

**ERRATUM TO
PLACER COUNTY WINERY AND FARM BREWERY
ZONING TEXT AMENDMENT
DRAFT ENVIRONMENTAL IMPACT REPORT

(APRIL 26, 2019)**

INTRODUCTION

This erratum to the Draft Environmental Impact Report (EIR) for the Placer County Winery and Farm Brewery Zoning Text Amendment has been prepared to correct two sections of the document: (1) Chapter 3 Project Description, Section 3.4 Project Components and (2) Appendix A – Proposed Winery and Farm Brewery Zoning Text Amendment. The omission is a result of a clerical error, and as will be shown below, correction of the omission does not raise new issues with regard to environmental effects, nor does it require changes to the analysis or conclusions contained within the Draft EIR, which remains adequate.

CHANGES TO THE DRAFT ENVIRONMENTAL IMPACT REPORT

Additions to the Draft EIR (Chapter 3) are shown in double underline and deletions are shown in ~~strikethrough~~. Additions to Appendix A of the Draft EIR, Proposed Winery and Farm Brewery Zoning Text Amendment Table 1: Permit Requirements are shown in **bold**.

Chapter 3 Project Description, Section 3.4 Project Components

Chapter 3 includes Project Description of the proposed Winery and Farm Brewery Zoning Text Amendment and outlines all of the proposed components of the project. A change to the description of the project is made on page 3-11 of the Draft EIR, and is hereby revised to include the following language:

Add “Accessory Use – Restaurant” as Allowable Land Use with CUP

Restaurants are described as a land use in the Section 17.04.030 – Definitions of the Placer County Zoning Ordinance. According to Section 17.06.050 – Land Use and Permit Tables, Restaurants are not currently allowed in Agricultural, Resource, ~~or~~ Open Space, or Residential land uses. Specifically, the proposed change refers to the Agricultural Exclusive, Farm, ~~and~~ Forest, Residential Agricultural, and Residential Forest zone districts. The project proposes that an “Accessory Use - Restaurant” would be allowed in the Agricultural Exclusive, Farm, ~~and~~ Forest, Residential Agricultural, and Residential Forest zone districts as long as the food preparation and service is subordinate to the primary use on a property as a winery or farm brewery, and subject to a Conditional Use Permit.

Appendix A – Proposed Winery and Farm Brewery Zoning Text Amendment

Appendix A outlines the proposed zoning text changes to Section 17.56.330. The Draft EIR is hereby revised to correct Table 1 of Section C. Permit Requirements for Wineries and Farm Breweries, located on page 3-4 of Appendix A. The language reflects a correction to allow “Accessory Use – Restaurant” at permitted wineries or farm breweries in the Residential Agricultural and Residential Forest zone districts subject to a Conditional Use Permit, which has an associated environmental review requirement. As defined in the draft zoning text amendment, an “Accessory Use – Restaurant” allows food preparation and service that is related and clearly subordinate to the primary use on a property as a winery or farm brewery. The correction is reflected in bold type below.

Table 1: Permit Requirements

	<u>Commercial</u>						<u>Industrial</u>				<u>Residential</u>		<u>Agriculture and Resource</u>		
	<u>CPD</u>	<u>C2</u>	<u>C3</u>	<u>HS</u>	<u>C1</u>	<u>RES</u>	<u>AP</u>	<u>BP</u>	<u>IN</u>	<u>INP</u>	<u>RA</u>	<u>RF</u>	<u>AE</u>	<u>F</u>	<u>FOR</u>
<u>Small Winery Production 0-20,000 cases</u>	<u>CUP</u>	<u>MUP</u>	<u>C</u>			<u>ARP</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u> ^[1]	<u>MUP</u> ^[1]	<u>C</u> ^[1]	<u>C</u> ^[1]	<u>C</u> ^[1]
<u>Large Winery Production 20,000+ cases</u>			<u>MUP</u>					<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u> ^[2]	<u>MUP</u> ^[2]	<u>MUP</u> ^[2]	<u>MUP</u> ^[2]	<u>MUP</u> ^[2]
<u>Farm Brewery Production 0-1,500 barrels</u>											<u>MUP</u> ^[1]	<u>MUP</u> ^[1]	<u>C</u> ^[1]	<u>C</u> ^[1]	<u>C</u> ^[1]
<u>Wholesale and Retail Sales of Wine, Grape or Beer Products On-Site</u>	<u>CUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u> ^[1]	<u>MUP</u> ^[1]	<u>C</u> ^[1]	<u>C</u> ^[1]	<u>C</u> ^[1]
<u>Accessory Use - Restaurant</u>											<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Tasting Room and Retail Sales of Wine- or Beer - Related Merchandise</u>	<u>CUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section D.3.b.</u>				

[1] 4.6 acre minimum required.

[2] Ten acre minimum required.

KEY TO PERMIT REQUIREMENTS	
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Use not allowed	