitive habitat (e.g., salmon spawning stream or habitat of a "threatened" or "endangered" species) or a historically or archeologically significant site (e.g., cemeteries);
6. Each Community Center or Private Event Center shall be required to contribute 0.5% of gross event revenue to fund a compliance hot line staffed every day between the hours of 11 am and 10 pm with a county employee empowered to investigate citizen complaints. The first two substantiated complaints will generate warnings to the facility operator. Upon the third substantiated claim the operator must appear before the Planning Commission and justify why the MUP should not be revoked. Any facility generating substantiated claims in two consecutive years will automatically have the MUP revoked. Compliance with all provisions of the permit (e.g., number of guests, hours of operation, types of events, numbers of events) will be apply and be enforced. Public service events (i.e., benefit events for which the facility receives no income) are exempt from the fee but subject to the enforcement provisions.

7. If in a Residential or Agricultural zone, the following additional conditions shall apply:
- a. located no closer than three miles to another Community Center or Private Event Center;
  - b. twenty acre minimum lot size;
  - c. no building or parking area within 1000 feet of a neighboring dwelling;
  - d. maximum 6000 ft<sup>2</sup> total for all non-residential buildings on site, maximum height of buildings two stories above ground;
  - e. no events with more than 200 guests permitted, no more than three events per week;
  - f. events must end by 8 p.m.;
  - g. no outdoor amplified sound systems;
  - h. no outdoor stadiums or amphitheaters (i.e., no outdoor events such as kart racing or rodeos are permitted). No events of lewd or obscene nature are permitted (i.e., a strip club).

With these few sensible stipulations, Placer County can protect its rich historical heritage, productive farmland and rural beauty AND promote agritourism, healthy economies for foothill communities and sustainable agriculture. We believe that the conditions outlined above represent a workable solution to the event center issue that will be acceptable to Planning staff, the Agricultural Commission, county residents, the Farm Bureau, Chambers of Commerce, PlacerGrown and the Placer Vintners Association. The Board of Supervisors can demonstrate its commitment to good planning by promoting cooperation and sensible solutions, providing a forum for all of us to work together to do what is best for Placer County.



Carol Rubin  
Save Placer Farmlands  
2079 Country Hill Run  
Newcastle, California 95658  
[saveplacerfarmlands@ymail.com](mailto:saveplacerfarmlands@ymail.com)

#### Attachments

1. Suggested definitions for "Community Center" and "Private Event Center"
2. Alameda County Community Development Agency Planning Department, Survey of Other Counties' Winery Regulations
3. Old Sugar Mill, from [www.oldsugarmill.com](http://www.oldsugarmill.com)
4. Reason for Appeal, PMPB20120092, Wise Villa Winery Community Center MUP, Save Placer Farmlands

**Suggested definitions:**

**"Community Center" ... "a government or nonprofit facility used for recreational, social, educational, cultural services and activities. Services may be targeted to certain populations (e.g. youth, seniors) but membership is available to the general public. Examples of services include tax assistance, fitness training, senior meals, after school tutoring sessions, food pantries and public assemblies. This use does not include schools, places of worship, banquet facilities, social or service club, or counseling services. A community center is different than a neighborhood center, which is a use that is accessory to a residential development." [Wyoming MI City Council, [http://www.mlive.com/southwestadvance/index.ssf/2009/11/city\\_council\\_approves\\_com\\_munit.html](http://www.mlive.com/southwestadvance/index.ssf/2009/11/city_council_approves_com_munit.html)]**

**"Private Event Center" ... "means a building and/or premises used as a customary meeting or gathering place for personal social engagements or activities, where people assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, other business purposes, or similar such uses for profit, in which food and beverages may be served to guests. This definition shall not include places of worship, as defined elsewhere in this chapter." [Section 27-31 Dekalb GA County Municipal Code]**



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

**Survey of Other Counties' Winery Regulations**

County Planning Department staff surveyed eleven other counties in the state to obtain a sampling of how these jurisdictions regulate wineries. The attached matrix contains the results of the survey.

**Summary of Survey Results:**

- All eleven counties surveyed require a use permit for wineries under at least some circumstances.
- In three of the counties, the type of permit required varies depending on such factors as parcel size, intensity of use, zoning, and general plan designation.
- In San Diego County, boutique wineries are allowed by right.
- Ten of the eleven counties surveyed require a use permit for a tasting room.
- Restrictions on tasting rooms vary from county to county, but include allowing them only in conjunction with an on-site commercial winery, limiting their size to a percentage of the total square footage of the winery buildings, limiting days of operation, limiting the number of patrons at any given time, and allowing tasting by appointment only.
- In San Diego County, a tasting room is allowed by right if it does not exceed 30 percent of the total square footage of the wine production structure.
- All eleven counties require use permits for special events. Restrictions on the number, size, timing, and type of events allowed vary from county to county. Napa County does not allow weddings at wineries.
- Most of the counties address traffic and parking issues through the use permit.
- Butte, El Dorado, and San Diego Counties have restrictions specific to wineries on private roads.

Comparison of County Winery Regulations

	A	B	C	D	E	F	G	H
	Agency	Type of permit required for winery	Wine tasting rooms allowed?	Type of permit required for wine tasting room.	Distinction between different special events in zoning ordinance	Special Events Permit	Traffic measures	Noise standards
1	Butte County	AUP, Minor Use Permit, or UP depending on the size and intensity of the proposal. AUP required for winery when access is only via a private road. The winery shall pay a fair share towards a private road.	Y, limited to three days a week.	On a case-by-case basis based on the type of winery operation and wine tasting room proposal.	No	Y, any Special Event requires a Minor Use Permit for the first event and an AUP for each subsequent event. No Special Events are permitted on Orchard or Field Crop designated in the General Plan. No more than 12 Special Events are permitted per year with a maximum of 12 hours per day. No more than 200 people per event at any one time.	Based on AUP, Minor Use Permit or UP conditions.	Based on Noise Ord.
2	El Dorado County	Depends on zoning, GP designation, parcel size, and commercial vineyard production (5 acre minimum).	Y	UP	No	Y, must apply at least 60 days prior to event. Maximum of 250 persons. Promotional events = 24 events per calendar yr and max. of 250 persons not to exceed three consecutive days. UP or Minor Use Permit when determined by the Ag Commissioner. Temporary Use Permit = Three events per calendar yr, not to exceed 1 per month. Not to last more than three consecutive days and no more than 250 persons. Weddings require Special events permit. No outdoor amplified music permitted.	Winery and wine tasting room access driveway must connect to a public road. If the winery is open to public is located on a private road within an A district, an AUP must be approved. Applicant is required to a fair share for road maintenance. A road maintenance entity or agreement for those on private roads.	If the winery is located on a private road with access to the public, approval must be granted from the Develop. Services Director, following the recommendation of the Ag. Commission. No outdoor amplified music permitted.
3	Monterey County	UP, possible Initial Study	Y, in A district and in certain commercial districts/	UP in A district and some commercial districts	Not yet. Presently under consideration.	Y, UP	Improvements as UP conditions of approval, such as driveway encroachment improvements, providing a commercial driveway, etc.	Noise set at property line and time of day. This is on a case by case basis based on size of property, facility location, zoning district, proximity to sensitive receptors., topography, etc... Base on Noise Ord.
4								

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Comparison of County Winery Regulations

	A	B	C	D	E	F	G	H
5	Napa County	UP, possible Initial Study (must be at least 10 acres).	Y, only with winery.	UP, only permitted with winery. By appt. only, except grandfathered in wineries.	Yes, no weddings allowed.	Y, Special Events Permit. No more than 6 events/yr up to 399 persons. 3 events/yr for ≥400 persons.	Traffic count conducted for wineries. Shuttle service to off-site parking when sufficient parking is not available on-site for special events. Promotional event parking = 1 space per 2.5 persons.	Based on Noise Ord.
6	Placer County	Minor Use Permit in A district (minimum size is 4.6 acres).	Y	CUP, MUP and AUP. Permit type depends on the zoning district.	No, but type of planning application required depends on zoning.	Y, max. 6 events/yr. No special event shall exceed two days.	Case by case basis for traffic modifications depending on proposal and road conditions. Temporary off-site parking is permitted for special events.	Based on Noise Ord.
7	Riverside County	UP, possible Initial Study	Y, only with on-site commercial vineyard at least 10 acres. At least 75% of the net lot must be planted with vineyards prior to building permit issuance.	UP in CAV (Citrus/Vineyard) district.	UP Special events facility require on-site commercial vineyard at least 10 acres.	Y, Temp. Outdoor Event. \$378 fee, CEQA exempt.	As per UP conditions.	Based on Noise Ord.
8	San Diego County	Boutique Wineries for packing and processing are allowed by right if located on public road. Otherwise, UP required, possible Initial Study	Y, one wine tasting/retail room is permitted, except commercial winery processing. Pre-packaged food requiring no refrigeration is permitted and can be eaten on premise. No food preparation is allowed at winery, but catered food service is permitted at Marketing Events.	The tasting/retail room is allowed by right if it does not exceed 30% of the total square footage of the wine production structure.	Y, a maximum of 4 winery events are permitted per year and required to end by sunset.	Y, Special Event Permit. Amplified music and public gatherings (such as weddings) are not allowed inside or outside the winery. Outdoor eating areas are limited to accommodate a maximum 5 tables for seating of 10 people. Vehicle with a capacity in excess of 12 passengers are not allowed. Signage is limited to 12 sq. ft. on-site.	Parking will comply with the Parking Requirements in Section 6778, Ag., Industrial, and Wholesale Storage. The on-site driveway and parking area shall be surfaced with Chip Seal, gravel or an alternative surfacing material appropriate for lower traffic levels.	Based on Noise Ord.

Comparison of County Winery Regulations

	A	B	C	D	E	F	G	H
9	Santa Barbara County	UP, possible Initial Study. Development standards differ between inland and coastal areas.	Y	UP, floor area of the winery shall not exceed 400 sq. ft. or 10% of the winery development structures located on the premises, whichever is greater. Tasting rooms are granted for wineries that produce less than 20,000 cases per year.	Y, wineries and outdoor entertainment (carnival, crafts fair, etc.) events differ in the planning permit required.	Y, Special Events Permit. The number of special winery events vary on the size of winery and production capacity. Smaller wineries are allowed 4 events per year and attendance not to exceed 150 attendees. Up to 8 special winery events are permitted for larger wineries. The number of special events on winery premises can exceed 12 per year and attendance for each event may exceed 200 persons with a CUP under Tier III (development plan under the Planning Commission) on a case by case basis before the Planning Commission. CUP process can grant events over the allowed annual maximum to up to 40 days.	As per condition of approval.	Based on Noise Ord. Amplified music associated with special events shall not exceed 65 dba at the winery exterior boundary. The dba level can be contested by department review for special events depending on the size of the winery and surrounding environment.
10	Santa Cruz County	Depends on zoning, GP designation, parcel size, and commercial vineyard production. Levels: ASP, CUP (hearing before the Zoning Administration and more intensive process requiring Planning Commission hearing).	Y	AUP, by appt. only with a limit of 12 persons max. at one time. UP, public hearings by Zoning Administrator or Planning Commission based on project proposal on a case by case basis.	No	Y, Special Events Permit required.	As per UP conditions.	Outside operating hours limited to 7 a.m. - 7 p.m., except during harvest season. Use Permit noise levels. Max. noise standard of 85 dba for a cumulative period of 15 minutes in an hour. Up to 90 dba for a cumulative period of 5 minutes in an hour. A max noise level of 100 dba. These levels shall be reduced by 10 dba between 10 p.m. - 7 a.m. Levels can potentially be increased with CUP.
11	Sonoma County	UP	Y	UP, depending on zoning. Allowed w/o winery.	Doesn't differentiate between what type of special events require a permit, but have a criteria whether one is necessary or not.	Y, UP	Measures and conditions of approval are determined through the UP process. Complaints of weekend traffic, but they do not exceed the LOS standards in rural areas.	Based on Noise Ord.

Comparison of County Winery Regulations

A	B	C	D	E	F	G	H
San Luis Obispo County	UP	<p>Y. MUP in most zoning districts, CUP, in others. Must be within 200 ft. from the winery facilities. This required can be waived if exemptions can be proven. Legally constructed structures built before 1980 can be modified with an AUP. Only 1 tasting room per winery, even for wineries on the same site that share production facilities.</p>	AUP	<p>No, but specific criteria for Winery Special Events exists. 20 acres minimum (can apply for a MUP to required lot size). Limited to 40 days per year. Minor Use Permit or Conditional Use permit required for events with 50 or more persons. Minor Use Permit allows for up to 80 persons for a maximum of 6 events per calendar year. CUP required for events over 80 persons for a max. of 6 special events per calendar year. Applications must be submitted at least 120 days prior to the event. Fines will be applied for those without County approval.</p>	Y. MUP and CUP required.	<p>As per UP conditions. The main driveway to winery with public hours, wine tasting room or special events must be located within one mile of an arterial or collector.</p>	<p>Based on Noise Ord. Outdoor amplified music is only permitted between the hours of 10 a.m. - 5 p.m. and not to exceed 65 Db.</p>

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### Old Sugar Mill | Clarksburg, California

The wineries at the Old Sugar Mill, in Clarksburg, California, are a bridge to the rich agricultural heritage of the region, whose vineyards are staking their claim alongside the great wine growing regions of the world.

The Old Sugar Mill is home to a unique community of eight California wineries and their signature wines: Todd Taylor Wines, Three Wine Company, Merlo Family Vineyards and Rendez-vous, Heringer Estates, Clarksburg Wine Company, Elevation Ten, and the Carvalho Family Wines. The majority of the vineyards are located in the Clarksburg AVA (American Viticulture Area), where vineyards share the same morning fog and cool breezes from the San Francisco Bay that shape the growing seasons in the vineyards of Napa and Sonoma.

### Eight Wineries | One Location

The Old Sugar Mill is located in the historic town of Clarksburg, fifteen minutes southwest of the Capitol building in Sacramento.

Come and discover for yourself, the wines and wineries of the Old Sugar Mill.

Now open seven days a week

### Old Sugar Mill: Location

**Old Sugar Mill**  
35265 Willow Avenue  
Clarksburg, CA 95612

### Old Sugar Mill: Mailing Address

**Old Sugar Mill**  
Post Office Box 123  
Clarksburg, CA 95612

t: 916 744-1615  
f: 916.744.1866  
email: [info@oldsugarmill.com](mailto:info@oldsugarmill.com)

### Wedding & Event Information

[Wedding & Event Information](#)

### [Facility Rentals](#)

### Tasting Room Hours

Holiday hours:

We are open Christmas Eve 11am to 5pm, closed Christmas D. and back at it on the day after Christmas 11am-5pm.

We are open New Year's Eve 11am -5pm, closed New Year's D and back at it on the day after New Year's 11am-5pm.

Individual winery hours may vary

## REASON FOR APPEAL, PMPB20120092, WISE VILLA WINERY COMMUNITY CENTER MUP

### **A Community Center is not a restaurant, a bar, or a meeting hall.**

#### **community center:** Noun

*A place where people from a particular community can meet for social, educational, or recreational activities. [www.merriam-webster.com]*

As shown above, a "Community Center" serves a local community; indeed the example of a grange hall given in the Placer Code definition indicates that this is the intended meaning. The "Event Center" being proposed by Dr Lee at Wise Villa Winery will not serve his neighbors (the "local community"), but transient guests who will travel various distances and then pay to eat meals and drink wine on the premises. The purpose Dr Lee intends for his facility fits the definition of a restaurant/bar:

#### **restaurant:** Noun

*A business establishment where meals or refreshments may be purchased. [www.merriam-webster.com]*

*"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... [Placer County Code, sec 17.04.030, "Definitions"]*

Restaurants and bars are non-allowed uses in Farm zoning. Calling this facility a "Community Center" to evade this proscription sets a dangerous precedent, undermines Placer Zoning standards and erodes the respect of Placer citizens for the planning process.

Michael Johnson, Director of Planning, in his memorandum of June 21, 2012 has acknowledged that the Wise Villa "Community Center" and two other proposed facilities are not really "Community Centers" but "Private Event Centers:"

As County staff has discussed at length, the term "Community Center" conjures images of public buildings that allow for public gatherings, yet this is the only definition in the Zoning Code that addresses such uses. In reality, what is being proposed at Wise Villa Winery, Rock Hill Winery and Gold Hill Gardens are private event centers, in conjunction with agricultural activities on the property, where the facilities are available for rent by private individuals or groups. Unfortunately, the Zoning Code does not include such a definition, which continues to lead to the mischaracterization of the proposed uses as being "community" oriented.

However, rather than holding applications for these mischaracterized facilities in abeyance until the code definitions can be corrected and standards written, the decision has been made at some level in Placer County administration to persist in pretending these facilities are public, community service establishments.

Because there are no objective criteria for assessing a "Community Center" application, approval of the Wise Villa "Community Center" MUP sets a dangerous precedent for other uses. If Dr. Lee is successful in having his eating and drinking establishment approved as a "Community Center," what grounds would the county have for denying an IHOP restaurant application to be a Community Center, and opening a dining establishment in Farm or any Residential zone? Indeed, many uses, such as pool hall, card room ("recreation") or nightclub ("An establishment for nighttime entertainment, typically serving drinks and offering music, dancing, etc."), fit the vague "Community Center" definition currently in the zoning code. Once one non-standard use has been permitted, on what grounds will these applications be denied? The lack of tight definitions and objective criteria for the suitability of "Community Center" applications means that it will be difficult to stop even patently undesirable applications.

The establishment of these entertainment venues in Farm Zoning is contrary to the intent of the Placer County General Plan and Placer County Zoning Codes, which state:

General Plan: AGRICULTURAL LAND USE

Policies:

Goal 1.H:

1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban ... areas...."

Zoning Code: 17.10.010 Farm (F)

A. Purpose and Intent. The purpose of the Farm (F) zone is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities.

An Event Center is not an "agricultural use," even if it is coincidentally associated with a *property* zoned for agricultural use. No crop is grown, managed or harvested by the existence of an Event Center. The only association with agriculture at the Wise Villa Event Center is potential *consumption* of a crop, which also occurs at restaurants. By their ephemeral nature attracting a transient clientele, Event Centers in fact destabilize agricultural areas and, because of their inevitable negative effects on water supplies, drainage, air quality, noise and traffic, actually are harmful to agricultural activities.

**Our concerns are not misplaced or overblown, as has been suggested by county Planning staff. Two MACs (Meadow Vista and WAC\*) and the Placer Agricultural Commission have expressed similar misgivings about the inappropriately broad latitude of the current "Community Center" definition and the lack of standards for these types of facilities. Rural Lincoln MAC is planning a forum on this topic for early next year. During the discussion of the Wise Villa application, Planning Commission members expressed significant reservations about the vague, inappropriate definition, the lack of guidelines for assessing the merits of these applications, and the troubling precedent granting approval of the Wise Villa MUP would set.**

An additional drawback to the lack of objective criteria for distinguishing allowed/nonallowed "Community Centers" is the time-consuming, expensive and wasteful process for all parties that results. Without a set of objective criteria for judging the merits of these applications, Planning staff applies undisclosed standards nonuniformly. All applications are accepted (Ms Carnahan has stated that to her knowledge no application for a "Community Center" MUP has been rejected by Planning), some minor modifications may be made, a CEQA analysis is prepared, and the application, no matter how inappropriate for the neighborhood, or how outrageous the approved uses are to nearby residents, goes to the Planning Commission. In addition to being extraordinarily wasteful of time and expense for all parties, this process generates enormous mutual animosity among the applicant, the affected citizens and Planning staff. A potential applicant should be able to consult a set of basic standards for these types of facilities; if he cannot meet those standards he will know not to waste his time and money applying for an MUP. Placer citizens (both in Farm and Residential zones, where "Community Centers" are permitted uses) need assurances that the intent of Farm and Residential zoning will be upheld and that they will not end up living next door to *de facto* restaurants and dance halls.

Planning Staff have asserted at the MAC meetings and the Planning Commission hearings on "Community Center" MUPs that the two existing facilities of this type in western Placer County, The Flower Farm (Loomis) and Newcastle Wedding Gardens (Newcastle) are well-tolerated in their neighborhoods. These facilities have four attributes that are key to their successful integration into the surrounding communities:

1. They are located on arterial roadways
2. They are located adjacent to parcels zoned "Commercial"
3. They are located within three miles of the nearest city limits
4. They are located six miles apart.

We propose that these four characteristics would form a good foundation for establishing standards for future private Event Centers.

Save Placer Farmlands has never advocated for a prohibition of "Event Centers." We seek reasonable solutions that will promote Placer County agriculture and tourism, but not at the expense of the rest of the County residents. To this end, we request that the Board of Supervisors:

**OVERTURN** the Planning commission decision of December 20, 2012 that granted Wise Villa Winery a two-year MUP to operate a "Community Center."

**HOLD** all further for-profit "Community Center" applications until suitable definitions and standards can be written.

**CLARIFY** what activities constitute "support" of agriculture or are "agriculturally related" in determining appropriate farm zone uses (e.g., can a cattle rancher propose an Event Center that will host rodeos as "supporting" his cattle operation?)

**ESTABLISH** a task force with representatives of all interested parties to redraft the definitions in the county code and set separate standards for Community Centers and Private Event Centers.

Thank you. Additional material to support this appeal will be forthcoming in the thirty day allotted time.



Carol Rubin  
Save Placer Farmlands  
2079 Country Hill Run  
Newcastle, CA 95658  
[saveplacerfarmlands@ymail.com](mailto:saveplacerfarmlands@ymail.com)

\* I would like to acknowledge and thank Deputy Director Thompson of Planning Services for his assistance in presenting this issue to the MACs

**From:** Carol Rubin [c\_rubin@sbcglobal.net]  
**Sent:** Thursday, December 06, 2012 12:21 PM  
**To:** Placer County Planning  
**Cc:** Lisa Carnahan; pthompson@placer.ca.gov; Placer Ag; Michael Johnson; Placer County Board of Supervisors  
**Subject:** Comment on PMPB 20120092, Wise Villa Winery Community Center  
**Attachments:** letter to PC Wise Villa MUP\_0001.pdf

To The Placer County Planning Commission,

I have attached a comment for the Wise Villa Winery Community Center application (PMPB 20120092), which is on the December 20 Planning Commission hearing agenda.

Thank you for your consideration.

Carol Rubin

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**DEC 07 2012**

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5 BOS Rec'd  COB  CoCo   
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Sup D1\_\_\_Sup D4\_\_\_Aide D1\_\_\_Aide D4\_\_\_  
Sup D2\_\_\_Sup D5\_\_\_Aide D2\_\_\_Aide D5\_\_\_  
Sup D3\_\_\_ Aide D3\_\_\_\*  SP

2079 Country Hill Run  
Newcastle, California 95658

December 6, 2012

Placer County Planning Commission  
Planning Department  
3091 County Center Drive  
Auburn, CA 95603

**RE: MINOR USE PERMIT (PMPB 20120092) WISE VILLA WINERY COMMUNITY CENTER**

I request the Planning Commission consider the following two issues when evaluating this project:

1. This "Community Center" is located in Farm zoning. Per the Placer County General Plan and the zoning descriptions, Farm zone activities are intended to support the primary purpose of commercial agriculture. If this MUP is granted, the "Community Center" would be in support of the current commercial winery on the parcel. However, there is nothing in the proposed MUP that prevents the current owner or a future owner from ceasing the commercial winery operation and continuing to hold events at the "Community Center." Without a clause in the MUP stating that the use as a "Community Center" is not severable from the use as a commercial winery, the real possibility exists that this property could be converted to entirely non-agricultural use. We request that the Planning Commission require modification of the MUP to include a clause similar to the following:

*"The MUP to operate a "Community Center" on this parcel is conditional upon the continuing operation of a commercial winery at this location. This MUP shall be void immediately if commercial winemaking ceases."*

2. We are troubled greatly that the whole rationale behind applications for for-profit "Community Centers" is based upon an overly broad definition of "Community Centers" in the Placer County Code written at least forty years ago when no one foresaw that it would be used to justify these kinds of entertainment activities in rural Placer County. We request that the Planning Commission hold this, and the other applications for for-profit "Community Centers," in abeyance and petition the Board of Supervisors to establish a task force that will rewrite the definitions in the County Code and set standards for "Community Centers" and "Private Event Centers" before allowing any more of these facilities to be constructed.

Thank you.



Carol Rubin  
Save Placer Farmlands  
by email  
ccs by email to

Lisa Carnahan, Planning Services  
Paul Thompson, Deputy Planning Director, Planning Services  
Michael Johnson, Director, Planning Services  
Josh Huntsinger, Placer County Agricultural Commissioner  
Placer County Board of Supervisors

