

COUNTY OF PLACER

Community Development/Resource Agency

Michael J. Johnson, Agency Director

PLANNING SERVICES DIVISION

Paul Thompson Deputy Planning Director

HEARING DATE: December 20, 2012

ITEM NO.: 4 TIME: 10:00

TO:

Placer County Planning Commission

FROM:

Development Review Committee

SUBJECT:

MINOR USE PERMIT AND VARIANCE (PMPB 20120092)

WISE VILLA WINERY COMMUNITY CENTER MITIGATED NEGATIVE DECLARATION

PLAN AREA: Placer County General Plan

GENERAL PLAN DESIGNATION: Agriculture/Timberland – 10 acre minimum

ZONING: F-B-X 10 ac. min. (Farm, combining minimum Lot Area of 10 acres)

STAFF PLANNER: Lisa Carnahan, Associate Planner

LOCATION: The project site is located at 4100 Wise Road in the Lincoln area. Assessor's Parcel

Numbers: 031-310-036, 031-310-037.

APPLICANT: Dr. Grover Lee

PROPOSAL:

The applicant is requesting approval of a Minor Use Permit to enable the existing winery and tasting room to function as a "Community Center", and is requesting a Variance to the paving requirement in order to allow for a compacted, all-weather surface throughout the overflow parking area in order to facilitate the movement of large agricultural equipment throughout the vineyards.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to California Environmental Quality Act. The Mitigated Negative Declaration must be found to be adequate by the Planning Commission to satisfy the requirements of CEQA, and a recommended finding for this purpose can be found at the end of this staff report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site and to over 48 additional interested parties who requested to be noticed of any public hearings for this project. A public hearing notice was also published in the *Sacramento Bee* newspaper on December 9, 2012. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health and the Air Pollution Control District were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

PROJECT DESCRIPTION:

The subject property is currently operated as a winery, with an associated tasting room for the public. The applicant is requesting approval of a Minor Use Permit in order to host groups of up to 50 people four times per week for agricultural, vineyard or wine/food pairing educational events, and host larger events (51-100 people) twice per month within the existing tasting room and winery facilities. Per the applicant's description, and staff's recommended condition of approval, all events held at the site will have an agricultural or wine/food educational component.

During wine pairing dinners and larger events, the applicant proposes to have a chef prepare meals in the tasting room kitchen, although a caterer may supply food at some events. The applicant proposes public hours of 10:00 a.m. to 8:30 p.m., seven days a week, throughout the year, with clean-up activities by staff allowed until 10:00 p.m.. Wine tasting hours are currently 11:00 a.m. to 5:00 p.m., Wednesday through Sunday. Smaller events could occur on any day, from 10 a.m. through 8:30 p.m., up to four times per week. According to the applicant, larger events would generally be scheduled between 6:00 p.m. and 8:30 p.m., after traffic from wine tasting has dispersed. The maximum number of people allowed for events at any given time is 100, regardless of which activity is occurring. During the larger events, up to six workers may be employed. The applicant has stated that the larger events would take place primarily in the tasting room, as well as the front portion of the winery. The outdoor cement area between the winery and the tasting room may also be utilized for sitting for those people who choose to be outside.

All amplified music would be held inside the tasting room; no outdoor amplified music is proposed. A recommended condition of approval would restrict all amplified sound to indoors. A public well and separate septic system have already been constructed for the tasting room, and would be utilized for the Community Center activities as well. Other than a small amount of grading and paving of the existing graveled entry and regular parking lot area, no other construction is proposed with this project, as the project would utilize the existing facilities on site.

BACKGROUND:

The project was presented at a Zoning Administrator hearing on May 17, 2012, but was deemed incomplete by the Zoning Administrator, pending successful completion of Environmental Review. On June 11, 2012, the applicant submitted an Environmental Questionnaire, and later submitted further analyses on noise and traffic. After receiving all of the required information, staff subsequently prepared an Initial Study, which lead to the preparation of a Mitigated Negative Declaration. On October 2, 2012, the Mitigated Negative Declaration was sent to the California State Clearinghouse and the public review period for the environmental document began. The 30 day public review period was completed on November 5, 2012.



On June 12, 2012, the Planning Director issued a Planning Director's Determination regarding Community Centers. As set forth in Section 17.58.120(D) of the Placer County Code (Referral to Planning Commission), the Planning Director has the authority to refer a Minor Use Permit to the Planning Commission for a public hearing when it is deemed necessary because of unique or unusual circumstances. Due to concerns raised related to Community Centers within the County, the Planning Director concluded that it was appropriate that the Planning Commission should act as the decision-making body on "Community Center" uses.

SITE CHARACTERISTICS:

The approximately 19.8-acre subject property is currently developed with a 3,590 square foot main winery building, approximately 2,100 square foot tasting room with commercial kitchen, graveled entry driveway, graveled parking areas to accommodate 33 vehicles (including three handicapped parking spaces), and an overflow parking area within the vineyard for an additional 40 vehicles. Approximately 15 acres of vineyards, a single-family dwelling, and an agricultural accessory building cover the majority of the remaining area. Per the applicant's statement, winery production is expected to peak at approximately 5,000 cases per year.

The property is bordered by Wise Road to the north and single-family ranchettes to the east, west and south. The closest residence to the winery building is located approximately 430 feet to the southeast. The topography of the site consists mainly of rolling hillsides. The parking areas, along with the winery and tasting room buildings, are located downhill from the nearest residence.

EXISTING LAND USE AND ZONING:

Location	Existing Conditions and Improvements	Zoning
Site	Winery and Tasting Room, Single-Family Residence	F-B-X-10 Farm, combining minimum Building Site of 10 acres)
North	Single-family residential ranchette parcels.	F-B-X-10 (Farm, combining minimum Building Site of 10 acres)
South	Single-family residential ranchette parcels.	F-B-X-10 (Farm, combining minimum Building Site of 10 acres)
East	Undeveloped and single- family residential ranchette parcels.	F-B-X-10 (Farm, combining minimum Building Site of 10 acres)
West	Single-family residential ranchette parcels.	F-B-X-10 (Farm, combining minimum Building Site of 10 acres)

DISCUSSION OF ISSUES:

Environmental Analysis

Consistent with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration (MND) was prepared for the proposed project. Environmental issues discussed in the environmental document include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic and Utilities and Service Systems. The MND concluded that with the implementation of mitigation measures included in the document, all environmental impacts will be reduced to less than significant levels.

Aesthetics

The majority of the facilities on-site currently exist, as the subject property is a functioning winery with 15 acres of vineyards, and a separate, approximately 20-foot wide graveled access drive entrance to the winery and tasting room buildings, and associated parking areas. The proposed project would involve very minimal site grading, as well as paving of the parking area, driveway and access improvements.

In order to minimize views of the parking area from the nearest neighbors, the applicant planted over 40 trees on the eastern and southern sides of the parking lot. With the implementation of the limitations on lighting, impacts related to aesthetics as a result of the proposed project would be reduced to a less than significant level.

Agricultural Resources

The project site is an active winery, and the proposed use of the existing tasting room as a community center would not cause a reduction in the amount of vineyard production on the property. In fact, levels of agricultural productivity have significantly increased on the site since the applicant purchased the property. The Farm Bureau representative, U.C. Farm Advisor, and the Agricultural Commission have all stated their support for this project at public meetings. The project was found to have no negative impact on agricultural resources, and no mitigation measures were required.

Air Quality

Construction of the project would include minor grading as well as paving of the existing driveway, regular parking lot and encroachment off of Wise to conform with County standards. This construction would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Additionally, operational-related emissions would result from traffic from guests and staff traveling to and from the site, and from utility usage.

According to the Placer County Air Pollution Control District's (APCD) Draft CEQA Air Quality Handbook, the proposed project would not be of the size to create emissions which exceed APCD's construction, operational or cumulative thresholds. A preliminary air quality analysis indicated that both the construction and operational emissions from the project would be well below APCD's project-level thresholds of significance. Further, the analysis indicated that the project would be below the cumulative impact threshold of 10 pounds per day established by the APCD for operational emissions of Reactive Organic Gases (ROG) and Nitrogen Oxides (NOx). Although the project will result in an incremental increase in regional and local emissions from construction and operation of the community center, the impacts were determined to be less-than-significant based upon the APCD's thresholds of significance.

Biological Resources

As discussed previously, the majority of the project site is either developed or is in agricultural production. Lands under cultivation for wine grapes provide no suitable habitat for any sensitive species known to occur or are likely to occur in western Placer County. The additional use of the existing tasting room and winery as a community center will not change the "no effect" status that currently applies to 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 or U.S.

Fish & Wildlife Service. The project was therefore determined to have no impact to biological resources.

Geology and Soils

The proposed project will pave the existing gravel access, parking area and driveway taper. Grading will be minimal and the project is required to install and maintain appropriate Best Management Practices (BMP's) for water quality and erosion control. The soils onsite consist of Andregg coarse sandy loam, which is not known to be unstable or have any significant limitations related to the proposed project type. The soils survey did not identify any known unique geologic or physical features. With the implementation of mitigation measures for construction, stormwater quality and erosion control BMP's, the impacts from the minor grading and paving associated with the project were determined to be less than significant.

Hazards and Hazardous Materials

The environmental questionnaire submitted for the project indicated that the applicant does not have hazardous materials stored on-site in regulated quantities. Additional information provided by the applicant states that he attends a yearly mandatory class at the Placer County Department of Agriculture on hazardous material, vineyard pesticide, and herbicide handling, storage, use, and safety issues. This class is required in order to maintain his license as an operator of hazardous material (license # 312736A). He must comply with all the regulations of safe handling and storage of any material used to maintain a safe and healthy wine grape vineyard. Any products that are purchased for use in the vineyard are used immediately.

The proposed community center is in a location outside of the vineyards and use of the area will not expose people to existing sources of potential health hazards. Therefore, no mitigation measures were required, as all impacts were deemed to be either less-than-significant or to have no impact. However, in order to address concerns from the public, a standard condition of approval regarding the requirement for a Hazardous Materials Business Plan has been included in order to address any potential for hazardous materials.

Hydrology and Water Quality

The project site consists of two, 10-acre parcels within the Doty Ravine watershed. The topography of the site consists mainly of rolling hillside. Because the site work consists of paving existing circulation and parking, the project will not change the onsite drainage patterns. The amount of impervious area added by paving an existing compacted gravel driveway and parking area on this agricultural property is considered minor. The overall on-site watershed runoff will continue to be conveyed to the same existing discharge point as the pre-development condition and ultimately into the same existing drainage facilities and watershed leaving the site. The existing irrigated vineyard and natural grass areas surrounding the development area will continue to allow slow movement of sheet flow runoff. The project is required to install and maintain appropriate BMP's for stormwater quality and erosion control as necessary for the protection of local watersheds.

The project should not substantially deplete groundwater supplies as the site will utilize a separate water well for the existing single-family dwelling, and agricultural uses by the project will utilize surface irrigation water provided by the Nevada Irrigation District. The public water well for the project produces 19 gpm which is equivalent to 27,360 gallons per day. The proposed maximum water usage from the winery and community center during days with large events is 990 gals per

day, which is just 3% of the total well production per day. Due to the fact that the worst-case scenario of water usage is only 3% of the gallon per day production by the water well, the maximum use (large events) of the community center is limited to twice a month (24 days a year) and the 990 gals per day of water usage is residential-like, it was determined that the project will not substantially impact groundwater supplies and as such, this impact is considered to be less than significant.

Land Use and Planning

The intent of the Farm (F) zone district is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses. The proposed Community Center use will enhance the winery operation by providing the applicant the opportunity to host wine/food and other agriculturally-related events. Community Centers are a use that is allowed within the Farm (F) zone district with the approval of a Minor Use Permit. Each Minor Use Permit should be evaluated on a site-specific basis, as each Minor Use Permit has distinctive conditions of approval based upon the unique, on-site setting.

County staff has concluded the project is an appropriate use for the project site. The Community Center would only allow for activities that have an agricultural or wine/food educational component. A recommended condition of approval requires an agricultural component for all events. In order to be respectful of his neighbors, the applicant is also proposing an ending time of 8:30 p.m. for all events. A recommended condition of approval stipulates hours of operation open to the public as 10:00 a.m. to 8:30 p.m. After events conclude at 8:30, clean-up by staff would be allowed until 10:00 p.m.

The project proposes a maximum of two larger events, consisting of a maximum of 100 people, twice a month, and four smaller events of less than 50 people up to four times per week. With the ending time of 8:30 for the public, the requirement for any amplified speech or music to be limited to indoors, the requirement for all lighting to be Dark Sky compliant and the limited number of larger events, the impacts of the proposed project when compared to the already-functioning winery and tasting room business were deemed less than significant.

Noise

The Placer County Noise Element of the General Plan establishes hourly and maximum noise exposure limits for non-transportation (stationary) noise sources affecting community residential land uses. These limits are established at a maximum level of 65 dB for daytime noise levels and 60 dB for nighttime noise levels for speech and music. Noise standards for on-site traffic and parking lot activity would be 5 dB higher for both daytime and nighttime. Noise levels are applicable at the property lines of residential land uses.

An Environmental Noise Assessment was prepared for the project by Bollard Acoustical Consultants, Inc. on September 18, 2012. The study researched the noise-producing components of the proposed project, including on-site traffic and parking lot activities, sound generated by amplified speech or music within the proposed community center building, and sound generated by non-amplified speech and music in the area between the winery building and proposed community center building. The assessment included a simulation of noise levels for events for up to 100 people, including indoor amplified music.

Based on a worst-case scenario simulation, noise levels associated with indoor amplified music and noise associated with events of up to 100 guests would be well below the Placer County Noise Standards at the project property lines and the nearest existing residences. The consultant also measured the worst-case noise levels of vehicles passing and parking in the gravel parking area, with the lot filling or emptying in any given hour, and the predicted worst-case levels at the nearest residences would satisfy the Placer County daytime exterior noise level. (Please refer to the Noise Assessment in Attachment G). Due to the fact that the measurements were taken on the existing gravel surface, and that the main parking lot and entrance driveway would require paving with this project, the noise levels from traffic would be further reduced. Nonetheless, mitigation measures were included within the environmental document to minimize the propagation of noise levels generated during events. These mitigations include limiting the hours of operation of the Community Center, limiting amplified speech and amplified music to the interior of the community center building, limiting outdoor non-amplified music to the outdoor area located between the existing winery building and the community center building, and requiring the southern and eastern doors of the community center building to remain closed during events. With the implementation of mitigation measures, the potential impacts from noise associated with the project were determined to be less than significant.

Transportation and Traffic

A traffic impact assessment was prepared for the project by KD Anderson and Associates on September 13, 2012. The proposed project will generate approximately 125 daily trips for a maximum 100-person event, including ancillary traffic by event staff. A trip constitutes one-way travel either to or from a destination. Therefore, each vehicle traveling to an event at the winery would create two daily trips.

The existing Wise Road segment can carry up to 3,800 vehicles per day per lane at Level of Service (LOS) C or a total volume of 7,600 vehicles per day. The Placer County General Plan lists a LOS C as the minimum level of service allowed. The current existing volume of traffic is 1,200 to 1,400 vehicles per day which results in a LOS A condition. However, the resulting traffic volume from a 100-person event would still be indicative of LOS A-B conditions. Thus, the impact of the project on roadway capacity and Level of Service is not considered significant in relationship to the Level of Service.

The 2025 traffic volumes on Wise Road are projected to roughly double, as suggested by the traffic model. That forecast would still be indicative of LOS B conditions with or without the addition of event traffic from Wise Villa Winery. The traffic consultant also calculated the amount of traffic which would result from the worst-case scenario of the proposed project hosting a 100-person event at the same time as a 200-person event was occurring on Gold Hill Road. According to the attached comments from the transportation consultant, the combined cumulative effect of the two events occurring at the same time would still be indicative of a LOS C.

Cumulative impacts are also addressed in the Placer County Countywide Traffic Fee Program. The Countywide Traffic Fee includes a fully-funded Capital Improvement Program (CIP), with payment of traffic mitigation fees for the ultimate construction of the CIP improvements helping to reduce the cumulative traffic impacts to less than significant levels. New development within Placer County contributes to the cost of regional circulation system improvements by paying adopted fees. Wise Villa Winery has paid traffic mitigation fees for its current winery and tasting room operations. Due to a previous over-payment, the amount of traffic fees already paid by the applicant are sufficient to address the additional traffic from the proposed project. Additionally, the

project will include improvements to the existing encroachment onto Wise Road, the prohibition of on-street parking on Wise Road, and the requirement that gates are to be left open during business hours. With the implementation of these additional measures, the impacts from traffic were determined to be less than significant.

Utilities and Service Systems

The proposed project will not result in the construction of new water or wastewater delivery, collection, or treatment facilities through Wise Road, as it will utilize the existing onsite public water well and septic system. The building housing the water filtration system and two restrooms was removed from this project proposal, as the water filtration system is a necessary component of the tasting room kitchen, and will be built regardless of the outcome of the proposed project. With the mitigation measure to obtain final approval of the public water supply permit prior to final occupancy, the project was deemed to have a less-than-significant impact with regard to utilities and service systems.

Community Center Use

In reviewing this community center proposal, County staff analyzed the site-specific conditions such as available parking, water and sewage disposal, as well as the location in relationship to surrounding parcels, given the proposed use. To date, the County has received various comments from the public, both supporting and opposing the proposed use. A common theme among the opponents is the desire to see all Community Center applications put on hold until the Board of Supervisors establishes development standards for all Community Centers. The Board has, to date, not taken any action to restrict the processing of Community Center applications. The present use permit process enables both staff and the Planning Commission to analyze and judge each individual request on its own merits and identify and impose conditions of approval based upon the unique characteristics of a project site and surrounding area. Conditions of approval for other activities allowed within the Farm zone district, such as houses of worship, schools, kennels and shooting ranges, are similarly created on a site-specific basis and are implemented through the use permit process.

As a result of the environmental review process, staff has concluded that with the implementation of mitigation measures, all potential impacts, including impacts related to noise and traffic, can be mitigated to a less than significant level. Based upon the analyses performed, and taking into consideration the surrounding parcels, staff has determined that the proposed use is compatible with the surrounding area. The Farm Bureau representative, U.C. Farm Advisor, and the Agricultural Commission all concurred with this conclusion, and found that the proposed Community Center use would not have a negative impact on local agriculture or the community at large.

Variance Request/Paving Requirement for the Overflow Parking Area

The applicant is requesting approval of a Variance to allow for a compacted, all-weather surface of gravel over decomposed granite instead of pavement throughout the overflow/valet parking area.

According to the project description and subsequent conversations with the applicant, the proposal is to provide an approximately 20-foot paved access drive to the winery and tasting room buildings. During normal tasting room hours and at smaller wine-pairing functions, traffic would enter and exit through the winery entrance. The applicant is proposing one-way traffic during the

twice-a-month larger events. During these larger events, when the overflow parking area is needed, patrons would enter through the winery entrance and exit via the residential driveway, and attendants would be provided for valet-style parking and directional assistance. During larger events where one-way traffic is necessary, both the gate to the winery and the gate to the residence would remain open to accommodate the one-way flow of traffic from patrons. The applicant is also proposing to pave the parking area near the rear of the tasting room. The parking area near the existing residence is currently composed of concrete, and would therefore not require any modification.

Parking for 24 vehicles is available next to the tasting room building and parking for an additional 9 vehicles is proposed near the existing residence. An overflow parking area within the vineyard can accommodate 40 vehicles, for a total of 72 parking spaces. The overflow area is proposed as valet-style parking. A loading/unloading area for valet parking is shown in between the winery building and the tasting room building on the site plan (see Attachment B). Overflow parking spaces will be at least 9 feet wide by 22 feet long, and will consist of parallel parking.

The applicant has requested a Variance to allow for gravel/decomposed granite surfacing for the overflow parking area west of the tasting room due to the need to utilize large agricultural equipment throughout the vineyard area, specifically tracked vehicles (non-rubber tired vehicles) for routine vineyard maintenance that would damage an asphalt surface. The applicant's proposed deviation from the requirements of the Zoning Ordinance should not adversely affect water quality of the site or area since the overflow parking area surfacing will promote infiltration of runoff on site, the overflow parking area will be utilized intermittently, and the parking area is not directly adjacent to any public roadways. The proposed surfacing will provide a year-round all-weather surface.

Staff has concluded that there are special circumstances to warrant approval of the Variance to allow for a compacted, all-weather surface of gravel over decomposed granite instead of pavement, given the limited use of the overflow/valet parking area and the required ongoing vineyard maintenance that would otherwise damage an asphalt surface.

Public Comments

The County received various correspondence regarding the proposed project. All public comments have been attached to this staff report for the Commission's consideration. Several of the comments pertained to the environmental analysis and staff has included responses within Attachment E to address these comments.

Staff has thoroughly reviewed the substantive comments on the environmental review and has concluded that the proposed Mitigated Negative Declaration remains adequate. Staff has determined that no new information and/or new significant impacts have been identified within the comments, and therefore has concluded that no further environmental analysis is required.

MUNICIPAL ADVISORY COUNCIL:

The subject property is located within Supervisorial District 2 of Placer County. The proposed project was presented to the Rural Lincoln Municipal Advisory Council as an information item on May 15, 2012, and subsequently as an action item on September 17, 2012. At the September meeting, the Council voted 4 to 1 to recommend that the Planning Commission approve the project.

AGRICULTURAL COMMISSION:

The proposed project was heard by the Agricultural Commission on September 10, 2012. After a presentation and after hearing public comment, the Commission unanimously voted to recommend that the Planning Commission approve the project based upon specific site conditions, and based upon the promotion of the on-site winery operation. The Agricultural Commission also determined that the Minor Use Permit and resulting activities would not have a negative impact on local agriculture.

The Commission also submitted a letter to the County regarding their concern in general with Community Centers on agricultural lands. A copy of this letter is included as Attachment D to this staff report.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions subject to the findings and attached recommended conditions of approval:

- 1. Adopt the Mitigated Negative Declaration;
- 2. Approve the Minor Use Permit for the Wise Villa Winery Community Center; and
- 3. Approve the Variance to the surfacing requirement to allow for a compacted, all-weather surface of gravel over decomposed granite instead of pavement throughout the overflow/valet parking area.

FINDINGS:

CEQA:

The Planning Commission has considered the Mitigated Negative Declaration prepared for the Wise Villa Winery Community Center project, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

- 1. The Mitigated Negative Declaration for the Wise Villa Winery Community Center project has been prepared as required by law.
- 2. There is no substantial evidence in the record as a whole that the Project described in this Mitigated Negative Declaration may have a significant effect on the environment.
- 3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
- 4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603. The Mitigated Negative Declaration has been prepared as required by law.

Minor Use Permit

1. The proposed use is consistent with all applicable provisions of the Placer County Zoning Ordinance.

- 2. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan.
- 3. The establishment, maintenance or operation of the proposed Wise Villa Winery Community Center will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County, as all potential significant environmental impacts were reduced to less-than-significant with the implementation of mitigation measures.
- 4. The proposed use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
- 5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.

Variance

- 1. There are special circumstances applicable to the subject property, including the nature of the proposed use as an intermittent, overflow/valet parking area, the existing development of vineyards on site, and the need to access those vineyards with heavy equipment. Because of such circumstances, the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications. The deviation from the requirements of the Zoning Ordinance will not adversely affect water quality of the site or area since the overflow parking area surfacing will promote infiltration of runoff on site, the overflow parking area will be utilized intermittently, and the parking area is not directly adjacent to any public roadways. The proposed surfacing will provide a year-round all-weather surface.
- 2. The granting of this Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
- 3. The Variance does not authorize a use that is not otherwise allowed in the zone district.
- 4. The granting of this Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
- 5. The Variance is consistent with the Placer County General Plan.

Respectfully submitted,

Lisa Carnahan Associate Planner

ATTACHMENTS:

Attachment A – Recommended Conditions of Approval

Attachment B – Vicinity Map and Site Plan

Attachment C – Mitigated Negative Declaration

Attachment D – Letters from Agricultural Commission

Attachment E - Correspondence Received on the Environmental Analysis and County Responses

Attachment F – Other Correspondence from Interested Parties

Attachment G - Noise Study

Attachment H – Traffic Letter from Consultant

cc: Grover Lee - Applicant

Michael Johnson - CDRA Director

Paul Thompson – Deputy Planning Director Karin Schwab – County Counsel's Office

Sarah Gillmore - Engineering and Surveying Division

Laura Rath - Environmental Health Services

Bob Eicholtz – Placer County Fire Lisa Carnahan – Planning/Air Quality