



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Winery Ordinance Update–Zoning Text Amendments (PCPJ 20130151)

PROJECT DESCRIPTION: The project proposes a County-initiated Zoning Text Amendment to Placer County Code Chapter 17 (Zoning Ordinance) to revise Section 17.56.300(B)(1)(b) related to a Temporary Outdoor Event Permit, Section 17.56.330 related to Wineries and Section 17.58.030(F) related to Application Contents Requirements.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Community Development Resource Agency, Planning Services Division, 3091 County Center Drive, Suite 140, Auburn, CA 95603

The comment period for this document closes on **August 10, 2015**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the county public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

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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: Winery Ordinance Update –Zoning Text Amendments | Project # PCPJ 20130151 |
| Description: The project proposes a County-initiated Zoning Text Amendment to Placer County Code Chapter 17 (Zoning Ordinance) to revise Section 17.56.300(B)(1)(b) related to a Temporary Outdoor Event Permit, Section 17.56.330 related to Wineries and Section 17.58.030(F) related to Application Contents Requirements. | |
| Location: Unincorporated Placer County | |
| Project Applicant: Community Development Resource Agency, Planning Services Division, 3091 County Center Drive, Suite 140, Auburn, CA 95603 | |
| County Contact Person: George Rosasco | 530-745-3065 |

PUBLIC NOTICE

The comment period for this document closes on **August 10, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the county public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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.



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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

| | |
|---|--------------------------|
| Project Title: Winery Ordinance Update –Zoning Text Amendments | Project #: PCPJ 20130151 |
| Entitlement(s): Zoning Text Amendment | |
| Site Area: Countywide | APN: Various |
| Location: Unincorporated Placer County | |

Project Description:

The project proposes a County-initiated Zoning Text Amendment to Placer County Code Chapter 17 (Zoning Ordinance) to revise Section 17.56.300(B)(1)(b) related to a Temporary Outdoor Event Permit, Section 17.56.330 related to Wineries and Section 17.58.030(F) related to Application Contents Requirements. Each amendment is described separately below:

Zoning Ordinance Section 17.56.300

Section 17.56.330 governs temporary uses and events. Section 17.56.330(B) (1) (b) addresses outdoor events and includes an exclusion to the Minor Use Permit requirement for “one-time events”. This subsection currently permits one-time events that do not exceed “three consecutive days nor two times in one location in a calendar year”. The proposed revision would revise this provision to state “not to exceed six (6) days of events in one location in a calendar year.” The purpose for this revision is to provide flexibility in how a property owner utilizes the total number of outdoor events days (6) that are permitted on site. Modification to this Zoning Ordinance section would allow an individual to hold six one-day events, or three two-day events, or any other increment not exceeding six days on the same site. This proposed revision does not expand the six total days permitted for Temporary Outdoor Events.

Zoning Ordinance Section 17.56.330

Section 17.56.330 contains the majority of the County's winery regulations and is commonly referred to as the County's "Winery Ordinance". Staff proposes to rescind 17.56.330 in its entirety and replace it with a revised and updated Section 17.56.330. A summary of the revisions proposed to Section 17.56.330 is discussed below:

The current "Promotional Event" definition will be replaced with new definition of event which will be defined as follows:

"Event"- means a gathering of more than 50 people (excluding winery staff) for 1-12 hours where the purpose is for fundraising, profit or is political, public, social, or educational in nature. A gathering which consists of friends or family of a winery owner that is not for the purpose of fundraising, profit, or is political, public, or educational in nature and no donation or compensation of any kind is exchanged in relationship to the gathering, is not considered an event. This does not apply to normal patronage of the tasting room at a winery or non-advertised events which are not open to the general public. Industry-wide events, such as the Grape Days of Summer, which a majority of the county's wineries participate in shall not be considered an event for the purposes of this section but are subject to the Temporary Events requirements in Section 17.56.300(B).

A new definition will be added for **"Boutique Winery"** which refers to a winery with annual production less than 2,500 cases. Additionally, Boutique Wineries may be allowed public tasting in a structure that is less than 120 square feet and open on two sides. No events other than Temporary Outdoor Events are allowed at a Boutique Winery.

The proposed winery regulations would also contain the following development standards for wineries. These standards are designed to reduce impacts associated with winery operations and will be implemented through the County's Planning Services Division Zoning Clearance process. The development standards (numbers correspond to the attached proposed winery regulation sections) and are as follows:

1. General

The primary purpose of the winery shall be to process wine grapes grown on the winery property or on other local agricultural lands as delineated in the California Food and Agriculture Code as grape pricing District 10. District 10 encompasses Placer, Nevada, El Dorado, Amador, Tuolumne and Mariposa Counties. In the Residential, Resource and Agricultural zoning districts where wineries are allowed, at least two acres of planted vineyard on site is required.

2. Parking

The following parking standards shall apply to wineries:

| | |
|--|---------------------------------|
| Areas for use by or for patrons, including tasting rooms and reception areas | One space per 300 square feet |
| Offices, or administration areas | One space per 300 square feet |
| Production, storage or warehousing areas | One space per 1,500 square feet |
| Event parking | One space per 2.5 persons |

3. Access Standards

a. Access roads to a winery shall comply with County Code. State and local Fire Safe Standards as determined by the County and the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level of use, site constraints, turnout opportunities, road length, slope, and other site-specific issues.

b. Access – County-Maintained Roads

If a winery is accessed from a County-Maintained Highway, an encroachment permit may be required to address ingress, egress and sight-distance requirements.

c. Access – Non-County Maintained Roads

If a winery has public tasting and is accessed by a private road, the applicant shall provide proof of access rights as determined by the Engineering and Surveying Division and an affirmative written statement of the legal right to access and use said road for the purposes of the requested winery. The winery owner must also obtain written approval of the governing board of the applicable road maintenance association or

homeowners association. If no governing body exists, written approval from a majority of the individuals who have access rights to the road shall be required. The winery owner shall include with said statement the proposal for road maintenance or provide evidence of an existing road maintenance agreement. The winery owner shall be required to indemnify the County for any claims resulting from said road access. In addition, an encroachment permit may be required to address ingress, egress and sight-distance requirements for the private road connection to a County-Maintained Highway

4. Events

All wineries, except Boutique wineries, shall be allowed a maximum of six (6) events per year. Additional events may be allowed with the approval of an Administrative Review Permit for wineries that are zoned Resort (RES), Agricultural Exclusive (AE), and Farm (F). All other wineries are required to obtain an Administrative Review Permit, Minor Use permit, or Conditional Use Permit as specified by this ordinance to have events with the exception that Boutique Wineries are allowed to only have Temporary Outdoor Events. Event size shall be limited to number of available onsite parking spaces that are a minimum of eight feet by 16 feet with 25 foot drive aisles. Event parking may be an aggregate base all weather surface that can support a 40,000 pound vehicle. If a winery is required to have a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit by this ordinance, events will be in accordance with the conditions placed on those entitlements.

5. Hours of Operation

All wineries shall be allowed to operate from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday with regard to its tasting room and events. If a winery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance, limits on hours of operation hours of operation will be in accordance with the conditions placed on those entitlements.

6. Noise Regulations

All wineries shall be subject to Placer County Code Article 9.36 (Noise Ordinance). If a winery is obtaining an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit for events, limits on noise may be placed on those permits that are more restrictive than Placer County Code Article 9.36.

7. Lighting.

All lighting for wineries shall be consistent with the Rural Design Guidelines for Placer County and shall be Dark-Sky compliant as specified by the International Dark-Sky Association. If a winery obtains an Administrative Review Permit for additional events, limits on lighting may be placed on those permits that are more restrictive than the standards contained in this section.

8. Food Regulations

Wineries may have a commercial kitchen, but it shall only be used in conjunction with onsite events and shall comply all conditions and obtain all necessary permits for a commercial kitchen as required by the Environmental Health Division. Restaurants are not allowed as part of a winery. If a winery is required to have a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit by this ordinance limits on food regulations will be in accordance with those entitlements.

9. Tasting Facilities

The tasting facility is for the marketing and sale of the wine and grape products produced at the winery. Tasting shall be in accordance with the wineries Liquor License issued by the California Alcohol Beverage Control Agency. Incidental sales of wine-related merchandise and food shall be allowed subject to the requirements of California State Law. The tasting facility may be used for events as defined in this ordinance.

10. Potable Water

An approved domestic well can be used if the Environmental Health Division has current documentation that the well has a 20 foot annular seal (Permit/Department of Water Resources); if the facility serves 24 people or less per day; and, if the water is tested to show potability. A public/commercial well is required when the facility serves more than 24 people per day for 60 days or more per year; or, if the facility prepares food onsite. Residential wells cannot be converted into public wells.

11. Waste Disposal

- a. All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions. Pumace, culls, lees, and stems may be recycled onsite in accordance with the Report of Waste Discharge approved for each individual winery by the California State Regional Water Quality Control Board.

- b. Winery Production Waste. Standards for waste disposal shall be set, where applicable, by the Regional Water Quality Control Board and shall be stipulated in the Report of Waste Discharge.
- c. On-site Sewage Disposal. If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with County Code Chapter 8.24 and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the County Environmental Health Division for temporary and promotional events.

Section 17.58.030(F)

Section 17.58.030 outlines the requirements for applications filed for “any permit or amendment” pursuant to Chapter 17. Subsection (F) includes the application requirements for a winery activity that requires the issuance of an Administrative Review Permit and which is accessed by a private road. The revisions proposed delete these requirements and refer the public to the revised requirements contained in the proposed revisions to Section 17.36.330.

Summary of Proposed Revisions

No new uses are proposed with the above described Zoning Text Amendments. For County Zoning Code section 17.56.300(B)(1), any one-time event will still need to apply to the County for a “Temporary Outdoor Event permit” which will enable the County to review the proposed event for compliance with the Site Design and Development Standards found in County Zoning Code Section 17.56.300(B)(4). Section 17.58.030 contains permit application requirements for any permit application filed with the County under Chapter 17. The Zoning Text Amendment is intended to render subsection 17.58.030 (F) consistent with the proposed revisions to 17.56.330. The Zoning Text Amendment, in and of itself, will not result in approval of a new permit. Any such application for a permit would be subject to all applicable requirements of the Zoning Ordinance and where applicable, separate environmental review under CEQA.

The revisions to Section 17.56.330, as summarized above, do not approve new uses. While a new category for “Boutique Wineries” has been added, this addition does not, in and of itself approve a new boutique winery. Such a proposal would be required to obtain Zoning Clearance from the County Planning Services Division as would any change or expansion of use of an existing winery. At such time, the County would evaluate each winery proposal based on its compliance with the General Plan, relevant Community Plans, Zoning Ordinance Section 17.56.330 and other applicable County Code, including Building and Fire Codes. The modified Section 17.56.330 will allow some wineries to be approved through the Zoning Clearance process contained in the Placer County Zoning Ordinance. The Zoning Clearance process requires that the County Planning Services Division and any other applicable agency review each winery and determine that they are in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law.

For purposes of the following initial study, staff has reviewed the proposed revisions contained within the Zoning Text Amendment and compared these to the prior code provisions to determine if any of the proposed Zoning Text Amendment will result in any potential environmental impacts. Through this review staff determined that there are no impacts resulting from the revisions to 17.58.030 because this is the list of requirements for a Planning Services Zoning Clearance request and is subject to separate review. Therefore, no further discussion is provided for the proposed revision to Section 17.58.030.

B. ENVIRONMENTAL SETTING:

Placer County is a geographically diverse county. The western portion of the County contains suburbs of the Sacramento Region and large amounts of open farm land, the central portion of the County consists of communities such as Auburn, Loomis, and Granite Bay located in the Sierra Foothills, and the eastern portion of the County lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County’s population grew from 248,399 to 348,432. Over the last ten years Placer County’s winery industry has burgeoned to approximately 21 wineries. The majority of wineries are located in Farm Zone District in the western half of the County.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis

contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Community Plan EIR's

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" 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 earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be 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 Guidelines, 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 [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **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.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," 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.
- g) References to information sources for potential impacts (i.e. 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.

I. AESTHETICS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect on a scenic vista? (PLN) | | | X | |
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN) | | | X | |
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN) | | | X | |
| 4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B) (1) (b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(B)(1)(b) to modify the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum of three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of event days that would be allowed under a Temporary Outdoor Event Permit through this revision. Further, an applicant wishing to hold a temporary outdoor event must still make an application to the Planning Services Division that would be subject to review and approval by the County. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no aesthetic impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Any individual proposing a new winery or an expansion of a use or facility for an existing winery will be required to go through the Planning Services Division Zoning Clearance process. Further, the proposed Winery Ordinance revisions require the primary purpose of any winery to be the growing and processing of wine grapes, and therefore winery sites will remain agricultural in nature and will maintain agricultural landscapes.

Therefore the proposed Zoning Text Amendments do not result in aesthetic impacts. It should also be noted that the revisions to Section 17.56.330 would require all lighting for new wineries or expanded wineries to include compliance with the Rural Design Guidelines and be “Dark-Sky compliant”. This addition will prevent potential light glare in rural areas of the County, which was not addressed in the prior Section 17.56.330. Therefore, potential aesthetic impacts resulting from the proposed Zoning Text Amendment to Section 17.56.330 are less than significant.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to | | | X | |

| | | | | |
|--|--|--|---|--|
| non-agricultural use? (PLN) | | | | |
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | X | |
| 3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN) | | | X | |
| 4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN) | | | X | |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore there are no agricultural or forest resource impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Any individual proposing a new winery or an expansion of the use or facilities for an existing winery will be required to go through the Planning Services Division Zoning Clearance process. Further, the proposed revisions to winery zoning regulations do not result in agricultural impacts because the regulations require the primary purpose of any winery to be the growing and processing of wine grapes. All wineries are required to have two acres of vineyard planted onsite and verification of the onsite vineyard is conducted by the Placer County Agricultural Commissioner or his designee. Consequently, the creation of a winery on agriculturally producing land will help to ensure that farmland including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance is not converted to a higher revenue producing use. Therefore, agricultural and forest resource impacts resulting from the proposed zoning text amendments to Section 17.56.330 are less than significant.

III. AIR QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality) | | | X | |
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality) | | | X | |
| 3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard | | | X | |

| | | | | |
|---|--|--|---|--|
| (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality) | | | | |
| 4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality) | | | X | |
| 5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation including air quality regulations are complied with and the public health and safety is maintained. Therefore, there are no air quality impacts resulting from the proposed revision to Section 17.56.300(B)(1)(b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. This amendment does not revise, replace or attempt to supersede existing standards and procedures that pertain to Air Quality regulations. Additionally, wineries are subject to review by the Placer County Air Pollution Control District and all applicable Air Quality regulations. Therefore, potential air quality impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. 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 & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN) | | | X | |
| 2. 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, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN) | | | X | |
| 3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | | X | |
| 4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN) | | | X | |
| 5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, | | | X | |

| | | | | |
|--|--|--|---|--|
| coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN) | | | | |
| 6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN) | | | X | |
| 7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN) | | | X | |
| 8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | X | |

Discussion- Item IV-1:

Zoning Ordinance Section 17.56.300(B)(1) (b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore there are no impacts to biological resources resulting from the proposed revision to Section 17.56.300(B)(1)(b).

Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Any individual proposing a new winery or an expansion of the use or facilities for an existing winery will be subject to the Planning Services Division Zoning Clearance process. This will insure that all wineries are subject to all applicable County codes and policies, including General Plan and Community Plan policies that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds, and riparian vegetation. Therefore, the potential biological resource impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

V. CULTURAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN) | | | X | |
| 2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | | X | |
| 3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN) | | | X | |
| 4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN) | | | X | |
| 5. Restrict existing religious or sacred uses within the potential impact area? (PLN) | | | X | |

| | | | | |
|--|--|--|----------|--|
| 6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN) | | | X | |
|--|--|--|----------|--|

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore there are no impacts to cultural resources resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Any individual proposing a new winery or an expansion of the use or facilities for an existing winery will be required to go through the Planning Services Division Zoning Clearance process. This process will insure that wineries comply with all applicable existing county, state, and federal standards and guidelines related to the protection/preservation of cultural resources. Therefore, the potential cultural resources impacts resulting from the proposed zoning text amendments to Section 17.56.330 are less than significant.

VI. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| 1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD) | | | X | |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | | X | |
| 3. Result in substantial change in topography or ground surface relief features? (ESD) | | | X | |
| 4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD) | | | X | |
| 5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) | | | X | |
| 6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD) | | | X | |
| 7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD) | | | X | |
| 8. Be located on a geological 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 landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD) | | | X | |
| 9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore there are no geologic or soils impacts resulting from the proposed revision to Section 17.56.300(B)(1) (b).

Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Consequently, no geologic or soils impacts would occur as no grading is proposed. However, as part of the Zoning Clearance process all wineries will need to comply with the Placer County Grading Ordinance which will address geologic and soils impacts. Therefore, potential geologic and soils impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality) | | | X | |
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore there are no potential impacts to greenhouse gas emissions resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which section regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. This amendment does not revise, replace or attempt to supersede existing standards and procedures that pertain to Air Quality regulations or greenhouse gases. The proposed Zoning Text Amendment does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. All future wineries will be required to comply with air quality regulations established by the Placer County Air Pollution Control District. Therefore, potential impacts to greenhouse gas emissions resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS) | | | X | |
| 2. 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? (EHS) | | | X | |
| 3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality) | | | X | |
| 4. Be located on a site which 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? (EHS) | | | X | |
| 5. 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 project area? (PLN) | | | X | |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN) | | | X | |
| 7. 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? (PLN) | | | X | |
| 8. Create any health hazard or potential health hazard? (EHS) | | | X | |
| 9. Expose people to existing sources of potential health hazards? (EHS) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no potential hazards or hazardous material impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Project-specific health hazards will be evaluated through the Planning Services Division Clearance process at the time a specific development proposal for a winery is made. Therefore, potential hazards and hazardous materials impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

IX. HYDROLOGY & WATER QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Violate any federal, state or county potable water quality standards? (EHS) | | | X | |
| 2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. 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)? (EHS) | | | X | |
| 3. Substantially alter the existing drainage pattern of the site or area? (ESD) | | | X | |
| 4. Increase the rate or amount of surface runoff? (ESD) | | | X | |
| 5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD) | | | X | |
| 6. Otherwise substantially degrade surface water quality?(ESD) | | | X | |
| 7. Otherwise substantially degrade ground water quality? (EHS) | | | X | |
| 8. 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? (ESD) | | | X | |
| 9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD) | | | X | |
| 10. 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? (ESD) | | | X | |
| 11. Alter the direction or rate of flow of groundwater? (EHS) | | | X | |
| 12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law.

Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no hydrology or water impacts resulting from the proposed revision to Section 17.56.300(B)(1)(b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Individuals proposing a new winery or an expansion of the use or facilities for an existing winery will require Planning Services Division Zoning Clearance review and approval by the Planning Services Division. This insures that all future wineries will be subject to County and other agencies’ runoff/stormwater and floodplain regulations, permit and approvals, including Placer County’s Flood Damage Prevention Ordinance, Stormwater Management Manual, and NPDES Municipal Stormwater Permit, and will comply with all applicable County policies related to hydrology and water quality. Therefore, that potential hydrology and water impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

X. LAND USE & PLANNING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Physically divide an established community? (PLN) | | | X | |
| 2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN) | | | X | |
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN) | | | X | |
| 4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | | X | |
| 5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN) | | | X | |
| 6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN) | | | X | |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN) | | | X | |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no land use and planning impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. The proposed revisions to winery zoning regulations do not result in impacts to the Placer County General Plan or other regulations which are used to regulate land use and planning issues to promote the orderly development of the County. Furthermore, the Placer County General contains the following policies which encourage such uses as wineries in its Farm zone:

Policy 7.A.3. - The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.

Policy 7.A.10 - The County shall facilitate agricultural production by allowing agricultural services uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area.

Policy 7.A.13 - The County shall encourage multi-seasonal use such as private recreational development.

Policy 7.C.4 - The County shall permit a wide variety of promotional and marketing activities for County grown products in all agricultural zone districts.

Policy 7.C.6 - The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural related enterprises which could provide supplemental sources of income for farm operators.

The proposed Zoning Text Amendment would allow wineries to have a maximum of 50 persons in their tasting rooms, or up to its maximum occupancy, whichever is less. The current code permitted six promotional events with an Administrative Use Permit and the proposed amendment would allow up to six events per year with Zoning Clearance from the Planning Services Division. The end result is that the regulations and conditions that will be imposed through the Zoning Clearance process are the same as those that would be imposed on an Administrative Use Permit and will address all land use and planning issues. Therefore, potential land use and planning impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 would be less than significant.

XI. MINERAL RESOURCES – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN) | | | X | |
| 2. 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? (PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no mineral resource impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. All future wineries are to subject to existing County codes and policies dealing with mineral resources, including General Plan and Community Plan policies that protect known mineral resources reserves to avoid the loss of the availability of mineral resources. Therefore, potential mineral resource impacts resulting from the proposed zoning text amendments to Section 17.56.330 would be less than significant.

XII. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN) | | | X | |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN) | | | X | |
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN) | | | X | |
| 4. 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 project area to excessive noise levels? (PLN) | | | X | |
| 5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B) (1) (b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no noise impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. To address the noise that may occur from a future winery, a development standard contained in the Zoning Text Amendment requires that all winery shall be subject to Placer County Code Article 9.36 (Noise Ordinance). This standard is the same standard that is applied to every use within the County’s jurisdiction and is the current standard applied to wineries. Therefore, potential noise impacts resulting from the proposed zoning text amendments to Section 17.56.330 are less than significant.

XIII. POPULATION & HOUSING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN) | | | | X |
| 2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN) | | | | X |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B) (1) (b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no population or housing impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Consequently, the proposed revisions to winery regulations will not by itself induce substantial population growth in unincorporated Placer County or displace existing housing. Therefore, the potential population and housing impacts resulting from the proposed zoning text amendments to Section 17.56.330 are less than significant.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the 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?

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Fire protection? (ESD, PLN) | | | X | |
| 2. Sheriff protection? (ESD, PLN) | | | X | |
| 3. Schools? (ESD, PLN) | | | X | |
| 4. Maintenance of public facilities, including roads? (ESD, PLN) | | | X | |
| 5. Other governmental services? (ESD, PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B) (1) (b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no public service impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Additionally, the Placer County General anticipated winery type uses in the Agricultural Zone Districts as can be seen from the General plan policies contained in section “X - Land Use & Planning” of this document. Therefore, the County concludes that potential public service impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

XV. RECREATION – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. 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? (PLN) | | | | X |
| 2. 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? (PLN) | | | | X |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no recreation impacts resulting from the proposed revision to Section 17.56.300(B)(1)(b)

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Individuals proposing a new winery or an expansion of the use or facilities for an existing winery will require the review and approval by the Planning Services Division. Wineries will not cause an increase in demand for recreational facilities and in some instances may reduce the impacts to existing recreational facilities by providing alternate recreational venues. Therefore, there are no recreation impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway 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)? (ESD) | | | X | |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | | X | |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | X | |
| 4. Inadequate emergency access or access to nearby uses? (ESD) | | | X | |
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN) | | | X | |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD) | | | X | |
| 7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD) | | | X | |
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no transportation or traffic impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries therefore there are no impacts associated with transportation or traffic. Individuals proposing a new winery or an expansion of the use or facilities for an existing winery will be required to go through the Zoning Clearance process and that process will include a review of adequacy of parking, ingress/egress, and levels of service based on the project traffic generation figures. Additionally, the proposed revision does not alter any existing standards or requirements related to traffic or transportation and will not create significant direct or indirect traffic impacts. Existing County Codes require all uses including wineries to offset traffic impacts.

A development standard is contained in the proposed revision that requires new wineries that are on private roads to obtain written approval of the governing board of the applicable road maintenance association or homeowners association. If no governing body exists, written approval from a majority of the individuals who have access rights to the road shall be required. Therefore, potential transportation and traffic impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD) | | | X | |
| 2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD) | | | X | |
| 3. Require or result in the construction of new on-site sewage systems? (EHS) | | | X | |
| 4. 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? (ESD) | | | X | |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS) | | | X | |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD) | | | X | |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS) | | | X | |

Discussion- All Items:

Zoning Ordinance Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. The Temporary Outdoor Event Permit process includes review by staff to insure that each Temporary Outdoor Event is in compliance with all requirements of the Placer County Zoning Ordinance, Placer County Building Code, grading regulations or any other applicable regulations required by the County Code, State Law, and Federal Law. Each reviewing agency can place conditions to insure that all applicable laws and regulation are complied with and the public health and safety is maintained. Therefore, there are no utilities and service system impacts resulting from the proposed revision to Section 17.56.300(B) (1) (b).

Zoning Ordinance Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above in the “Introduction Section”, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Individuals proposing a new winery or an expansion of the use or facilities for an existing winery will be required to go through the Zoning Clearance process. This will insure that all future wineries comply with health and safety regulations including water, wastewater, storm water drainage and solid waste disposal. Therefore, potential utilities and service systems impacts resulting from the proposed Zoning Text Amendments to Section 17.56.330 are less than significant.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|--|-----|----------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory? | | X |
| 2. 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.) | | X |
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | X |

Discussion- All Items:

Section 17.56.300(B)(1)(b) - Temporary Outdoor Event Zoning Text Amendment.

The proposed project includes a proposed revision to Section 17.56.300(1)(b) to change the definition of “one-time events” for purposes of a Temporary Outdoor Event Permit from a maximum three consecutive days/two times per year to a maximum of six days of events per year. There is no increase in the overall number of days that would be allowed under a Temporary Outdoor Event Permit through this revision. Further, an applicant wishing to hold a temporary outdoor event must still make an application to the Planning Service Division that would be subject to review and approval by the County review. Therefore, there are no any cumulative impacts, will not degrade the quality of the environment, will not substantially impact biological resources, will not eliminate important examples of the major periods of California history or prehistory, and will have no adverse direct or indirect impacts on humans.

Section 17.56.330 - Winery Ordinance Zoning Text Amendment:

As summarized above, the proposed project includes the rescission and re-adoption of Section 17.56.330, which regulates wineries. The project addressed in this environmental document does not result in the approval or creation of any new wineries. Individuals proposing a new winery or an expansion of the use or facilities for an existing winery will require the review and approval by the Community Development Resource Agency. Consequently, the project will not have any cumulative impacts, will not degrade the quality of the environment, will not substantially impact biological resources, will not eliminate important examples of the major periods of California history or prehistory, and will have no adverse direct or indirect impacts on humans.

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

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

G. DETERMINATION – The Environmental Review Committee finds that:

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

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, George Rosasco, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Richard Eiri
 Department of Public Works, Transportation Richard Moorehead
 Department of Public Works, Traffic Fees, Amber Conboy
 Environmental Health Services, Kurtis Zumwalt
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Environmental Engineering Division, Heather Knutson
 Placer County Fire/CDF, Mike DiMaggio



Signature _____ Date July 9, 2015
 Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

| | | |
|---------------------------------|--|---|
| County Documents | <input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations | |
| | <input checked="" type="checkbox"/> Community Plan | |
| | <input checked="" type="checkbox"/> Environmental Review Ordinance | |
| | <input checked="" type="checkbox"/> General Plan | |
| | <input type="checkbox"/> Grading Ordinance | |
| | <input checked="" type="checkbox"/> Land Development Manual | |
| | <input type="checkbox"/> Land Division Ordinance | |
| | <input type="checkbox"/> Storm water Management Manual | |
| | <input type="checkbox"/> Tree Ordinance | |
| | <input type="checkbox"/> _____ | |
| Trustee Agency Documents | <input type="checkbox"/> Department of Toxic Substances Control | |
| | <input type="checkbox"/> _____ | |
| Site-Specific Studies | Planning Services Division | <input type="checkbox"/> Biological Study |
| | | <input type="checkbox"/> Cultural Resources Pedestrian Survey |
| | | <input type="checkbox"/> Cultural Resources Records Search |
| | | <input type="checkbox"/> Lighting & Photometric Plan |
| | | <input type="checkbox"/> Paleontological Survey |
| | | <input type="checkbox"/> Tree Survey & Arborist Report |
| | | <input type="checkbox"/> Visual Impact Analysis |
| | | <input type="checkbox"/> Wetland Delineation |
| | | <input type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> _____ |
| | Engineering & Surveying Division, Flood Control District | <input type="checkbox"/> Phasing Plan |
| | | <input type="checkbox"/> Preliminary Grading Plan |
| | | <input type="checkbox"/> Preliminary Geotechnical Report |
| | | <input type="checkbox"/> Preliminary Drainage Report |

| | | |
|--------------------------------|---|---|
| | | <input type="checkbox"/> Storm water & Surface Water Quality BMP Plan |
| | | <input type="checkbox"/> Traffic Study |
| | | <input type="checkbox"/> Sewer Pipeline Capacity Analysis |
| | | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | <input type="checkbox"/> Sewer Master Plan |
| | | <input type="checkbox"/> Utility Plan |
| | | <input type="checkbox"/> Tentative Map _____ |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input type="checkbox"/> Phase I Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input type="checkbox"/> Preliminary Endangerment Assessment |
| | | <input type="checkbox"/> _____ |
| | Planning Services Division, Air Quality | <input type="checkbox"/> CALINE4 Carbon Monoxide Analysis |
| | | <input type="checkbox"/> Construction Emission & Dust Control Plan |
| | | <input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos) |
| | | <input type="checkbox"/> Health Risk Assessment |
| | | <input type="checkbox"/> CalEEMod Model Output |
| | | <input type="checkbox"/> _____ |
| | Fire Department | <input type="checkbox"/> Emergency Response and/or Evacuation Plan |
| | | <input type="checkbox"/> Traffic & Circulation Plan |
| <input type="checkbox"/> _____ | | |

A. Purpose. The purpose of this section is to provide for the orderly development of wineries, within agricultural zoning districts and certain commercial, industrial and residential zoning districts, to encourage the economic development of the local agricultural industry, provide for the sampling and sales of value-added products, and protect the agricultural character and long-term agricultural production of agricultural lands.

B. Definitions.

“Administrative review permit” See Zoning Ordinance Section 17.58.100.

“Conditional use permit” See Zoning Ordinance Section 17.58.130.

“Large winery” refers to a winery with annual production of twenty thousand (20,000) cases or greater.

“Minor use permit” See Zoning Ordinance Section 17.58.120.

“Promotional event” means an event, sponsored by the property owner, an association of agricultural property owners, or similar organizations formed to assist the agricultural industry in the area, to promote the sale of Placer County wines, and which is intended to allow for the sampling and direct marketing and sales of wines produced on the premises or produced elsewhere from grapes grown on site. Such events include “winemaker’s dinners.”

“Public tasting” refers to wine sampling by the general public.

“Small winery” refers to a winery with annual production less than twenty thousand (20,000) cases.

“Temporary outdoor events” are events that are of limited duration and located primarily outdoors. If any buildings are used for the event, such use shall not exceed the occupancy load. Two events per year can be authorized on any given site through the Temporary Outdoor Event Permit process as described in Section 17.56.300(B)(1)(b). Any such authorization would be in addition to the promotional events authorized by this section.

“Wine case” contains twelve (12) standard wine bottles (750 milliliters each).

“Winery” means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery, for the purposes of this section, includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events.

C. Wineries. The permit requirements for wineries are set forth below. If a proposal includes more than one of the elements listed below, the highest applicable permit process shall apply.

| | Zone districts | | | | | | | | | |
|---|----------------|-----|-----|-----|-----|------------|-----|-----|-----|-----|
| | Commercial | | | | | Industrial | | | | |
| | CPD | C2 | C3 | HS | C1 | RES | AP | BP | IN | INP |
| Winery Production < 20,000 Cases | CUP | MUP | C | | | | | C | C | C |
| Winery Production > 20,000 Cases | | | MUP | | | | | MUP | MUP | MUP |
| Wholesale and Retail Sales of Wine and Grape Products | CUP | C | C | C | C | C | MUP | C | C | C |
| Wine Tasting and Retail Sales of Wine-related Merchandise | CUP | C | C | C | C | C | MUP | C | C | C |
| Promotional Events up to 6/year | CUP | ARP | ARP | ARP | ARP | ARP | ARP | ARP | ARP | ARP |

| Residential Zoning Districts (Residential Agriculture and Residential Forest only) | |
|---|-----|
| Winery Production < 20,000 Cases | ARP |
| Winery Production >20,000 Cases | MUP |
| Wholesale and Retail Sales of Wine | ARP |
| Wine Tasting and Retail Sales of Wine-related merchandise | ARP |
| Promotional Events Up to 6/year | ARP |

| Agricultural and Resource Districts (Agricultural Exclusive, Farm, Forestry, Timberland Production only) | |
|---|-----|
| Winery Production <20,000 Cases | C |
| Winery Production >20,000 Cases | MUP |
| Wholesale and Retail Sales of Wine Grown or Produced on Premises | C |
| Wine Tasting and Retail Sales of Wine-Related Merchandise | C |
| Promotional Events Up to 6/year | ARP |

| KEY TO PERMIT REQUIREMENTS | |
|---|-----|
| 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 | CUP |

| | |
|-----------------|--|
| 17.06.050) | |
| Use not allowed | |

D. Development and Operational Standards. The following development and operational standards shall apply to all wineries. These standards will be applied with flexibility to encourage wine grape growing, consistent with the agricultural use of the property. For wineries on commercially and industrially-zoned parcels, commercial standards will apply. Wineries established prior to the adoption date of this ordinance will be afforded maximum flexibility in establishing reasonable standards when adding new uses.

1. General.

a. The primary purpose of the winery shall be to process wine grapes grown on the winery property or on other local agricultural lands as delineated in the Food and Agriculture Code as grape pricing District 10. District 10 encompasses Placer, Nevada, El Dorado, Amador, Tuolumne and Mariposa Counties. In the Residential, Resource and Agricultural zoning districts where wineries are allowed, at least one acre of planted vineyard on site is required, unless the Agricultural Commissioner makes a determination that a functional equivalent occurs (i.e. winery is contracted to receive a substantial portion of the winery production capacity from locally produced vineyards).

b. Retail sales of wine fruit products shall be limited to those produced, vinted, cellared or bottled by the winery operator or grown on the winery premises, and custom crushed at another facility for the winery operator.

c. The minimum parcel size for establishment of a winery is 4.6 acres in the Residential, Resource and Agricultural zoning districts where wineries are allowed.

2. Parking. The following parking standards shall apply to wineries:

a. Small Wineries. If public tasting is proposed, a minimum of five permanent parking spaces shall be provided.

b. Large Wineries. The minimum number of required parking spaces as indicated below shall be provided.

| | |
|--|-------------------------------|
| Areas for use by or for patrons, including tasting rooms and reception areas | One space per 300 square feet |
| Offices or administration areas | One space per 300 square feet |

| | |
|--|---------------------------------|
| Production, storage or warehousing areas | One space per 1,500 square feet |
| Promotional event parking | One space per 2.5 persons |

3. Access Standards.

a. Access roads to winery structures shall meet state and local fire safe standards as determined by the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level of use, site constraints, turnout opportunities, road length, slope, and other site-specific issues.

b. Access—County-Maintained Roads. If a winery is accessed from a county-maintained highway, an encroachment permit may be required to address ingress, egress and sight-distance requirements.

c. Access—Non-County Maintained Roads. If a winery is accessed by a private road, the applicant shall provide reasonable proof of access rights as determined by the engineering and surveying division.

4. Potable Water. If the winery is served by well water and there are more than twenty-five (25) people on-site in a sixty (60) day period, employees and guests shall be provided with bottled water for consumption, unless otherwise approved by the County Environmental Health Division. Well water shall meet potable water standards for the purposes of dishwashing and hand washing.

5. Waste Disposal.

a. Solid Waste. All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions. Pomace, culls, lees, and stems may be recycled, onsite in accordance with the report of waste discharge approved for each individual winery by the regional water quality control board.

b. Winery Production Waste. Standards for waste disposal shall be set, where applicable, by the regional water quality control board and shall be stipulated in the report of waste discharge.

c. On-site Sewage Disposal. If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with County Code Chapter 8.24 and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the county environmental health division for temporary and promotional events.

6. Tasting Facilities. The primary focus of the tasting area shall be the marketing and sale of the wine and grape products produced at the winery. Incidental sales of wine-related merchandise and food shall be allowed subject to the requirements of the California Retail Food Code.

7. Promotional Events.

a. Application Requirements. The application shall include the following information:

- i. Number of annual events,
- ii. Estimated number of participants,
- iii. Description of parking and circulation, and
- iv. Sanitation provisions.

b. Standards.

i. Duration. No single promotional event shall exceed more than two consecutive days.

ii. Parking Requirements. Temporary, overflow parking may be utilized. The applicant shall demonstrate to the development review committee the ability to provide safe access and parking, including providing attendants to monitor proper parking and access road clearance for emergency vehicles.

iii. Noise Standards. Any promotional event proposing outdoor amplified music shall be subject to Placer County Code Article 9.36 (Noise Ordinance).

E. Continuing Applicability of Minor Use Permits. To the extent a minor use permit was approved for uses on a parcel or parcels as required under the provisions of

this Zoning Ordinance in effect as of September 23, 2008, and to the extent that use would be required to obtain a minor use permit or an administrative review permit under the provisions of this Zoning Ordinance in effect after October 22, 2008, the conditions of the minor use permit shall continue to apply in full force and effect. Any proposed new or additional use shall be subject to compliance with the provisions of this Zoning Ordinance in accordance with Section 17.02.030 herein and all other applicable provisions of the Placer County Code.

F. Special Notice Requirements. For all applications for a winery activity that is requested for property which is accessed by a private road and which requires the issuance of an administrative review permit pursuant to this section, in addition to any other notice required by Section 17.58.100(A), notice shall be provided to all property owners identified pursuant to Section 17.58.030(F). Failure of a property owner who shares access rights with an applicant to a private road to receive notice shall not invalidate the issuance of the permit.

G. Notice of Decision. A copy of any decision on an application for a winery activity that is requested for property which is accessed by a private road and which involves the issuance of an administrative review permit pursuant to this section shall be provided to all property owners identified pursuant to Section 17.58.030(F), in addition to any other person who may otherwise be entitled to notice of the decision. Failure of a property owner who shares access rights with an applicant to a private road to receive a copy of the decision shall not invalidate the issuance of the permit.

H. Waiver of Appeal Fee. Notwithstanding subsection (C)(1) of Section 17.60.110, the requirement of the submission of an appeal fee shall be waived for a property owner who appeals the determination of the zoning administrator to approve an administrative review permit and who owns property that shares access rights to a private road with the applicant who has received a permit. This waiver shall not apply to any appeal of a decision of the planning commission to the board of supervisors. (Ord. 5688-B § 9, 2012; Ord. 5526-B § 19, 2008)

A. **Purpose.** The purpose of this section is to provide for the orderly development of wineries within agricultural zoning districts and certain commercial, industrial and residential zoning districts; to encourage the economic development of the local agricultural industry; provide for the sampling and sales of value-added products; and protect the agricultural character and long-term agricultural production of agricultural lands.

B. **Definitions.**

"**Administrative Review Permit**" - See Zoning Ordinance Section 17.58.100.

"**Boutique Winery**" - refers to a winery with annual production less than 2500 cases. Additionally, Boutique Wineries may be allowed public tasting in a structure that is less than 120 square feet and open on two sides. No events other than Temporary Outdoor Events are allowed at a Boutique Winery.

"**Conditional Use Permit**" - See Zoning Ordinance Section 17.58.130.

"**Event**"- means a gathering of more than 50 people (excluding winery staff) for 1-12 hours where the purpose is for fundraising, profit or is political, public, social, or educational in nature. A gathering which consists of friends or family of a winery owner that is not for the purpose of fundraising, profit, or is political, public, or educational in nature and no donation or compensation of any kind is exchanged in relationship to the gathering, is not considered an event. This does not apply to normal patronage of the tasting room at a winery or non-advertised events which are not open to the general public. Industry-wide events, such as the Grape Days of Summer, which a majority of the county's wineries participate in shall not be considered an event for the purposes of this section but are subject to the Temporary Events requirements in Section 17.56.300(B).

"**Large Winery**" refers to a winery with annual production of 20,000 cases or greater.

"**Minor Use Permit**" - See Zoning Ordinance Section 17.58.120.

"**Public Tasting**"- refers to wine sampling by the general public in accordance with California State Law.

"**Small Winery**" - refers to a winery with annual production of 0 – 20,000 cases...

"**Temporary Outdoor Events**" - are events that are of limited duration and located primarily outdoors. If any buildings are used for the event, such use shall not exceed the occupancy load of said building. Six days of events per year can be authorized on any given site through the Temporary Outdoor Event Permit process as described in Section 17.56.300(B) (1) (b). No one event shall exceed three days. Any such authorization would be in addition to the promotional events authorized by this Section.

"**Wine Case**" contains 12 standard wine bottles (750 milliliters each).

"**Winery**" means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery, for the purposes of this section, includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events.

C. **Wineries.** The permit requirements for wineries are set forth below. If a proposal includes more than one of the elements listed below, the highest applicable permit process shall apply. A winery legally operating in compliance with the zoning and building regulations in effect at the time of

establishment of the winery are not require to obtain new permits unless new or expanded uses are proposed as determined by the Placer County Planning Director.

a. Allowable Zone Districts for Wineries and Entitlements per the chart below.

| | Commercial | | | | | Industrial | | | | | Residential | | Agriculture | | |
|---|------------|-----|-----|----|----|------------|-----|-----|-----|-----|-------------|-----|-------------|-----|-----|
| | CPD | C2 | C3 | HS | C1 | RES | AP | BP | IN | INP | RA | RF | AE | F | FOR |
| Boutique Winery 2,500 Cases or less | CUP | MUP | C | | | C | | C | C | C | ARP | ARP | C | C | C |
| Winery Production 0 to 20,000 Cases | CUP | MUP | C | | | C | | C | C | C | ARP | ARP | C | C | C |
| Winery Production more than 20,000 Cases | | | MUP | | | | | MUP | MUP | MUP | MUP | MUP | MUP | MUP | MUP |
| Wholesale and Retail Sales of Wine and Grape Products | CUP | C | C | C | C | C | MUP | C | C | C | ARP | ARP | C | C | C |
| Tasting and Retail Sales of Wine-Related Merchandise | CUP | C | C | C | C | C | MUP | C | C | C | ARP | ARP | C | C | C |

b. With the exception of Boutique Wineries, wineries shall be allowed a maximum of six (6) events per year per the chart below.

| | Commercial | | | | | Industrial | | | | | Residential | | Agriculture | | |
|--|------------|-----|-----|----|----|------------|----|-----|-----|-----|-------------|-----|-------------|-----|-----|
| | CPD | C2 | C3 | HS | C1 | RES | AP | BP | IN | INP | RA | RF | AE | F | FOR |
| Boutique Winery 2,500 Cases or less | | | | | | | | | | | | | | | |
| Winery Production 0 to 20,000 Cases | CUP | MUP | C | | | C | | C | C | C | ARP | ARP | C | C | C |
| Winery Production more than 20,000 Cases | | | MUP | | | | | MUP | MUP | MUP | MUP | MUP | MUP | MUP | MUP |

c. Additional events may be allowed per the chart below.

| | Commercial | | | | | Industrial | | | | | Residential | | Agriculture | | |
|---|------------|-----|-----|----|----|------------|----|-----|-----|-----|-------------|-----|-------------|-----|-----|
| | CPD | C2 | C3 | HS | C1 | RES | AP | BP | IN | INP | RA | RF | AE | F | FOR |
| Boutique Winery 2,500 Cases or less | | | | | | | | | | | | | | | |
| Winery Production 0 to 20,000 Cases | CUP | MUP | C | | | ARP | | ARP | ARP | ARP | ARP | ARP | ARP | ARP | ARP |
| Winery Production more than 20,000 Cases | | | MUP | | | | | MUP | MUP | MUP | MUP | MUP | MUP | MUP | MUP |

Boutique Wineries are allowed to only have Temporary Outdoor Events and subject to the requirements of 17.56.300. Wineries event size shall be limited to number of available onsite parking spaces that are a minimum of 8'x16' with 25 foot drive aisles. Event parking may be an aggregate base all weather surface that can support a 40,000 pound vehicle. If a winery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use by this ordinance events will be in accordance with the conditions placed on those entitlements.

| KEY TO PERMIT REQUIREMENTS | |
|---|-----|
| 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 |
| Use not allowed | |

D. **Development and Operational Standards.** The following development and operational standards shall apply to all wineries. These standards will be applied with flexibility to encourage wine grape growing, consistent with the agricultural use of the property. For wineries on commercially and industrially-zoned parcels, commercial standards will apply.

1. **General.**

a. The primary purpose of the winery shall be to process wine grapes grown on the winery property or on other local agricultural lands as delineated in the Food and Agriculture Code as grape pricing District 10. District 10 encompasses Placer, Nevada, El Dorado, Amador, Tuolumne and Mariposa Counties. In the Residential, Resource and Agricultural zoning districts where wineries are allowed, at least two acres of planted vineyard on site is required.

- b. Retail sales of wine fruit products shall be limited to those produced, vinted, cellared or bottled by the winery operator or grown on the winery premises, and custom crushed at another facility for the winery operator.
- c. The minimum parcel size for establishment of a winery is 4.6 acres in the Residential, Resource and Agricultural zoning districts where wineries are allowed. The vine planting densities should be consistent with what is typically found in the Sierra Nevada Foothills.

2. Parking. The following parking standards shall apply to wineries:

- a. Temporary overflow parking may be utilized in conjunction with Temporary Outdoor Events as described in Section 17.56.300(B) (1) (b).

| | |
|--|---------------------------------|
| Areas for use by or for patrons, including tasting rooms and reception areas | One space per 300 square feet |
| Offices, or administration areas | One space per 300 square feet |
| Production, storage or warehousing areas | One space per 1,500 square feet |
| Event parking | One space per 2.5 persons |

3. Access Standards.

- a. Access roads to a winery shall comply with County Code, State and local Fire Safe Standards as determined by the County and the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level of use, site constraints, turnout opportunities, road length, slope, and other site-specific issues.

b. Access – County-Maintained Roads

If a winery is accessed from a County-Maintained Highway, an encroachment permit may be required to address ingress, egress and sight-distance requirements.

c. Access – Non-County Maintained Roads

If a winery has public tasting and is accessed by a private road, the applicant shall provide proof of access rights as determined by the County and an affirmative written statement of the legal right to access and use said road for the purposes of the requested winery. The winery owner must also obtain written approval of the governing board of the applicable road maintenance association or homeowners association. If no governing body or association exists, written approval from a majority of the individuals who have access rights to the road shall be required. The winery owner shall include with said statement the proposal for road maintenance or provide evidence of an existing road maintenance agreement. The winery owner shall be required to indemnify the County for any claims resulting from said road access. In addition, an encroachment permit may be required to address ingress, egress and sight-distance requirements for the private road connection to a County-Maintained Highway.

4. Hours of Operation.

- a. All wineries shall be allowed to operate from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday with regard to its tasting room and events. If a winery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance limits on hours of operation hours of operation will be in accordance with the conditions placed on those entitlements.

5. Noise Regulations.

- a. All wineries shall be subject to Placer County Code Article 9.36 (Noise Ordinance). If a winery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance noise limits will be in accordance with the conditions placed on those entitlements.

6. Lighting.

- a. All lighting for wineries shall be consistent with the Rural Design Guidelines for Placer County and shall be Dark-Sky compliant as specified by the International Dark-Sky Association. If a winery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance limits on lighting will be accordance with the conditions placed on those entitlements.

7. Food Regulations.

- a. Wineries may have a commercial kitchen, but it shall only be used in conjunction with onsite events and shall comply with all conditions for a commercial kitchen as specified by the Environmental Health Division. Restaurants are not allowed as part of a winery. If a winery is required to have a an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance food regulations will be accordance with those entitlements.

8. Tasting Facilities.

- a. The tasting facility is for the marketing and sale of the wine and grape products produced at the winery. Tasting shall be in accordance with the current winery Liquor License issued by the California Alcohol Beverage Control Agency. Incidental sales of wine-related merchandise and food shall be allowed subject to the requirements of California State Law. The tasting facility may be used for events as defined in this ordinance, but shall not exceed its allowed occupancy limit as defined in the current County Building Code.

9. Potable Water.

- a. An approved domestic well can be used if the Environmental Health Division has current documentation that the well has a 20 foot annular seal (Permit/Department of Water Resources); if the facility serves 24 people or less per day; and, if the water is tested to show portability. A public/commercial well is required when the facility serves more than 24 people per day for 60 days or more per year; or, if the facility prepares food onsite. Please note residential wells cannot be converted into public wells.

10. Waste Disposal.

- a. **Solid Waste.** All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions. Pomace, culls, lees, and stems may be recycled onsite in accordance with the Report of Waste Discharge approved for each individual winery by the Regional Water Quality Control Board.
- b. **Winery Production Waste.** Standards for waste disposal shall be set, where applicable, by the Regional Water Quality Control Board and shall be stipulated in the Report of Waste Discharge.
- c. **On-site Sewage Disposal.** If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with County Code Chapter 8.24 and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the County Environmental Health Division for temporary and promotional events.

Proposed

Placer County Zoning Ordinance Section 17.56.300(B)(1)(b)

Outdoor Festivals/Concerts, Etc. Outdoor festivals/concerts, arts and crafts fairs and similar short-term events may be authorized in any district provided that a minor use permit is first approved for the event. However, for one-time events (~~not to exceed six (6) days of events three consecutive days nor two times~~ in one location in a calendar year), the planning director may approve a temporary outdoor event permit in lieu of a minor use permit. Detailed event information shall be provided including time, date, location, estimated number of participants, security measures, including the control of alcohol consumption and prevention of drug use, and sanitation. Such information shall be provided by the planning department to the sheriff, the County health director, chief building official, department of public works, California highway patrol, the assistant emergency services director, and appropriate state, federal, and local fire jurisdictions, prior to a decision by the planning director. Conditions addressed in Section 17.56.300(B)(4)(a) through (d) of this section, may be required of any such event. If alcoholic beverages will be served the applicants shall provide a copy of the required authorization from the California Department of Alcoholic Beverage Control, to the planning department, prior to the event. [Note: These events differ from those described in Section 17.56.300(B)(1)(a) in that they are of limited duration and do not require the construction of any improvements.]

Proposed

Placer County Zoning Ordinance

Section 17.58.030 Required Application Contents

Applications for approval of any permit or amendment pursuant to this chapter shall include the following:

F. For all applications for a winery activity **please refer to Section 17.56.330(D) for further information.** ~~that requires the issuance of an administrative review permit pursuant to Section 17.56.330 for a property which is accessed by a private road, the applicant is required to provide the names and mailing addresses of all property owners who have access rights to or share use of the private road. The applicant shall exercise all reasonable efforts to identify and use due diligence to ascertain the names and addresses of all such property owners and shall include a summary of all such efforts with the list of names and addresses as part of the application.~~