
4. MITIGATION MONITORING AND REPORTING PROGRAM

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MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Winery and Farm Brewery Zoning Text Amendment Project. The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Environmental Impact Report (EIR) for the project.

4.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR. This MMRP is intended to be used by Placer County staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR.

The EIR presents a set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by Placer County. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively

implementing the mitigation measures contained within the MMRP. The County will be responsible for monitoring compliance.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

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Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>wineries and farm breweries, the County shall impose biological resource protection measures as conditions of the Tree Removal Permits. Such protection measures shall include, but are not necessarily limited to the following measures:</i></p> <ul style="list-style-type: none"> • <i>Prior to initiation of any tree-removal activity, the owner/operator shall provide proof to the Placer County Community Development Resource Agency that nesting birds are not present within the tree or trees to be removed. Such proof shall be provided in the form of a pre-removal nesting bird survey, conducted by a qualified biologist, no more than three days prior to the proposed tree removal activity.</i> • <i>If tree removal activity is proposed to occur outside of the February 1 to August 31 breeding season, a pre-removal survey for active nests shall not be required.</i> <p><i>The applicant shall also comply with the following permit condition required by the Planning Services Division for removal of protected trees: 1:1 tree replacement using</i></p>			

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		<i>five-gallon size trees or greater, or in-lieu fees, or a combination of both, in accordance with Section 12.16.080 of the Placer County Code.</i>			
6-2	Have a substantial adverse effect on riparian habitat or other sensitive natural community, or federally or State protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by State statute, through direct removal, filling, hydrological interruption, or other means.	6-2 <i>Implement Mitigation Measure 6-1(a).</i>	See Mitigation Measure 6-1(a)	See Mitigation Measure 6-1(a)	
6-3	Have a substantial adverse effect on the environment through the conversion of oak woodlands, or conflict with local policies or ordinances related to the protection of biological resources, including oak woodlands.	6-3 <i>Implement Mitigation Measure 6-1(b).</i>	See Mitigation Measure 6-1(b)	See Mitigation Measure 6-1(b)	

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		<p><i>historical archaeology, as appropriate, to evaluate the finds. Native American Representatives from culturally affiliated Native American Tribes shall also be notified. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans approved by the Placer County Engineering and Surveying Division for the proposed project; and</i></p> <p>2. <i>During construction activities, if any vertebrate bones or teeth are found, all work shall be halted in the immediate vicinity of the</i></p>		work within 100 feet	
			Placer County – Planning Services Division	Language of this mitigation measure shall be included	

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		<p><i>discovery, and the owner/operator shall notify the Placer County Community Development Resource Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology (UCMP) or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans approved by the Placer County Engineering and Surveying Division for future grading within existing or future wineries and farm breweries in the County, where excavation work would be required.</i></p> <p>3. <i>If any bones, teeth, or other remains found during construction activity are determined to be human in origin, such remains on</i></p>		<p>on any future grading plans</p> <p>During construction if any vertebrate bones or teeth are found, stop work</p>	
			Placer County – Planning Services Division	If any bones, teeth, or other remains found during construction are	

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		<p><i>non-federal lands must be handled in compliance with all relevant State regulations. As mandated by Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e) (CEQA), should human remains be encountered, during ground disturbing activity in any existing or future wineries or farm breweries within the County, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner has 24 hours to notify the NAHC, which shall determine and notify a Most Likely Descendent (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations</i></p>	<p>Placer County Coroner</p> <p>Native American Heritage Commission, if remains are determined to be of Native American origin</p>	<p>determined to be human in origin</p>	

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		<p><i>within 48 hours, the owner of the winery or farm brewery where such remains are discovered shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner of the winery or farm brewery where such remains are discovered does not accept the MLD's recommendations, the owner of the winery or farm brewery where such remains are discovered or the descendent may request mediation by the NAHC.</i></p>			
		<p>7-1(b) <i>The County shall prepare a notice containing information that summarizes the proper methodology for identifying and protecting historic, paleontological, archeological, cultural, and tribal cultural resources. Furthermore, the notice shall inform the reader of the reader's responsibility to protect such resources and notify the Placer County Community Development Resource Agency of the existence of such resources. Once prepared, the notice shall be distributed to the owners of all existing wineries and farm breweries within the County. In addition to the distribution of such notices</i></p>	<p>Placer County – Planning Services Division</p>	<p><u>Existing Facilities:</u> The notice shall be provided subsequent to the approval of the Zoning Text Amendment</p> <p><u>Future Facilities:</u> The notice shall be provided upon project approval</p>	

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		<i>to the owners of existing facilities, the County shall also distribute such notices to owners of any future wineries or farm breweries receiving approvals from the County.</i>			
7-2	Disturb any human remains, including those interred outside dedicated cemeteries.	7-2 <i>Implement Mitigation Measure 7-1(a).</i>	See Mitigation Measure 7-1(a)	See Mitigation Measure 7-1(a)	
9. Noise					
9-3	Exposure of persons to or generation of non-transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies.	9-3 <i>The Zoning Text Amendment shall be revised to state that prior to hosting any weddings under the Special Event allowances set forth in Table 3 of the Winery and Farm Brewery Ordinance, the owner/operator shall submit a site plan of the existing facility to the Placer County Community Development Resource Agency. The site plan shall identify the proposed outdoor location of the wedding reception and distance(s) to the nearest residential receptors. The County shall review the Site Plan and compare the appropriate Table 9-11 setback requirements for wedding receptions or to the actual distance(s) between the proposed sound source location and nearest sensitive receptor property line(s). If the actual setback distances are greater than those identified in Table 9-11, then</i>	Placer County – Planning Services Division	The Zoning Text Amendment shall be revised to include the language of this mitigation measure prior to adoption of the Zoning Text Amendment by the Board of Supervisors Prior to hosting any weddings under the Special Event allowances set forth in Table 3 of the Winery and Farm Brewery Ordinance	

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		<p><i>additional acoustical analysis shall not be required. If, however, the actual distances between proposed sound source location and nearest sensitive receptor location are less than those shown in Table 9-11, a site-specific noise analysis shall be required to evaluate compliance with the County's noise standards.</i></p> <p><i>The distances to the noise contours shown in Table 9-11 do not include any attenuation of sound caused by intervening structures, vegetation, or topography. In addition, the Table 9-11 contours do not take into account the directionality of amplified sound system speakers, which can be 10 to 15 dB lower behind the speaker than in front of the speaker. As a result, the Table 9-11 data should be considered worst-case. Therefore, it is likely that in most cases, the actual distances to the noise contours will be considerably less than those shown in Table 9-11. It shall be the function of the site-specific noise analysis to quantify the additional sound attenuation which would result from natural features, such as intervening topography (i.e. hills), structures, or vegetation, which are specific to the location for which the event permit is being processed. Specific</i></p>			

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		<p><i>information which shall be included in project-specific noise analyses is as follows:</i></p> <ol style="list-style-type: none"> 1. <u><i>Shielding by Barriers, Structures, or Topography</i></u> <p><i>Shielding of noise sources, which results in reduced sound levels at locations affected by such shielding, can result from intervening noise barriers, structures or topography. Site specific noise studies should include an evaluation of such shielding. If needed for compliance with the County's noise standards, additional shielding of sound sources can be obtained by placing walls or other structures between the noise source and the receiver. The effectiveness of a barrier depends upon blocking line-of-sight between the source and receiver, and is improved with increasing the distance the sound must travel to pass over the barrier as compared to a straight line from source to receiver. The difference between the distance</i></p>			

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		<p><i>over a barrier and a straight line between source and receiver is called the "path length difference," and is the basis for calculating barrier noise reduction.</i></p> <p><i>Barrier effectiveness depends upon the relative heights of the source, barrier and receiver. In general, barriers are most effective when placed close to either the receiver or the source. An intermediate barrier location yields a smaller path-length-difference for a given increase in barrier height than does a location closer to either source or receiver.</i></p> <p><i>As a rule of thumb, sound barriers located relatively close to the source or sensitive receptor generally provide an initial noise reduction of 5 dB once line of sight between the noise source and receiver has been interrupted by the barrier, and an additional noise reduction of approximately 1 dB per foot of barrier height</i></p>			

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		<p style="text-align: center;"><i>after the barrier intercepts line of sight.</i></p> <p>2. <u><i>Shielding and Absorption Provided by Vegetation</i></u></p> <p><i>Trees and other vegetation are often thought to provide significant noise attenuation. However, approximately 50 to 100 feet of dense foliage (so that no visual path extends through the foliage) is typically required to achieve a 5 dB attenuation of noise. Thus the use of vegetation as a noise barrier is, therefore, frequently an impractical method of noise control unless large tracts of dense foliage are part of the existing landscape. However, in cases where such vegetation exists between the proposed events and nearby sensitive receptors, an evaluation of the sound attenuation provided by such vegetation should be included in the project-specific noise analysis.</i></p> <p><i>Vegetation can be used to acoustically "soften" intervening ground between a noise source and</i></p>			

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		<p><i>receiver, increasing ground absorption of sound and thus increasing the attenuation of sound with distance. Planting of trees and shrubs is also of aesthetic and psychological value, and may reduce adverse public reaction to a noise source by removing the source from view, even though noise levels will be largely unaffected.</i></p> <p><i>In summary, the effects of vegetation upon noise transmission are minor unless there is considerable intervening vegetation between the source and receptor. Where the amount of intervening vegetation is not substantial, the benefits may be limited to some increased absorption of high frequency sounds and in reducing adverse public reaction to the noise by providing aesthetic benefits.</i></p> <p>3. <u><i>Direction of Sound Travel</i></u></p> <p><i>Sound propagation is not affected by gravity. As a result, sound travels uphill similar to sound</i></p>			

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		<p><i>traveling downhill, provided all other variables are equal. In cases where sensitive receptors are located above or below a noise source with no intervening structures, topography, or substantial vegetation, no additional shielding offsets should be applied for these features.</i></p> <p>4. <u><i>Other Sound Mitigation Options</i></u></p> <p><i>Other options for sound attenuation which should be considered when evaluating permit applications for winery and farm brewery events include the following:</i></p> <ul style="list-style-type: none"> • <i>Locating the events or loudest components of those events indoors.</i> • <i>Orienting speakers in directions away from the nearest sensitive receptors.</i> • <i>Locating speakers in positions which provide the maximum distances to the nearest noise-sensitive receptors.</i> 			

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		<ul style="list-style-type: none"> • <i>Using a larger number of speakers with lower individual output arranged in such a manner as to focus the sound at the desired locations rather than fewer speakers with higher sound output.</i> • <i>Setting limits on the sound level output of the amplified speech or music equipment.</i> • <i>Restricting sound amplification equipment entirely.</i> 			
12. Cumulative Impacts and Other CEQA Sections					
12-8	Result in exposure of persons to or generation of non-transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or a substantial permanent increase in ambient noise levels in the project vicinity above	12-8 <i>The Zoning Text Amendment shall be revised to state that when reviewing applications for new winery and/or farm brewery building permits, Placer County should compare the appropriate Table 12-12 setback requirements to the actual distances between the proposed sound source location and nearest sensitive receptor property line(s). If the actual setback distances are greater than those identified in Table 12-12 for the proposed type of sound source(s), then no additional acoustical analysis would typically be required. If, however, the actual distances</i>	Placer County – Planning Services Division	The Zoning Text Amendment shall be revised to include the language of this mitigation measure prior to adoption of the Zoning Text Amendment by the Board of Supervisors When reviewing applications for	

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	levels existing without the project.	<p><i>between the proposed sound source locations and nearest sensitive receptor location(s) are less than those shown in Table 12-12, then a site-specific noise analysis should be required to evaluate compliance with the County's noise standards.</i></p> <p><i>The distances to the noise contours shown in Table 12-12 do not include any attenuation of sound caused by intervening structures, vegetation, or topography. In addition, the Table 12-12 contours do not take into account the directionality of amplified sound system speakers, which can be 10 to 15 dB lower behind the speaker than in front of the speaker. As a result, the Table 12-12 data should be considered worst-case. Therefore, it is likely that in most cases, the actual distances to the noise contours will be considerably less than those shown in Table 12-12. It shall be the function of the site-specific noise analysis to quantify the additional sound attenuation that would result from natural features, such as intervening topography (i.e. hills), structures, or vegetation, which are specific to the location for which the event permit is being processed. Specific information, which shall be included in</i></p>		new winery and/or farm brewery building permits, if the actual distances between the proposed sound source locations and nearest sensitive receptor location(s) are less than those shown in Table 12-12	

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		<p><i>project-specific noise analyses, is as follows:</i></p> <ol style="list-style-type: none"> 1. <u><i>Shielding by Barriers, Structures, or Topography</i></u> <p><i>Shielding of noise sources, which results in reduced sound levels at locations affected by such shielding, can result from intervening noise barriers, structures or topography. Site specific noise studies should include an evaluation of such shielding. If needed for compliance with the County's noise standards, additional shielding of sound sources can be obtained by placing walls or other structures between the noise source and the receiver. The effectiveness of a barrier depends upon blocking line-of-sight between the source and receiver, and is improved with increasing the distance the sound must travel to pass over the barrier as compared to a straight line from source to receiver. The difference between the distance over a barrier and a straight line between source</i></p>			

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		<p><i>and receiver is called the "path length difference," and is the basis for calculating barrier noise reduction.</i></p> <p><i>Barrier effectiveness depends upon the relative heights of the source, barrier and receiver. In general, barriers are most effective when placed close to either the receiver or the source. An intermediate barrier location yields a smaller path-length-difference for a given increase in barrier height than does a location closer to either source or receiver.</i></p> <p><i>As a rule of thumb, sound barriers located relatively close to the source or sensitive receptor generally provide an initial noise reduction of 5 dB once line of sight between the noise source and receiver has been interrupted by the barrier, and an additional noise reduction of approximately 1 dB per foot of barrier height after the barrier intercepts line of sight.</i></p>			

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		<p>2. <u>Shielding and Absorption Provided by Vegetation</u></p> <p><i>Trees and other vegetation are often thought to provide significant noise attenuation. However, approximately 50 to 100 feet of dense foliage (so that no visual path extends through the foliage) is typically required to achieve a 5 dB attenuation of noise. Thus the use of vegetation as a noise barrier is, therefore, frequently an impractical method of noise control unless large tracts of dense foliage are part of the existing landscape. However, in cases where such vegetation exists between the proposed events and nearby sensitive receptors, an evaluation of the sound attenuation provided by such vegetation should be included in the project-specific noise analysis.</i></p> <p><i>Vegetation can be used to acoustically "soften" intervening ground between a noise source and receiver, increasing ground absorption of sound and thus increasing the attenuation of sound</i></p>			

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		<p><i>with distance. Planting of trees and shrubs is also of aesthetic and psychological value, and may reduce adverse public reaction to a noise source by removing the source from view, even though noise levels will be largely unaffected.</i></p> <p><i>In summary, the effects of vegetation upon noise transmission are minor unless there is considerable intervening vegetation between the source and receptor. Where the amount of intervening vegetation is not substantial, the benefits may be limited to some increased absorption of high frequency sounds and in reducing adverse public reaction to the noise by providing aesthetic benefits.</i></p> <p>3. <u><i>Direction of Sound Travel</i></u></p> <p><i>Sound propagation is not affected by gravity. As a result, sound travels uphill similar to sound traveling downhill, provided all other variables are equal. In cases where sensitive receptors are</i></p>			

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		<p><i>located above or below a noise source with no intervening structures, topography, or substantial vegetation, no additional shielding offsets should be applied for these features.</i></p> <p>4. <u>Other Sound Mitigation Options</u></p> <p><i>Other options for sound attenuation which should be considered when evaluating permit applications for winery and farm brewery events include the following:</i></p> <ul style="list-style-type: none"> • <i>Locating the events or loudest components of those events indoors.</i> • <i>Orienting speakers in directions away from the nearest sensitive receptors.</i> • <i>Locating speakers in positions which provide the maximum distances to the nearest noise-sensitive receptors.</i> • <i>Using a larger number of speakers with lower individual output</i> 			

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		<p style="text-align: center;"><i>arranged in such a manner as to focus the sound at the desired locations rather than fewer speakers with higher sound output.</i></p> <ul style="list-style-type: none"> • <i>Setting limits on the sound level output of the amplified speech or music equipment.</i> • <i>Restricting sound amplification equipment entirely.</i> 			
12-10	Study intersections under Cumulative Plus Project Conditions. Based on the analysis below, impacts to all study intersections under Cumulative Plus Project Conditions would be less than significant, with the exception of the SR 49/Cramer Road intersection.	<p><i>12-10 Prior to issuance of any Building Permits, future wineries and farm breweries shall be subject to the payment of traffic impact fees that are in effect in the area of development, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:</i></p> <p style="margin-left: 40px;"><i>A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</i></p> <p style="margin-left: 40px;"><i>B. South Placer Regional Transportation Authority (SPRTA)</i></p>	<p>Placer County Engineering and Surveying Division</p> <p>Placer County Department of Public Works</p>	Prior to issuance of any Building Permits	

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		<i>The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)</i>			