

8

LAND USE AND PLANNING

8.1 INTRODUCTION

The purpose of the Land Use and Planning chapter of the EIR is to examine the potential for the proposed Zoning Text Amendments to result in incompatibilities with applicable planning documents and/or creation of land use conflicts with surrounding land uses in the area. The chapter includes a description of the existing land use setting of western Placer County, where the existing medium and large parcel size wineries and farm breweries evaluated in this EIR are located, including the identification of existing winery and farm brewery General Plan land uses and zoning designations. This chapter also includes a General Plan policy analysis, wherein applicable General Plan policies are identified and the proposed project's consistency with said policies is evaluated. Information from this chapter is primarily drawn from the Placer County General Plan,¹ the Placer County General Plan EIR², and the Placer County Zoning Ordinance.

This chapter focuses on the ten existing medium (10- to 20-acre) and large (>20 acre) parcel-sized wineries and farm breweries that would be subject to the proposed Zoning Text Amendment, which are shown in Figure 3-1 of the Project Description chapter. Such facilities are referred to as *existing study facilities* throughout this EIR. Potential land use and planning impacts associated with future wineries and farm breweries that would be subject to the proposed Zoning Text Amendment are addressed in Chapter 12, Cumulative Impacts and Other CEQA Sections, of this EIR.

8.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the types of land use activities that currently occur at the existing study facilities, as well as the current land use and zoning designations of the study facilities at the time the NOP was published on October 17, 2017.

Existing Study Facility Land Use Activities

Currently, unincorporated Placer County contains ten existing study facilities. The existing study facilities are all situated within western Placer County, generally between the cities of Lincoln and Auburn. In addition to normal patronage of the tasting room, such facilities currently host a wide variety of Promotional Events, the definition for which is included in the existing Winery Ordinance (see Section 17.56.330(B)). Such promotional events include but are not limited to, benefit dinners, concerts, yoga classes, food and wine/beer pairings, and wine release parties. Promotional Events are allowed under the existing Winery Ordinance with an Administrative Review Permit, and are limited to six per year.

¹ Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).

² Placer County. *Countywide General Plan EIR*. July 1994.

Existing Study Facility Land Use and Zoning Designations

Table 8-1 identifies the General Plan land use and zoning designations for each existing study facility. As shown in the table, the properties have either a General Plan land use designation of Agriculture/Timberland or Rural Residential. With respect to zoning, all of the properties have Farm (F) zoning, with the exception of Lone Buffalo Vineyards, which is zoned Agricultural Exclusive (AE). As indicated, many of the Farm-zoned properties have minimum building site specifications.

Existing Study Facilities	Parcel Size (acres)	General Plan Land Use Designation	Zoning Designations
Dono dal Cielo Vineyard and Winery	30.1	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
Lone Buffalo Vineyards	12.3	Agriculture/Timberland - 10 Ac. Min.	AE
Rancho Roble Vineyards	19.0	Rural Residential 1 - 10 Ac. Min.	F 4.6 Ac. Min.
Vina Castellano Winery	19.9	Rural Residential 2.3 - 4.6 Ac. Min.	F-AO 4.6 Ac. Min.
Wise Villa Winery & Bistro	10.0	Agriculture/Timberland - 10 Ac. Min	F-B-10 Ac. Min.
Ciotti Cellars	9.4	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
Mt. Vernon Winery	31.2	Rural Residential 2.3 - 4.6 Ac. Min.	F 4.6 Ac. Min.
Casque at Flower Farm	10.0	Rural Residential 2.3 - 4.6 Ac. Min.	F-B-100
Goathouse Brewery	11.3	Rural Residential 1 - 10 Ac. Min.	F 4.6 Ac. Min.
Hillenbrand Farmhaus Brewery	12.9	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.

Notes: F = Farm; AE = Agricultural Exclusive; -B = Building Site; -AO = Aircraft Overflight

Surrounding Land Use and Zoning Designations

The current Placer County General Plan land use and zoning designations for the areas surrounding each of the existing study facilities in western Placer County are summarized in Table 8-2 below. As shown in the table, the majority of surrounding properties have a General Plan land use designation of Agriculture/Timberland. A few existing study facilities are bordered by properties having a Rural Residential designation (Vina Castellano Winery; Mt. Vernon Winery; Casque at Flower Farm; and Goathouse Brewery). Additionally, Casque at Flower Farm is bordered by Low Density Residential properties to the east and south. Only two of the existing study facilities (Mt. Vernon Winery and Casque at Flower Farm) are located adjacent to land zoned Residential-Agriculture (RA). The remaining facilities are bordered primarily by land zoned Farm (F) or AE.

General Plan Land Use Categories

The Placer County General Plan defines the Agriculture/Timberland, Rural Residential, Rural Estate, Low Density Residential, and Riparian Drainage land use designations as follows:

Table 8-2 Summary of General Plan Land Use and Zoning Designations for Areas Adjacent to Existing Study Facilities			
Existing Wineries/Farm Breweries	Surrounding Areas		
	Relationship to Winery/Farm Brewery	General Plan Land Use Designations	Zoning Designations
Dono dal Cielo Vineyard and Winery	North	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
	East		
	South		
	West		
Lone Buffalo Vineyards	North	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
	East		AE
	South		F-B-10 Ac. Min.
	West		
Rancho Roble Vineyards	North	Agriculture/Timberland - 20 Ac. Min.	F-B-AO 20 Ac. Min.
	East		
	South		
	West		
Vina Castellano Winery	North	Rural Residential 2.3 - 4.6 Ac. Min.	F-AO 4.6 Ac. Min.
	East	Agriculture/Timberland - 10 Ac. Min.	
	South		
	West	F-B-10 Ac. Min.	
Wise Villa Winery and Bistro	North	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
	East		
	South		
	West		
Ciotti Cellars	North	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
	East		
	South		
	West		
Mt. Vernon Winery	North	Rural Residential 2.3 - 4.6 Ac. Min.	RA-B-100
	East	Riparian Drainage	F 4.6 Ac. Min.
	South		F-FH 4.6 Ac. Min.
	West	Rural Residential 2.3 - 4.6 Ac. Min.	F 4.6 Ac. Min.
Casque at Flower Farm	North	Rural Residential 2.3 - 4.6 Ac. Min.	RA-B-100
	East	Low Density Residential 0.4 - 2.3 Ac. Min.	RA-B-43 PD = 1.3
	South		RA-B-43
	West	Rural Residential 2.3 - 4.6 Ac. Min.	RA-B-100
Goathouse Brewery	North	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
	East	Rural Residential 1 - 10 Ac. Min.	F 4.6 Ac. Min.
	South		
	West		
Hillenbrand Farmhaus Brewery	North	Agriculture/Timberland - 10 Ac. Min.	F-B-10 Ac. Min.
	East		
	South		
	West		

Notes: F = Farm; AE = Agricultural Exclusive; RA = Residential Agriculture; -B = Building Site; -AO = Aircraft Overflight; -FH = Flood Hazard

Source: Placer County, Land Information Search, 2018.

Agriculture/Timberland

The Agriculture land use designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include the following: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities.

The Timberland land use designation is applied to mountainous areas of the County where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. Typical land uses allowed include: all commercial timber production operations and facilities; agricultural operations where soil and slope conditions permit; mineral and other resource extraction operations; recreation uses such as incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities.

Rural Residential and Rural Estate

The Rural Residential land use designation is applied to areas generally located away from cities and unincorporated community centers, in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate, and compatible with smaller-scale farming and ranching operations. Typical uses allowed include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production and grazing, equestrian facilities, and limited agricultural support businesses such as roadside stands, farm equipment and supplies sales; resource extraction uses; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care and medical facilities; and parks and necessary public utility and safety facilities. It should be noted that the Placer County General Plan Rural Residential land use designation encompasses the more specific community plan land use designation of Rural Estate

Low Density Residential

The Low Density Residential designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet (sf) to one acre. Typical land uses allowed include detached single-family dwellings, secondary dwellings, residential accessory uses, churches, schools, parks, golf courses, child care facilities, and necessary public utility and safety facilities.

Riparian Drainage

The Riparian Drainage land use designation is included in the broader Greenbelt and Open Space designation defined in the Placer County General Plan. This designation is intended to identify and protect important open space lands within Placer County. Typical land uses allowed within Greenbelt and Open Space areas are limited to low-intensity agricultural and public recreational

uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

Zoning Designations

The Placer County Zoning Ordinance defines the F, RA, Building Site combining (-B), Agricultural Exclusive (AE), Aircraft Overflight combining (-AO), and Flood Hazard combining (-FH) zoning designations as follows:

Farm (F)

The purpose of the F zoning 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 at low population densities. Within areas zoned F, wineries are considered an allowable use per Section 17.56.165 of the Placer County Code. Other uses permitted with a zoning clearance, conditional use permit (CUP), or minor use permit (MUP) include, but are not limited to, agricultural event centers, temporary events, and roadside stands for agricultural products.

Residential-Agriculture (RA)

The purpose of the RA zone district is to stabilize and protect the rural residential characteristics of the area to which it is applied and to promote and encourage a suitable environment for family life, including agricultural uses. Allowable land uses within the RA zone district are generally similar to those allowed within the F zone district.

Building Site (-B)

The purpose of the -B combining district is to provide for different parcel sizes in new subdivisions than would otherwise be required by an applicable zone district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character.

The -B combining district is designated on the Placer County zoning maps by the letter “-B” followed by a number, where the number refers to the minimum building site established by subsection (C)(1) of Section 17.52.040 of the County Code for the area to which the combining district is applied. For example, the -B-20 combining district allows for a minimum lot area of 20,000 sf.

Agricultural Exclusive (AE)

The purpose of the AE district is to provide for the preservation and protection of important agricultural lands that are being used for the commercial production of agricultural commodities, and that constitute economic units. The term ‘economic unit’ is defined as land that is capable of sustaining agricultural operations under normal management by generating agricultural income

sufficient to cover all expenses, and that is large enough to make efficient use of all required labor and equipment.

Aircraft Overflight (-AO)

The purpose of the -AO combining district is to regulate land uses in the vicinity of public airports and below areas where aircraft perform approach and departure maneuvers, recognizing that certain land uses and site development characteristics may conflict with the safe and efficient operation of airports and aircraft. The intent of the combining district is to protect people and property both in the air and on the ground by regulating buildings and structures that may affect navigable airspace, consistent with federal regulations, and to minimize noise and other conflicts between airport operations and surrounding land uses.

Flood Hazard (-FH)

The purpose of the -FH combining district is to identify areas where hazards to life or property exist because of the potential for inundation by a 100-year frequency flood identified by the Federal Emergency Management Agency (FEMA) and shown on the flood insurance rate maps (FIRM), or identified by Placer County as being within the future mitigated 100-year flood plain of a stream, creek, other waterway or body of water.

8.3 REGULATORY CONTEXT

The following section includes a brief summary of the regulatory context under which land use and planning is managed at the State and local levels.

State Regulations

The following are applicable State regulations related to the proposed project.

Assembly Bill 520

Assembly Bill (AB) 520, as enacted in 2015, revises the State's laws on consumer instructional tastings at on-premises licensed retailers (i.e., wineries, bars, and restaurants). AB 520 contains similar provisions as Section 25503 of the Business and Professions Code, (e.g., the event should be instructional in nature and can include information about the history, characteristics, and methods of serving the product; limited to three tastings per person, per day; tasting size limited to 0.25-ounce for spirits and 1.0 ounce for wine).

Assembly Bill 2004

AB 2004, enacted in 2008, authorizes licensed winegrowers to sell wine for consumption to consumers for on-premises consumption. Per Section 23358 of the Business and Professions Code, a winegrower must actually produce on his or her licensed premises by conversion of grapes, berries, or other fruit, into wine, not less than 50 percent of all wines sold to consumers on his or her licensed premise or premises and any licensed branch premise or premises.

Local Regulations

The applicable Placer County General Plan policies are presented in Table 8-6 at the end of this chapter. The Community Plans applicable to the sub-regions identified in Chapter 3, Project Description, of this EIR were also reviewed to determine if there are any applicable policies for consideration in this EIR. The Horseshoe Bar/Penryn Community Plan did not include agricultural-related policies applicable to the proposed project that necessitated discussion in this EIR. The Auburn Bowman Community Plan includes some applicable agricultural policies that are presented in Table 8-6. A review of the Ophir General Plan did not identify any related policies beyond the type included in the Auburn Bowman Community Plan related to encouraging agricultural preservation.

Applicable portions of the Placer County Code are summarized below.

Placer County Right-to-Farm Ordinance

Placer County has adopted a Right-to-Farm Ordinance (Section 5.24.040 of the Placer County Code) to minimize loss of the County's commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The provisions of the Right-to-Farm Ordinance are as follows:

- A. It is the declared policy of the county of Placer to preserve, protect and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. When nonagricultural land uses extend into the agricultural areas, agricultural operations often become the subject of nuisance suits. As a result, agricultural operations are sometimes forced to cease or are substantially curtailed. Others may be discouraged from making investments in agricultural improvements. It is the purpose of this section to reduce the loss to the county of its commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.
- B. No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one year if it was not a nuisance at the time it began.
- C. For purpose of this section, the term "agricultural activity, operation, or facility, or appurtenances thereof" shall include, but not be limited to, the cultivation and tillage of soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, Christmas trees, viticulture, apiculture, nursery stock, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and game birds, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage, or to market, or to carriers for transportation to market.
- D. For the purpose of this section, commercial "agriculture" means those agricultural lands in designated areas, or those lands that are within the California Land Conservation Act, or within a timber preserve zone or those lands that produce a

gross annual income of four thousand five hundred dollars (\$4,500.00) from the sale of agricultural products.

- E. Each prospective buyer of property in unincorporated Placer County shall be informed by the seller or his/her authorized agent of the right-to-farm ordinance. The seller or his/her authorized agent will keep on file a disclosure statement signed by the buyer with the escrow process.
- F. Whenever a building designated for residential occupancy is to be located on property in the unincorporated area of Placer County, the owners of the property, or their authorized agent, shall acknowledge receipt of the right-to-farm ordinance. (Ord. 4983-B, 1999: prior code § 5.715)

Winery Ordinance

Section 17.56.330 of the Placer County Code contains the County’s Winery Ordinance, as approved in 2008. The purpose of the Winery Ordinance is to provide for the orderly development of wineries, within agricultural zoning districts and certain commercial, industrial and residential zoning districts, to encourage the economic development of the local agricultural industry, provide for the sampling and sales of value-added products, and protect the agricultural character and long-term agricultural production of agricultural lands. Chapter 3, Project Description, of this EIR provides a detailed overview of the proposed changes to the Winery Ordinance.

The permit requirements for wineries covered by the existing Winery Ordinance are summarized in Table 8-3 through Table 8-5 below. If a proposal includes more than one of the elements listed in the tables, the highest applicable permit process is applied. The following sections provide summaries of the CUP, Minor Use Permit (MUP), Administrative Review Permit (ARP), and Zoning Clearance (C) land use permit requirements shown in the tables.

Table 8-3										
Current Permit Requirements for Wineries in Commercial and Industrial Zone Districts										
Use	Zone Districts									
	Commercial					Industrial				
	CPD	C2	C3	HS	C1	RES	AP	BP	IN	INP
Winery Production < 20,000 Cases	CUP	MUP	C					C	C	C
Winery Production > 20,000 Cases			MUP					MUP	MUP	MUP
Wholesale and Retail Sales of Wine and Grape Products	CUP	C	C	C	C	C	MUP	C	C	C
Wine Tasting and Retail Sales of Wine-related Merchandise	CUP	C	C	C	C	C	MUP	C	C	C
Promotional Events up to 6/year	CUP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP

Source: Placer County Code, 2018.

As discussed in the Project Description Chapter, it is important to note that the proposed project is not expanding the number of zones where by-right winery and farm brewery development can occur.³

Table 8-4 Current Permit Requirements for Wineries in Residential Zone Districts (Residential Agriculture and Residential Forest Only)	
Use	Permit Type
Winery Production < 20,000 Cases	ARP
Winery Production >20,000 Cases	MUP
Wholesale and Retail Sales of Wine	ARP
Wine Tasting and Retail Sales of Wine-related merchandise	ARP
Promotional Events Up to 6/year	ARP
<i>Source: Placer County Code, 2018.</i>	

Table 8-5 Current Permit Requirements for Wineries in Agricultural and Resource Zone Districts (AE, F, FOR, and Timberland Production Only)	
Use	Permit Type
Winery Production < 20,000 Cases	C
Winery Production >20,000 Cases	MUP
Wholesale and Retail Sales of Wine	C
Wine Tasting and Retail Sales of Wine-related merchandise	C
Promotional Events Up to 6/year	ARP
<i>Source: Placer County Code, 2018.</i>	

The Placer County Code sets forth the permit requirements in Section 17.58. The permit requirements range from staff level approval to varying degrees of discretionary review, in the following order (from staff level clearance to increasing levels of discretionary review):

Zoning Clearance (17.06.040)

The Zoning Clearance (C) approval type is a routine land use approval that involves Planning Department review of any building, grading, or other construction permit, or business license for a proposed use. Zoning Clearance shall be granted by the Planning Department only when the permit application needing clearance contains sufficient information for the Department to verify that the proposed use will be consistent with the requirements for the filing of applications in Section 17.58.040, as follows:

³ As noted in the Project Description chapter of this EIR, the current Winery Ordinance allows wholesale and retail sales of wine and grape products, as well as wine tasting in the Resort (RES) Zone District. The RES zone district accommodates commercial land uses and is typically found in mountainous areas, water-oriented areas, or other areas with commercial recreation potential. The Zoning Text Amendment proposes to allow production of wine (0-20,000 cases) in RES-zoned properties subject to an Administrative Review Permit.

- A. The proposed use is allowed on its site by Articles 17.06 through 17.52 (Zone Districts and Allowable Uses of Land), or is governed by the provisions of Section 17.56.300 (Temporary uses and events), 17.60.120 (Nonconforming uses), or Section 17.60.130 (Nonconforming lots of record); and
- B. The proposed use of land, building or structure, or division of land satisfies all applicable standards and requirements of this chapter, or such standards are the subject of a simultaneously filed variance application that will, if approved, achieve such compliance; and
- C. Neither the proposed site nor any building or land use thereon is being maintained in violation of the Subdivision Map Act, this chapter, the grading ordinance, or any condition of approval of an applicable land use entitlement, except where the application incorporates measures proposed by the applicant to correct the violation, and correction will occur before establishment of the new proposed use, or recordation of a final or parcel map in the case of a subdivision; and
- D. No application for the same use on the same site was denied by the zoning administrator or planning commission within one year prior to the date of filing, unless permission to re-file has been granted pursuant to Section 17.58.150 (Effect of denial), or unless the previous application was denied without prejudice by the hearing body; and
- E. The property taxes due on the proposed site as determined by the county tax collector are not delinquent, or, if the property taxes are determined to be delinquent, a payment schedule agreement has been authorized in writing by the Placer County tax collector and has been agreed to, in writing, by the property owner. (Ord. 5126-B, 2001)

Administrative Review Permit (17.58.100)

An ARP requires review by Planning Department staff and the Zoning Administrator, but no public hearing is required unless deemed necessary. An ARP is subject to Zoning Administrator approval, who must be able to make the findings set forth in 17.58.140(A). In addition, the Zoning Administrator may approve an ARP subject to conditions. Decisions of the Zoning Administrator may be appealed to the Planning Commission. In addition, the Planning Director or Zoning Administrator may refer an ARP to the Planning Commission for a public hearing, consideration, and approval or disapproval. Such referral may occur when it is deemed necessary because of policy implications, unique or unusual circumstances, the size of the project, or other factors determined by the Planning Director or Zoning Administrator to be significant enough to warrant Planning Commission review.

Minor Use Permit (17.58.120)

An MUP requires review by Planning Department staff and the Zoning Administrator, who shall consider the MUP at a noticed public hearing. An MUP is subject to Zoning Administrator approval, who must be able to make the findings set forth in 17.58.140(A). In addition, the Zoning Administrator may approve an MUP subject to conditions. Decisions of the Zoning Administrator may be appealed to the Planning Commission. In addition, the Planning Director or Zoning Administrator may refer an MUP to the Planning Commission for a public hearing, consideration, and approval or disapproval. Such referral may occur when it is deemed necessary because of policy implications, unique or unusual circumstances, the size of the project, or other factors

determined by the Planning Director or Zoning Administrator to be significant enough to warrant Planning Commission review.

Conditional Use Permit (17.58.130)

A CUP requires review and approval by the Planning Commission at a noticed public hearing. The Planning Commission must be able to make the findings set forth in 17.58.140(A). The Planning Commission may approve a CUP subject to conditions. Decisions of the Planning Commission may be appealed to the Board of Supervisors.

Required Findings for ARP, MUP, and CUP (17.58.140 (A and B))

A. Findings Required For Approval. No administrative review permit, minor or conditional use permit shall be approved unless the zoning administrator or planning commission (or board of supervisors in the event of an appeal) shall first find that:

1. The proposed use is consistent with all applicable provisions of this chapter and any applicable provisions of other chapters of this code.
2. The proposed use is consistent with applicable policies and requirements of the Placer County general plan, and any applicable community plan or specific plan, and that any specific findings required by any of these plans are made.
3. The establishment, maintenance or operation of the proposed use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working 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; except that a proposed use may be approved contrary to this finding where the granting authority determines that extenuating circumstances justify approval and enable the making of specific overriding findings.
4. The proposed project or 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, either those existing or those to be improved with the project unless a specific design deficiency is acknowledged and approved in conjunction with the adoption of a general plan or community plan applicable to the area in question.
6. In a TPZ zone district (Article 17.16), the establishment, maintenance and operation of the proposed use or building will not significantly detract from the use of the property for, or inhibit the growing and harvesting of timber.
7. Any findings required by Articles 17.06 through 17.52 (Zone districts and allowable uses of land) for the approval of proposed uses in specific zone districts or combining districts are made.
8. Any findings required by Article 17.56 (Specific Use Requirements) for the approval of specific uses are made.
9. As required by Section 18.16.040 of this code (Environmental Review) when a proposed negative declaration has been prepared for the project that, on the basis

- of the initial study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment; or
10. As required by Section 18.20.070 of this code (Environmental Review) when a final environmental impact report has been prepared for the project, that the project as approved will not have a significant effect on the environment, or that the granting authority has:
 - a. Eliminated or substantially lessened all of the significant effects on the environment, where feasible (as defined and used in Section 21061.1 of the California Public Resources Code); and
 - b. Determined that any remaining unavoidable significant effects on the environment are acceptable due to specified overriding considerations.
 11. As required by Section 18.08.020 of this code (Environmental review) when the proposed project meets the criteria discussed in the applicable section, that the project is:
 - a. Statutorily exempt from the provisions of CEQA; or
 - b. Categorically exempt from the provisions of CEQA; or
 - c. Not subject to environmental review pursuant to the provisions of Section 18.08.020(D) (“General rule”).
 12. The proposed use is consistent with, replaces or appropriately modifies any prior established relevant conditions of a previous entitlement, if applicable.
- B. Conditions of Approval. In conditionally approving an ARP, MUP, or CUP, the granting authority shall adopt conditions of approval as necessary to accomplish the following objectives, consistent with the requirements of state law:
1. Specify the period of validity of the permit and/or the allowed duration of the proposed use. The permit may be issued and/or the use allowed for a revocable, permanent, temporary or otherwise limited term, as deemed appropriate by the granting authority. If no period of validity is specified, the permit shall be subject to the time limits specified by Section 17.58.160 (Permit time limits and extensions).
 2. Ensure that the proposed project will be consistent with all applicable requirements of this chapter, the Placer County general plan, and any applicable community plan or specific plan.
 3. Enable all the findings required by subsection A of this section to be made by the granting authority.
 4. Mitigate environmental impacts identified in environmental documents prepared pursuant to Chapter 18 of this code (Environmental Review), or adopt overriding findings pursuant to Section 15091 et seq., of the CEQA Guidelines.
 5. Require the dedication of rights-of-way determined by the granting authority to be necessary as a result of the proposed use.
 6. Require the installation, or participation in the cost of installation, of specified on-site or off-site improvements determined by the granting authority to be necessary as a result of the proposed use.

7. Supersede, replace, or modify conditions of approval applicable to the site as a result of a previous permit approval, where determined by the granting authority to be appropriate.
8. Limit the size of the project or intensity of the use to a level approved by the granting authority.
9. The granting authority may also adopt any other conditions of approval as the authority determines are necessary to protect the public health, safety, and general welfare.

8.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to land use and planning. In addition, a discussion of the project's impacts is presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, a land use and planning impact may be considered to be significant if any potential effects of the following conditions, or potential thereof, would result with the proposed project's implementation:

- Physically divide an established community;
- 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;
- 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;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses);
- Disrupt or divide the physical arrangement of an established community (including a low-income or minority community);
- Result in a substantial alteration of the present or planned land use of an area; and/or
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

The proposed project's potential impacts associated with the following was dismissed as less than significant in the Initial Study prepared for the proposed project (see Appendix D):

- Physically divide an established community;
- Disrupt or divide the physical arrangement of an established community (including a low-income or minority community); and
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

Potential impacts related to conflicts with applicable habitat conservation plans or natural community conservation plans are addressed in Chapter 6, Biological Resources, of this EIR. Potential impacts related to agricultural and timber resources/operations are discussed in Chapter 4, Agricultural Resources, of this EIR.

Method of Analysis

The section below evaluates the compatibility of the proposed Zoning Text Amendment for consistency with other Placer County policies, plans, and regulations adopted for the purpose of avoiding or mitigating environmental impacts. Physical environmental impacts resulting from implementation of the proposed project are discussed in the environmental resource sections of the various technical chapters within this EIR. The section differs from impact discussions in that only compatibility and consistency issues are discussed, as opposed to physical environmental impacts and mitigation measures. The following discussion complies with section 15125(d) of the CEQA Guidelines, which requires EIRs to discuss inconsistencies with general plans and regional plans as part of the environmental setting. The ultimate determination of consistency rests with the Placer County Board of Supervisors.

The standards of significance listed above are used to determine the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

The following discussion of land use and planning impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

8-1 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. Based on the analysis below, the impact is *less than significant*.

The proposed Zoning Text Amendment would involve amendments to the Placer County Code that could affect operations of existing wineries and farm breweries within the County. The substantive changes would include the following:

- Add definition of ‘Farm Brewery’ to the County Zoning Ordinance;
- Define new 10-acre minimum parcel size requirements for Production-only Facilities and Tasting Rooms;
- Modify ‘Event’ definition;
- Create table outlining “Event” allowances, maximum capacity, and use permit requirements;
- Clarify hours of operation;
- Update the standards for potable water and waste disposal; and
- Update the County’s access standards.

The proposed changes would not alter the General Plan land use or zoning designations of existing wineries and farm breweries within the County. In order to demonstrate the project's consistency with adopted plans and policies, Table 8-6 includes a list of the relevant policies and a corresponding discussion of the project's consistency with each policy. As demonstrated in the table, the changes included in the proposed Zoning Text Amendment are generally consistent with the relevant adopted plans and policies. Therefore, the project would have a *less-than-significant* impact regarding consistency with the Placer County General Plan, Community Plan(s), and Placer County Zoning Ordinance.

Mitigation Measure(s)

None required.

8-2 Result in the development of incompatible uses and/or the creation of land use conflicts, or result in a substantial alteration of the present or planned land use of an area. Based on the analysis below, the impact is *less than significant*.

The existing medium and large winery/farm brewery sites within Placer County are designated by the Placer County General Plan (or the applicable community plan) as Agriculture/Timberland, Rural Residential, and Rural Estate. Nine of the ten winery/farm brewery sites are zoned F or F-B, while Lone Buffalo Vineyards is zoned AE. Promotional events are currently permitted to occur at all of the existing wineries and farm breweries within the County with an ARP. As noted previously, the types of promotional events allowable under the current Winery Ordinance include, but are not limited to, benefit dinners, concerts, yoga classes, food and wine/beer pairings, and wine release parties. The proposed Zoning Text Amendment would generally increase the frequency with which these events can occur, but would not permit new categories of events, with one notable exception. Under the Zoning Text Amendment weddings would be allowed under the Special Event category. Weddings are a prohibited use under the current Winery Ordinance. Currently, in order for existing facilities to host weddings, such facilities need to obtain a separate Temporary Outdoor Event (TOE) permit from the County.

As discussed in the Project Description, this EIR evaluates the potential environmental effects that could result from a maximum of 12 Special Events or Agricultural Promotional Events with attendance >50 at one time, at facilities on large parcels (>20 acres). While the ordinance currently allows six Special Events, and thus the net increase for facilities on large parcels is only six events, this ordinance amendment would enable facilities to host a new type of use under the Special Event category, namely weddings. Thus, it was determined that the EIR analysis should evaluate effects from all 12 potential Special Events on large parcels. The maximum attendance for a Special Event on large parcels is 200 people. While wineries and farm breweries on medium parcels would not be afforded additional Special Events, as compared to their current allowance, they would be able to host a new type of use under the Special Event category, namely weddings. On medium parcels, Special Events have a maximum attendance of 100 people. In order to evaluate the potential impacts of weddings and like events for medium parcels, it was determined that the EIR analysis should also evaluate effects from Special Events on medium parcels.

During the processing of the Zoning Text Amendment, public concerns have been noted regarding the potential for additional wedding events at the existing study facilities. Under the proposed Zoning Text Amendment, private weddings would be considered Special Events, as the agricultural-related component of the event would be subordinate to the primary purpose of the event.

It should be noted that a comment letter received during the NOP public review period for the proposed project expressed concern related to potential declines in property values occurring as a result of the proposed project. Effects of the project on property values is speculative at this time and is not an issue which is covered by CEQA (CEQA Guidelines, Article 9, Contents of Environmental Impact Reports). However, potential incompatibilities resulting from weddings are addressed in the Noise and Transportation and Circulation chapters of this EIR, as well as the Aesthetics section of the Initial Study (see Appendix D).

Potential incompatibilities associated with hosting wedding events are addressed by several factors, including: frequency of occurrence; attendance limits; hours of operation; and surrounding zoning. These are discussed individually in the following sections. Potential incompatibilities related to specific resource areas are analyzed throughout this EIR and are summarized below.

Frequency of Occurrence

As discussed above, up to 12 weddings could be held per year on large wineries and up to six per year on medium wineries. The total number of weddings allowed would account for only 2.9 to 5.7 percent of the 210 total annual events considered in this EIR (six to 12 weddings / 210 annual events = 2.9 to 5.7 percent). Thus, the study facilities would not function as wedding venues or event centers; rather, weddings would be ancillary to the primary function of the study facilities of wineries and farm breweries. Placer County has adopted a separate ordinance for Agricultural Event Centers, whereby an owner/operator is required to obtain a CUP and a total of 26 weddings are allowed per year (see Section 17.56.340 of the Placer County Code).

With respect to frequency of less intensive events, defined under the proposed Zoning Text Amendment as Agricultural Promotional Events, the number of these events would be technically unlimited; however, this EIR conservatively assumes that each existing study facility would host up to two additional events per day on 105 operational days per year as a result of the proposed Zoning Text Amendment. As discussed in Chapter 3, Project Description, several factors limit a particular facility's ability to host events, including number of staff, budget, parking capacity, overlap with regular tasting room hours, etc. Though the existing study facilities vary in size, it is generally agreed that hosting Agricultural Promotional Events is difficult, as the study facilities are relatively small and, as such, have

limited resources.⁴ Therefore, existing study facilities would not be likely to host back-to-back events all day, every day.

Only two existing study facilities within the County (Mt. Vernon Winery and Casque at Flower Farm) are located adjacent to areas zoned RA-B, which allows for residential uses. As noted in Table 8-6, the additional events would not create incompatibilities, as sufficient buffer areas would be provided between the event areas at the two facilities and the nearest noise-sensitive receptors.

Attendance Limits

Agricultural Promotional Events allowed under the proposed Zoning Text Amendment would be limited to a maximum of 50 attendees at any one time, whereas Special Events would allow a maximum of 100 attendees for medium parcel-sized facilities and 200 attendees for large parcel-sized facilities. This EIR recognizes that some Agricultural Promotional Events have different attendance characteristics. For example, the majority of Agricultural Promotional Events are anticipated to have relatively finite attendance, such as winemaker dinners and membership club parties, and a smaller subset would have attendees coming and going over the course of the event, such as wine pick-up and wine release parties. Such smaller events are termed “rolling” events in this EIR. For Rolling Agricultural Promotional Events, this EIR assumes the 50-person maximum occupancy at one time occurs three times throughout the day, for a maximum overall attendance of 150 people per day.

Hours of Operation

The proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events and Special Events that may occur at future wineries/farm breweries. However, the project would also include limitations to such events to help reduce the likelihood of potential land use incompatibilities. For example, while the currently adopted Winery Ordinance does not specify allowable hours of operation, the proposed Zoning Text Amendment would limit normal tasting hours to 10:00 AM to 6:00 PM daily. Events would be limited to 10:00 AM to 10:00 PM on Friday and Saturday and 10:00 AM to 8:00 PM Sunday through Thursday, unless otherwise specified by conditions placed on an ARP, MUP, or CUP approved for the facility. The County’s adopted Noise Ordinance defines ‘nighttime’ as the period of time between 10:00 PM and 7:00 AM. During nighttime hours, the County’s established noise level standards become more restrictive. Under the proposed Zoning Text Amendment, study facilities would not be permitted to operate during nighttime hours.

In addition, the Zoning Text Amendment would limit the maximum attendance at winery and farm brewery Special Events based on parcel size. As shown in Table 3-2 of this EIR, facilities on parcels between 10 and 20 acres would be permitted to host up to 100 attendees at one time, while facilities on parcels 20 acres or larger would be permitted to host up to 200 attendees at one time. Attendance for facilities on parcels between 4.6 and less than 10 acres

⁴ Placer County. *Meeting Summary, Placer County Community Development Resource Agency Meeting with Farm Breweries and Wineries*. July 14, 2017.

would be determined by use permit. Potential physical/environmental impacts associated with an increased number of events and potential incompatibilities that may be considered in the determination of physical environmental impacts are analyzed in each of the technical chapters of this EIR.

Surrounding Zoning

Public concerns have been expressed during the NOP review period regarding the effects of increased events in Residential Agriculture-zoned areas. As shown in Table 8-2, none of the existing medium and large facilities are located on property zoned RA. As discussed in Table 8-6 below in the context of Policy 7.A.10 and 1.H.5 of the Placer County General Plan, only two existing study facilities within the County (Mt. Vernon Winery and Casque at Flower Farm) are located adjacent to areas zoned for residential uses. Mt. Vernon Winery includes 31.2 acres. The larger parcel size associated with the facility helps to create a natural buffer between winery operations, including on-site events and the neighboring RA-zoned property to the north. Casque at Flower Farm is located on a smaller, 10-acre parcel and, thus, has less natural buffering compared to Mt. Vernon Winery. As Casque at Flower Farm is considered a medium parcel, the number of permissible Special Events beyond their current allowance would not increase; however, they would be able to host a new type of use under the Special Event category, namely weddings. The outdoor event area within the northeastern portion of the Casque at Flower Farm site is partially shielded by the adjacent tasting room building. Agricultural Promotional Events or Special Events would occur within the designated outdoor winery courtyard and not at the Flower Farm Inn facilities located on the southern portion of the Casque at Flower Farm property. The nearest existing residence is located approximately 150 feet from the facility's property line, 240 feet from the facility's outdoor event area, and 425 feet from the nearest parking lot associated with the facility. Thus, a buffer would be provided between events at Casque at Flower Farm and the neighboring uses. Based on the above, and the additional evidence provided in the ensuing discussion (see also Table 8-6, Policy 7.A.10), the proposed Zoning Text Amendment would not directly result in zoning incompatibilities with existing agricultural activities and residential uses in the vicinity of existing study facilities.

Potential Incompatibility Issues Discussed Elsewhere in this EIR

Incompatibilities between land uses manifest in physical environmental effects such as effects related to aesthetics, air quality, noise, and transportation and circulation. Such issues are addressed in the technical chapters of this EIR and the Initial Study prepared for the proposed project (see Appendix D). Specific conclusions and associated mitigation measures, where applicable, from this EIR and the Initial Study that are associated with issues of land use compatibility are summarized below.

Aesthetics

Agricultural Promotional Events such as wine release parties and winemaker dinners, as well as Special Events such as private parties, fundraisers, and social or educational gatherings, would not result in any direct, permanent modifications to the visual character

of any of the study facilities. As such, hosting events, including weddings, at the existing study facilities would not modify the rural agricultural landscape where the facilities are located and would not result in a substantial increase in light and glare beyond what currently occurs. Furthermore, as discussed in Table 8-6 below, all the existing study facilities currently include sufficient buffers from neighboring residential uses to ensure that land use incompatibilities, including incompatibilities related to light spillage, would not occur.

Air Quality

As discussed in Chapter 5, Air Quality, of this EIR, dust is a form of particulate matter (PM) pollution. Based on modeling of criteria air pollutant emissions associated with Special Events and Agricultural Promotional Events, the proposed Zoning Text Amendment would not result in PM₁₀ emissions in excess of the applicable Placer County Air Pollution Control District (PCAPCD) thresholds of significance. The estimation of PM₁₀ emissions includes fugitive dust PM₁₀ emissions, including dust associated with vehicle travel on unpaved roadways. Thus, considering that the PM₁₀ emissions would be far below the PCAPCD's thresholds and unpaved roadway conditions have been considered, implementation of the Winery and Farm Brewery Ordinance would not be anticipated to result in substantial dust emissions. Thus, mitigation for PM₁₀ emissions is not required, and the proposed Zoning Text Amendment would not result in any land use compatibility issues related to dust.

Noise

As noted in Chapter 9, Noise, and Chapter 12, Cumulative Impacts and Other CEQA Sections, of this EIR, noise level increases associated with on-site vehicle circulation at the existing and future study facilities during Special Events and Agricultural Promotional Events would not exceed the County's established daytime noise level standard at the nearest off-site sensitive receptors and would be at or below measured ambient noise levels in the vicinity of the study facilities. In addition, all study facilities would continue to be subject to the applicable standards within the County's Noise Ordinance, or, for facilities within the Auburn/Bowman Community Plan, the more stringent standards included therein. Amplified noise associated with weddings occurring at existing and future facilities under the proposed Zoning Text Amendment could potentially result in temporary noise level increases at existing sensitive receptors. However, with implementation of Mitigation Measures 9-3 and 12-8, which require County review of site plans to ensure that adequate setbacks are provided for wedding noise sources, the impacts would be reduced to less-than-significant level. Therefore, the proposed Zoning Text Amendment would not cause any land use compatibility issues related to noise.

Transportation and Circulation

As discussed in Chapter 10, Transportation and Circulation, and Chapter 12, Cumulative Impacts and Other CEQA Sections of this EIR, the proposed Zoning Text Amendment would not substantially degrade operations at existing roadways and intersections in the

project region or result in insufficient parking capacity at existing study facilities. Under cumulative conditions, a significant and unavoidable impact would occur to the State Route (SR) 49/Cramer Road intersection. Feasible mitigation is not available to reduce the impact to a less-than-significant level. For all other study intersections and roadways, the addition of project traffic under cumulative conditions would not substantially degrade operations.

Conclusion

Based on the above, the proposed project would not result in the development of incompatible uses and/or the creation of land use conflicts, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
Placer County General Plan	
Land Use Element	
1.N.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources.	By providing greater flexibility with respect to the amount of Agricultural Promotional Events and Special Events that may occur at existing and future wineries/farm breweries, the proposed Zoning Text Amendment would help to increase the financial viability of winery/farm brewery agricultural operations within Placer County where such operations are compatible with the Placer County Code.
1.N.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.	As discussed in Chapter 11, Utilities and Service Systems, of this EIR, adequate utilities and service systems exist within the County to accommodate the increased number of Agricultural Promotional Events and Special Events that may occur with implementation of the proposed Zoning Text Amendment. Such events help to provide jobs to Placer County residents seeking employment within the winery/brewery industry. Thus, the project would generate employment within the County.
1.N.5. The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.	See Policy 1.N.1.
Agriculture and Forestry Element	
7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.	Per Section E.1. of the current Winery Ordinance, the minimum parcel size for establishment of a winery without a Use Permit is 4.6 acres in the Agricultural and Resource (AE, F, FOR) zoning districts. Under the proposed project, a minimum parcel size of 10 acres would be required for any new winery to be established without a Use Permit in the AE, F, and FOR zoning districts. Thus, the proposed Zoning Text Amendment would incentivize property owners to consolidate parcels for the purpose of supporting agriculture.
7.A.10. The County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area.	Concern has been expressed that the number and frequency of winery/farm brewery visitors occurring as a result of the increased number of events could reach a level of intensity that creates an ongoing commercial presence that is no longer incidental to the primary agricultural use of wineries/farm breweries within the County. Such activities could impair the ability of

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
<p>The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:</p> <ol style="list-style-type: none"> a. The use will not adversely affect agricultural production in the area; b. The use supports local agricultural production; c. It is compatible with existing agricultural activities and residential uses in the area; d. The use will not require the extension of sewer or water lines; and, e. It will not result in a concentration of commercial or industrial uses in the immediate area. 	<p>farmers to fully engage in agricultural operations on adjacent agricultural lands. However, as noted previously, it is unreasonable to assume that back-to-back events would occur all day at every existing study facility, every day. Rather, this EIR conservatively assumes that each existing study facility would host up to two additional events per day, three days per week (Fri thru Sun), as a result of the proposed Zoning Text Amendment. The majority of these events would be smaller Agricultural Promotional Events, with attendance less than 50 at one time, whereas the larger Special Events would be limited to six per year for medium facilities and 12 per year for large facilities.</p> <p>The proposed Zoning Text Amendment would continue to promote cultivation of grapes and hops, as well as production of wine and beer, as the primary use associated with winery/farm brewery operations within the County. Per Section 17.10.010 of the Placer County Code, the ‘F’ zone district, within which eight of the ten study facilities are located, is intended to “provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses...”. Per Section 17.08.010 of the Placer County Code, wineries are considered ‘agricultural/resource/open space uses’. Furthermore, per Section 17.04.030 of the Placer County Code, wineries and associated uses are considered ‘agricultural processing’ uses. Events at winery/farm brewery facilities are considered ‘necessary services’ by the owners/operators in terms of their importance in financially supporting on-site agricultural uses. It is noted that the proposed project would amend the County’s definition of agricultural processing to include farm breweries. Thus, the additional events enabled by the proposed Zoning Text Amendment would help to increase the financial viability of winery/farm brewery agricultural operations and, thus, consistent with the intended uses of the F zone district, would support local agricultural production.</p> <p>As discussed in Chapter 4, Agricultural Resources, of this EIR, the proposed Zoning Text Amendment would not conflict with policies regarding land use</p>

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
	<p>buffers for agricultural operations. In addition, events are currently permitted at all of the existing study facilities. The proposed Zoning Text Amendment would allow an increased frequency in the occurrence of events, but would not allow new types of events, with the exception of weddings. As discussed previously, hosting weddings at the existing study facilities would not cause any land use incompatibilities, including incompatibilities related to existing agricultural activities.</p> <p>With regard to compatibility with existing residential uses, only two existing study facilities within the County (Mt. Vernon Winery and Casque at Flower Farm) are located adjacent to areas zoned RA-B, which allows for residential uses. Mt. Vernon Winery includes 31.2 acres. The larger parcel size associated with the facility helps to create a natural buffer between winery operations, including on-site events and the neighboring RA-zoned property to the north. The nearest existing residence is located approximately 280 feet from the facility’s property line and approximately 400 feet from the on-site parking lot. Thus, increased frequencies of Agricultural Promotional Events and Special Events at Mt. Vernon Winery would not be anticipated to result in land use incompatibilities.</p> <p>Casque at Flower Farm is located on a smaller, 10-acre parcel and, thus, has less natural buffering compared to Mt. Vernon Winery. As Casque at Flower Farm is considered a medium parcel, the number of permissible Special Events beyond their current allowance would not increase; however, they would be able to host a new type of use under the Special Event category, namely weddings. The outdoor event area within the northeastern portion of the Casque at Flower Farm site is partially shielded by the adjacent tasting room building. Agricultural Promotional Events or Special Events would not occur at the Flower Farm Inn facilities located on the southern portion of the Casque at Flower Farm property. The nearest existing residence is located approximately 150 feet from the facility’s property line, 240 feet from the facility’s outdoor event area, and 425 feet from the nearest parking lot associated with the facility. Thus, given that buffers would be provided</p>

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
	<p>between event areas and existing neighboring uses, less intensive Agricultural Promotional Events would not directly result in land use or zoning incompatibilities with existing agricultural activities and residential uses in the vicinity of existing study facilities. Amplified noise associated with weddings could potentially result in temporary noise level increases at existing sensitive receptors. However, with implementation of Mitigation Measure 9-3, which requires County review of site plans to ensure that adequate setbacks are provided for wedding noise sources, the impacts would be reduced to a less-than-significant level. Therefore, the Special Events would not cause any compatibility issues related to noise.</p> <p>Potential incompatibilities that may be considered in the determination of physical environmental impacts, such as issues related to air quality, noise, and traffic, are further discussed in each of the technical chapters of this EIR. Potential impacts related to sewer and water supply utilities are discussed in Chapter 11, Utilities and Service Systems, of this EIR. As noted therein, the project would not result in the need for any extensions of sewer or water lines.</p>
7.A.13. The County shall encourage multi-seasonal use of agricultural lands such as for private recreational development, in order to enhance the economic viability of agricultural operations.	See Policy 1.N.1.
7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	As discussed in Chapter 4, Agricultural Resources, of this EIR, the County’s buffer requirements are specific to new development occurring within the County. The proposed project does not include a proposal for new development and would not lead to the direct physical alteration of the existing wineries and farm breweries. In addition, the proposed amendments to the existing Winery Ordinance would not alter the General Plan land use or zoning designations of existing wineries and farm breweries within the County or expand the number of zones where by-right development can occur. As such, policies related to land use buffers would not apply to the proposed project.

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
7.B.4. The County shall continue to enforce the provisions of its Right-to-Farm Ordinance and of the existing state nuisance law.	Given that the proposed Zoning Text Amendment would not result in the introduction of non-agricultural land uses adjacent to lands currently used for commercial agricultural operations, the County’s Right-to-Farm Ordinance would not apply to the project.
7.C.3. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.	See Policy 7.C.4.
7.C.4. The County shall permit a wide variety of promotional and marketing activities for County-grown products in all zone districts where agricultural uses are authorized.	As demonstrated above, wineries and support services are considered agricultural uses. The proposed Zoning Text Amendment would increase the number of allowable promotional events from what is currently permitted; thus, meeting the intent of this policy to permit a wide variety of promotional and marketing activities for County-grown products where agricultural uses are authorized. With reference to County-grown products, the proposed Zoning Text Amendment would increase the minimum agricultural acreage requirement to two acres of on-site planted vineyard, hop yard, or other agriculture related to beverage production. Such minimum agricultural acreage requirements would not apply to the existing study facilities. However, any new facilities or additional uses that would require approval of a Use Permit or Administrative Review Permit under the proposed Zoning Text Amendment would be subject to compliance with this new requirement. It should be noted that while not all wine/beer sold at the existing study facilities is produced solely from agricultural products grown on-site, sourcing of limited amounts of grapes, barley, hops, and other adjuncts from other locales is currently allowed under the existing Winery Ordinance. The proposed Zoning Text Amendment would maintain existing standards.
7.C.5. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary	See Policy 7.C.4.

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
and incidental sales of agricultural products grown elsewhere may be permitted subject to appropriate approvals.	
7.C.6. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-related enterprises which could provide supplemental sources of income for farm operators.	See Policy 1.N.1.
Auburn/Bowman Community Plan	
Land Use – Specific Policies for Agricultural	
n. Maintain large parcel sizes in agricultural areas to both preserve and protect agricultural activity.	The proposed Zoning Text Amendment would not result in parcel size changes. Per Policy 7.A.7. discussion, it is noted that the proposed Amendment recognizes the importance of larger parcel sizes in agricultural areas to protect agricultural activity. For example, within the AE, F, and FOR zoning districts, the proposed Zoning Text Amendment would increase the minimum parcel size from 4.6 acres to 10 acres for any new production facility with a tasting room to be established without a use permit.
o. Strive to minimize negative impacts of development on the existing agricultural operations.	See Policy 7.A.10.
Natural Resources – Soils	
(8) Discourage the conversion of land designated for agricultural uses to non-agricultural uses by encouraging Williamson Act Preserves, by maintaining large minimum parcel sizes in agricultural areas in order to prevent fragmentation of land ownership patterns that lead to the loss of open space and economic agricultural units, and by supporting an agricultural buffer zone which would result in directing "urban and suburban" uses into areas appropriately zoned for such uses	As discussed in the Agricultural Resources chapter, the proposed Zoning Text Amendment would not involve any physical alterations of the existing study facilities and would not result in any direct conversion of Farmland or other impacts to agricultural resources. Rather, the proposed project would allow for an increase in the number of promotional events currently allowed under the existing Winery Ordinance. While agricultural areas could be used for temporary overflow parking during special events, active agricultural lands cannot be utilized. In addition, temporary disturbance of fallow land would not preclude future use of such lands for agricultural purposes.

Table 8-6	
Discussion of Relevant Plans, Policies, and Regulations	
General Plan/Community Plan Policy	Discussion
	Similarly, any expansion of permanent parking areas would be restricted to lands not in current commercial crop production.
<p>Open Space</p> <p>a. Protect all economically valuable resources, including mineral deposits, soils conducive to agricultural uses, and those open space areas which add to the overall attractiveness of the region.</p>	<p>As discussed for the above natural resources policy, direct conversion of Farmland would not occur as a result of the project; and soil disturbances related to temporary overflow parking or permanent parking expansion would be restricted to fallow agricultural areas.</p> <p>By providing greater flexibility with respect to the amount of Agricultural Promotional Events and Special Events that may occur at existing and future wineries/farm breweries, the proposed Zoning Text Amendment would help to increase the financial viability of winery/farm brewery agricultural operations within Placer County where such operations are compatible with the Placer County Code.</p>