COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

E.J. Ivaldi, 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: Event Center Zoning Text Amendment (PZTA 20130133)

PROJECT DESCRIPTION: The project proposes a Zoning Text Amendment to revise sections 17.04.030 (Definitions of Land Uses, Specialized Terms and Phrases) and 17.06.050.D (Land Use and Permit Tables) of the Placer County Code (Zoning Ordinance), which regulate Community Centers. The proposed amendments would result in the creation of an Event Center section in the Zoning Ordinance that would establish five definitions for different types of event centers, which are Community Event Center, Commercial Event Center, Small Agricultural Event Center, Intermediate Agricultural Event Center, and Large Agricultural Event Center.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Placer County Community Development Resource Agency

The comment period for this document closes on **May 7, 2014**. 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 Applegate, Auburn, Colfax, Foresthill, Granite Bay, Loomis, Meadow Vista, Penryn, and Rocklin public libraries. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. 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.

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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: Event Center Zoning Text Amendment	**Plus#** PZTA 20130133
Description: The project proposes a Zoning Text Amendment to revise sections 17.04.030 (Definitions of Land Uses, Specialized Terms and Phrases) and 17.06.050.D (Land Use and Permit Tables) of the Placer County Code (Zoning Ordinance), which regulate Community Centers. The proposed amendments would result in the creation of an Event Center section in the Zoning Ordinance that would establish five definitions for different types of event centers, which are Community Event Center, Commercial Event Center, Small Agricultural Event Center, Intermediate Agricultural Event Center, and Large Agricultural Event Center.	
Location: Countywide	
Project Applicant: Placer County Community Development Resource Agency	
County Contact Person: George Rosasco	530-745-3065

PUBLIC NOTICE

The comment period for this document closes on **May 7, 2014**. 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 Applegate, Auburn, Colfax, Foresthill, Granite Bay, Loomis, Meadow Vista, Penryn and Rocklin 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 96145.

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.

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: Event Center Zoning Text Amendment	Plus# 20130133
Entitlement(s): Zoning Text Amendment	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

Project Description: The project proposes a Zoning Text Amendment to revise sections 17.04.030 (Definitions of Land Uses, Specialized Terms and Phrases) and 17.06.050.D (Land Use and Permit Tables) of the Placer County Code (Zoning Ordinance), which regulate Community Centers. The proposed amendments would result in the creation of an Event Center section in the Zoning Ordinance that would establish five definitions for different types of event centers, which are Community Event Center, Commercial Event Center, Small Agricultural Event Center, Intermediate Agricultural Event Center, and Large Agricultural Event Center. The Zoning Text Amendment would also specify the zone districts in which each type of event center could be located. The proposed Zoning Text Amendment would replace or supersede the existing sections of the Zoning Ordinance that pertain to Community Centers as appropriate.

The proposed Zoning Text Amendment would also add the following development standards for Event Centers:

1. Parking. A Community Center, Commercial Event Center, and Agricultural Event Center shall provide parking at a ratio of 1 parking space for each 2.5 guests allowed onsite and 1 parking space for each permanent employee. No off-site parking is allowed unless permitted by an approved Conditional Use Permit or through a Zoning Clearance process. All parking areas shall be constructed with all-weather surfacing (e.g., aggregate base, chip seal, asphalt, concrete) and capable of supporting a forty thousand (40,000) pound vehicle load.

2. Access Standards.
   Access roads to a Community Center, Commercial Event Center, and Agricultural Event Centers shall comply with County Code, State and local Fire Safe Standards as determined by the County and the serving fire agency.

3. Minimum Parcel Size
The minimum parcel size for Event Centers shall be determined by the base zone district with the exception that Small Agricultural Event Centers shall have a minimum parcel size of 10 acres, Intermediate Agricultural Event Centers shall have a minimum parcel size of 20 acres, and Large Agricultural Event Centers shall have a minimum parcel size of 40 acres.

4. Setbacks
The minimum setback for an Event Center shall be determined by the base zone district with the exception that Agricultural Event Centers shall be required to conduct any outdoor activities associated with the Agricultural Event Center (with the exception of parking) a minimum of 200 feet from the exterior property lines unless otherwise specified by the Conditional Use Permit.

5. Event Size
The maximum number of guests permitted for Community Centers and Commercial Event Centers shall be specified by the Conditional Use Permit. Small Agricultural Event Centers shall be allowed a maximum event size of 100 guests, Intermediate Agricultural Event Centers shall be allowed a maximum event size of 200 guests, Large Agricultural Event Centers shall be allowed a maximum event size of 400 guests.

6. Number of Events
The maximum number of events permitted for Community Centers and Commercial Event Centers shall be as specified by the Conditional Use Permit. All Agricultural Event Centers shall be allowed a maximum of 26 events per year, or as specified by the Conditional Use Permit.

7. Agricultural Requirement
All Agricultural Event Centers shall be required to have on-site, verifiable agricultural production of $4,500 a year at the time of application for a Conditional Use Permit, or have the potential to produce $4,500 from on-site agricultural production within one year of the application. The verification of agricultural production for Agricultural Event Centers shall be made by the Placer County Agricultural Commissioner or a designee.

8. Hours of Operation
The hours of operation for Community Centers and Commercial Event Centers shall be as specified by the Conditional Use Permit. All Agricultural Event Centers shall be allowed to operate from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday.

9. Noise Regulations
All event centers shall be subject to Placer County Code, Article 9.36 (Noise Ordinance). Additionally, Agricultural Event Centers shall be required to stop all noise-generating activities, such as music, at 7:30 pm or move such activities into an enclosed structure that will reduce the noise level to 20 decibels or less at the event center's exterior property lines.

10. Lighting
For Community Centers and Commercial Event Centers, the outdoor lighting shall be as specified by the Conditional Use Permit and/or the Design Review agreement. All lighting for Agricultural Event Centers 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.

11. Food Regulations
Food regulation for Community Centers and Commercial Event Centers shall be specified by the Conditional Use Permit. If a commercial kitchen is approved with the event center it shall only be used in conjunction with onsite events. Restaurants are not allowed as part of an Agricultural Event Center.

12. Special Notice Requirements.
There are no special noticing requirements for Community Centers and Commercial Event Centers. However, all Agricultural Event Centers shall be required to post a notice three days prior to an event with a poster no smaller than 4 feet by 4 feet (4x4) in a location commonly accessible to adjoining property owners (e.g. clustered mailboxes or at the entrance to the property that the Agricultural Event Center is located on). The posting shall have a contact phone number that people can call during the

event should an issue arise, and the phone line shall be staffed at all times by a live person during the event.

In closing, no specific Event Center is approved as part of this Zoning Text Amendment. In fact, these amendments, in themselves, would not directly result in changes to the physical environment (environmental effects). After the zoning text amendments are adopted, the County will evaluate each Event Center proposal based on their compliance with the General Plan, relevant Community Plans, Zoning Ordinance, and other ordinances. Additional environmental review of potential environmental effects in compliance with the California Environmental Quality Act may be required prior to development of any specific Event Center.

B. ENVIRONMENTAL SETTING:
Placer County is a geographically diverse county. While 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, the eastern portion 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. All of these factors combined with its close proximity to a large Bay Area population result in an area which is perfect for the placement of Event Centers.

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, 775 North 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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no aesthetic impacts.

Any aesthetic impacts resulting from the construction and operation of an event center center will be addressed through the required entitlement process for each specific event center. To ensure that significant impacts to aesthetic resources do not occur, any proposed Event Center would be subject to the County's Design Guidelines, Rural Design Guidelines, and the specific provisions of the Event Center Section that address setbacks, lighting, and parking. Individual projects would also be subject to any requirements mandated through the County's environmental review process.

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 non-agricultural use? (PLN)				X
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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no agricultural or forest impacts

Event Centers regulated by this section may result in impacts to agricultural resources, but those will be addressed through the specific entitlement process for each Event Center. Event Centers will not be allowed in either the Forest or Timberland Production Zone districts resulting in no impacts to forest resources. To address the impacts that may occur to agricultural resources there is a development standard contained in the Event Center Section that requires that a minimum of $4,500 be produced per year by the onsite agricultural operation. This requirement is designed to insure the continued agricultural use of agricultural lands in conjunction with an Agricultural Event Center. Additionally, the creation of an Event Center on agriculturally producing land will create an additional revenue stream helping insure that Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance and its agricultural use is not converted to a higher revenue producing use.

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:. The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no air quality impacts. The proposed zoning text amendment does not revise, replace or attempt to supersede existing standards and procedures that pertain to Air Quality regulation. Additionally, Event Centers will be subject to all applicable Air Quality regulations as part of their entitlement process. Event Centers may also be subject to environmental review as required by State law and County policy.

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, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
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- All Items: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to biological resources. Additionally, Event Centers will be subject to 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.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an event center, therefore there are no impacts to cultural resources. Adherence to applicable county, state, and federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated during the environmental review of individual projects would be implemented when an Event Center is proposed.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no geological or soils impacts. All future Event Centers will be subject to all applicable County safety standards, comply with the Building Code, and require approval from the Engineering Services Department, including the approval of grading permits and geotechnical reports to eliminate threats from expansive soil, geologic faults and unstable earth conditions.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there is no generation of greenhouse gases. Additionally, 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.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there is potential hazards and no generation of hazardous materials. All future Event Centers in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. Project-specific health hazards will be evaluated at the time a specific development proposal for an Event Center is made.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no hydrology or water quality impacts. All future Event Centers 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 Storm Water Permit, and will comply with all applicable County policies related to hydrology and water quality. Event centers are required to be located outside of any special flood hazard areas as defined by FEMA or otherwise shown on survey maps of record, subdivision maps, parcel maps, other maps of record, and as identified in special flood zone studies prepared by a California registered civil engineer, geologist, or hydrologist.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to existing land use regulations. The proposed zoning text amendment for Event Centers is not expected to impact 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. Any potential land use impacts associated with individual Event would be evaluated through environmental review as required by State law and County policy.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to mineral resources. Additionally, all future Event Centers shall be subject to all applicable County codes and policies for residential projects, including General Plan and Community Plan policies that protect known mineral resources reserves to avoid the loss of the availability of mineral resources.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no noise impacts. Event Centers regulated by this section in the future may create noise impacts, but those will be addressed through the specific entitlement process for each specific Event Center. To address the noise impacts that may occur from an Event Center, a development standard contained in the zoning text amendment requires that all Event Centers shall be subject to Placer County Code Article 9.36 (Noise Ordinance) and all Agricultural Event Centers shall be required to stop all noise generating activities, such as music, at 7:30 pm or move such activities into an enclosed structure which will reduce the noise level to 20 decibels or less at the event center's exterior property lines.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the county's zoning ordinance to regulate event centers that will supersede existing community center regulations set forth in the zoning ordinance. The project addressed in this environmental document does not result in the approval or creation of an event center, therefore there are no impacts to the population or housing. Additionally, the adoption of the proposed zoning text amendment for event centers will not by itself induce substantial population growth in unincorporated placer county or displace existing housing.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to Public Services. All future Event Centers will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to public services.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to recreational facilities or the need for additional recreational facilities. Event Centers 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. Event Centers will not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to transportation or traffic impacts. The proposed zoning text amendment does not alter any existing standards or requirements related to traffic or transportation and will not create significant direct or indirect traffic impacts. Individual Event Centers will be required to go the County's entitlement process which ensure that all potential impacts to transportation and traffic are addressed through the payment of traffic fees and improvements to roads serving the project.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the County's Zoning Ordinance to regulate Event Centers that will supersede existing Community Center regulations set forth in the Zoning Ordinance. The project addressed in this environmental document does not result in the approval or creation of an Event Center, therefore there are no impacts to utilities and service systems. All future Event Centers will be required as part of their entitlement process to comply with health and safety regulations including water, wastewater, storm water drainage and solid waste disposal.

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: The proposed project includes the adoption of a zoning text amendment to create a section in the county's zoning ordinance to regulate event centers that will supersede existing community center regulations set forth in the zoning ordinance. Any proposed event centers will be subject to project-specific environmental review as required by state law and county policy.

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

☐ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☐ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☐ California Regional Water Quality Control Board	☐ _____

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.
☐	Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
☐	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.
☐	The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, Subsequent, or Master EIR).
☐	The proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed herein or within an earlier document are described on attached sheets (see Section D.f. above). A **SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding.
☐	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental

	EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared.
☐	The proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately examined in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section D.f. above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared (see CEQA Guidelines, Sections 15168(c)(2), 15180, 15182, 15183).
☐	Other _____

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, Brad Albertazzi

Signature_____ Date 4/4/14
E. J. Ivaldi, 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		☒ Air Pollution Control District Rules & Regulations
		☒ Community Plan
		☒ Environmental Review Ordinance
		☒ General Plan
		☐ Grading Ordinance
		☒ Land Development Manual
		☐ Land Division Ordinance
		☐ Stormwater Management Manual
		☐ Tree Ordinance
		☐ _____
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
Site-Specific Studies	Planning Services Division	☐ Biological Study
		☐ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☐ Paleontological Survey
		☐ Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		☐ Wetland Delineation

		☐ Acoustical Analysis
		☐ _____
	Engineering & Surveying Division, Flood Control District	☐ Phasing Plan
		☐ Preliminary Grading Plan
		☐ Preliminary Geotechnical Report
		☐ Preliminary Drainage Report
		☐ Stormwater & Surface Water Quality BMP Plan
		☐ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☐ Tentative Map
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☐ Phase I Environmental Site Assessment
		☐ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ CalEEMod Model Output
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐ _____