



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Sehr Winery (PLN18-00469)

PROJECT DESCRIPTION: Small winery that would produce up to 20,000 cases of wine annually and host six promotional events annually. The proposed project consists of construction of an approximately 11,200 square-foot facility inclusive of a 4,300 square-foot wine cave. In addition to the winery, the project proposes to produce a small amount of olive oil from trees grown on the property. The project also proposes construction of approximately 6,200 square-feet of patio and covered porch.

PROJECT LOCATION: 6635 Cavitt Stallman Road in Granite Bay, approximately 0.65 miles west of the intersection of Cavitt Stallman Road and Auburn Folsom Road, Placer County

APPLICANT: Kaufmann Architects, Jim Bob Kaufmann

The comment period for this document closes on March 2, 2020. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming consideration of an Administrative Review Permit. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

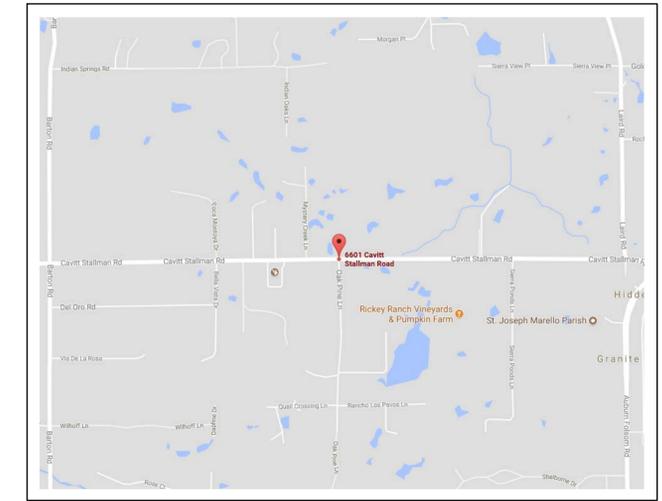
Delivered to 300' Property Owners on January 31, 2020



Pond View



Front View



VICINITY MAP

NTS

SHEET INDEX

ARCHITECTURAL DRAWINGS

- A0.01 SITE PLAN
- A0.02 PROPERTY PLAN
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- A1.03 CAVE PLAN AND SECTIONS
- A2.01 BUILDING ELEVATIONS
- A3.01 BUILDING SECTIONS
- A4.01 ARCHITECTURAL DETAILS
- A4.02 ARCHITECTURAL DETAILS

STRUCTURAL DRAWINGS

- S1.1 PLAN
- ELECTRICAL DRAWINGS**
- E1.1 ELECTRICAL NOTES & CALCULATIONS
- E2.1 ELECTRICAL PLAN

PROJECT DATA

ADDRESS: 6635 CAVITT STALLMAN RD, LOOMIS, CA 95650

A.P.N.: 035-050-005

OWNER: AJS ENTERPRISES, LLC

CONSTRUCTION TYPE: Type V-B, Sprinklered

OCCUPANCY CATEGORY: MIXED: A-3, F-S, S-2

SCOPE OF WORK: CONSTRUCTION OF WINE TASTING & WINE PRODUCTION FACILITY WITH CAVE STORAGE AND OUTDOOR PATIO; PARKING LOT, SIDE WALKS & LANDSCAPE FEATURES.

| | | | |
|--------|----------------------------|--------------------|--|
| AREAS: | Production Office & RR = | 268 S.F. | |
| | Mezzanine (NOT INCLUDED) = | 268 S.F. | |
| | Production = | 4034 S.F. | |
| | Tasting Room Entry & RR = | 667 S.F. | |
| | Tasting Room = | 2454 S.F. | |
| | Tasting Bar = | 210 S.F. | |
| | Gift Shop = | 175 S.F. | |
| | Gift Shop Storage = | 263 S.F. | |
| | Office = | 274 S.F. | |
| | Cave Storage = | 858 S.F. | |
| | Cave Assembly = | 830 S.F. | |
| | Cave Entry & RR = | 421 S.F. | |
| | Cave Mechanical = | 217 S.F. | |
| | TOTAL = | 11,181 S.F. | |

| | | |
|-------------------|------------------|--|
| Crush Pad Porch = | 1120 S.F. | |
| Patio = | 2686 S.F. | |
| Covered Porch = | 3480 S.F. | |
| TOTAL = | 7286 S.F. | |

| | | | |
|------------|---------------------|---------------|------------|
| OCCUPANCY: | Production Office = | 268 S.F./100 | =3 |
| | Mezzanine = | 268 S.F./300 | =3 |
| | Production = | 4034 S.F./500 | =8 |
| | Tasting Room = | 2746 S.F./15 | =183 |
| | Tasting Bar = | 210 S.F./200 | =1 |
| | Gift Shop = | 175 S.F./200 | =1 |
| | Office = | 274 S.F./100 | =3 |
| | Storage = | 253 S.F./300 | =1 |
| | TOTAL | | 203 |

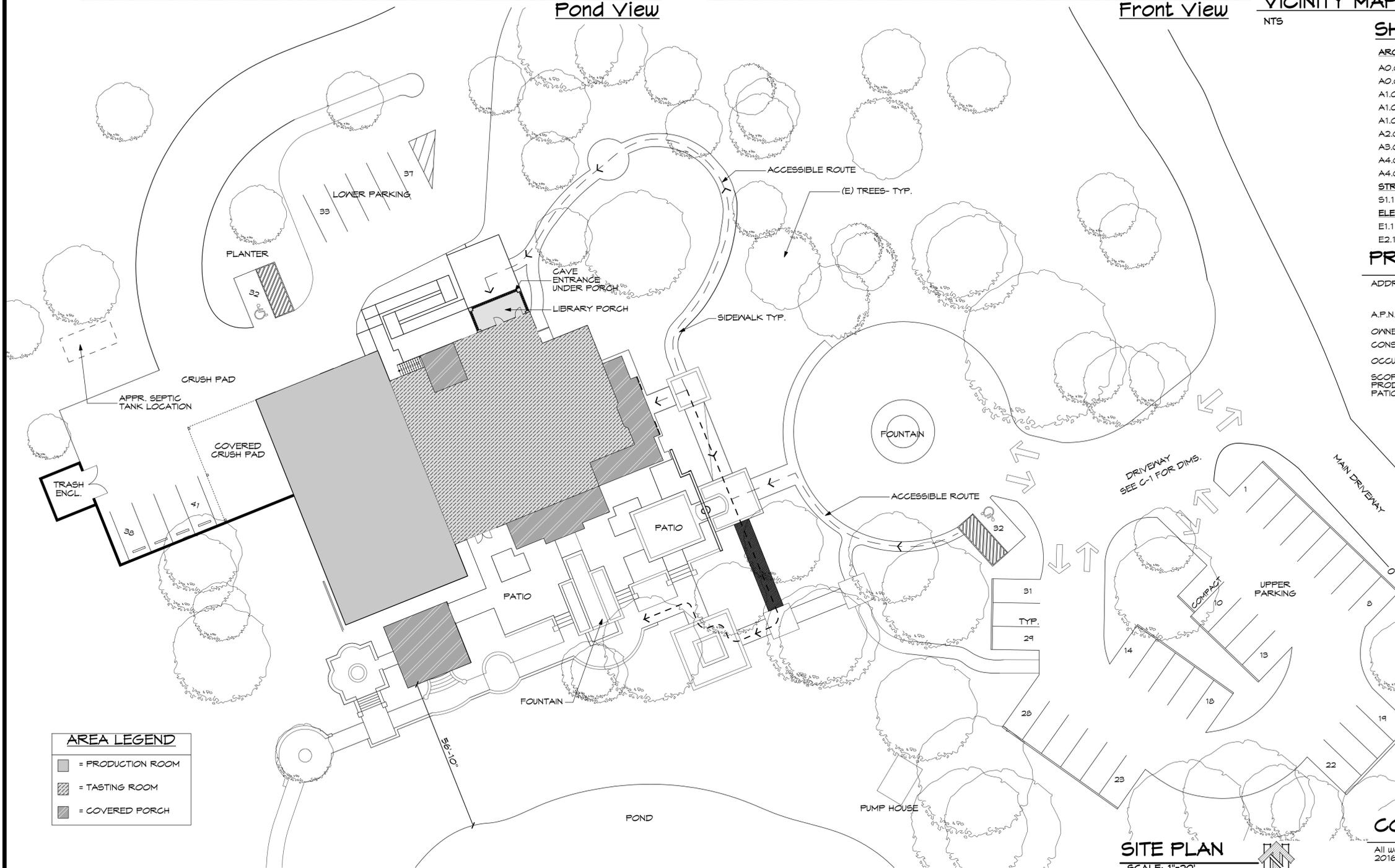
| | | |
|-----------------|--------------|------------|
| Covered Porch = | 3480 S.F./15 | =232 |
| Patio = | 2686 S.F./15 | =174 |
| TOTAL | | 411 |

| | | |
|-----------------|--------------|-----------|
| Cave Storage = | 858 S.F./300 | =3 |
| Cave Assembly = | 830 S.F./15 | =55 |
| TOTAL | | 58 |

| | | |
|--------------|----------------------------------|---------------|
| PARKING LOT: | TASTING ROOM: 2746+830=3576/ 300 | =11 |
| | OFFICE: 268+274= 542/ 300 | =2 |
| | PRODUCTION: 4034/1500 | =3 |
| | EVENTS: 50/2.5 | =20 |
| | TOTAL REQUIRED = | 36 |
| | PARKING SPACES = | 41 > 36 REQ'D |

CODE REQUIREMENTS

All work to comply with:
2016 CBC, CEC, CMC, CPC & 2016 CALIFORNIA ENERGY CODE



AREA LEGEND

| | |
|------------------|-------------------|
| [Solid Grey Box] | = PRODUCTION ROOM |
| [Hatched Box] | = TASTING ROOM |
| [Dark Grey Box] | = COVERED PORCH |

SITE PLAN

SCALE: 1"=20'



WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING ANY WORK.

©KAUFMANN ARCHITECTS 2016

| NO. | REVISIONS |
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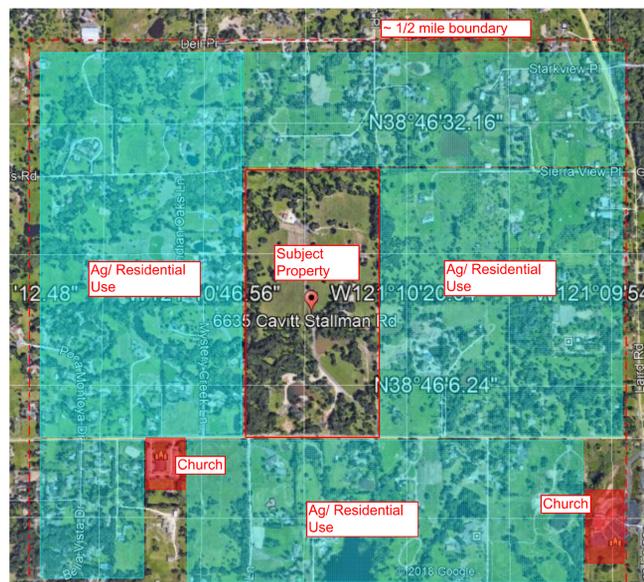
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| SCALE | AS NOTED |
| DATE | |
| SHEET | A0.01 |

SITE PLAN



ADJACENT HOUSE LOCATIONS

NOT TO SCALE



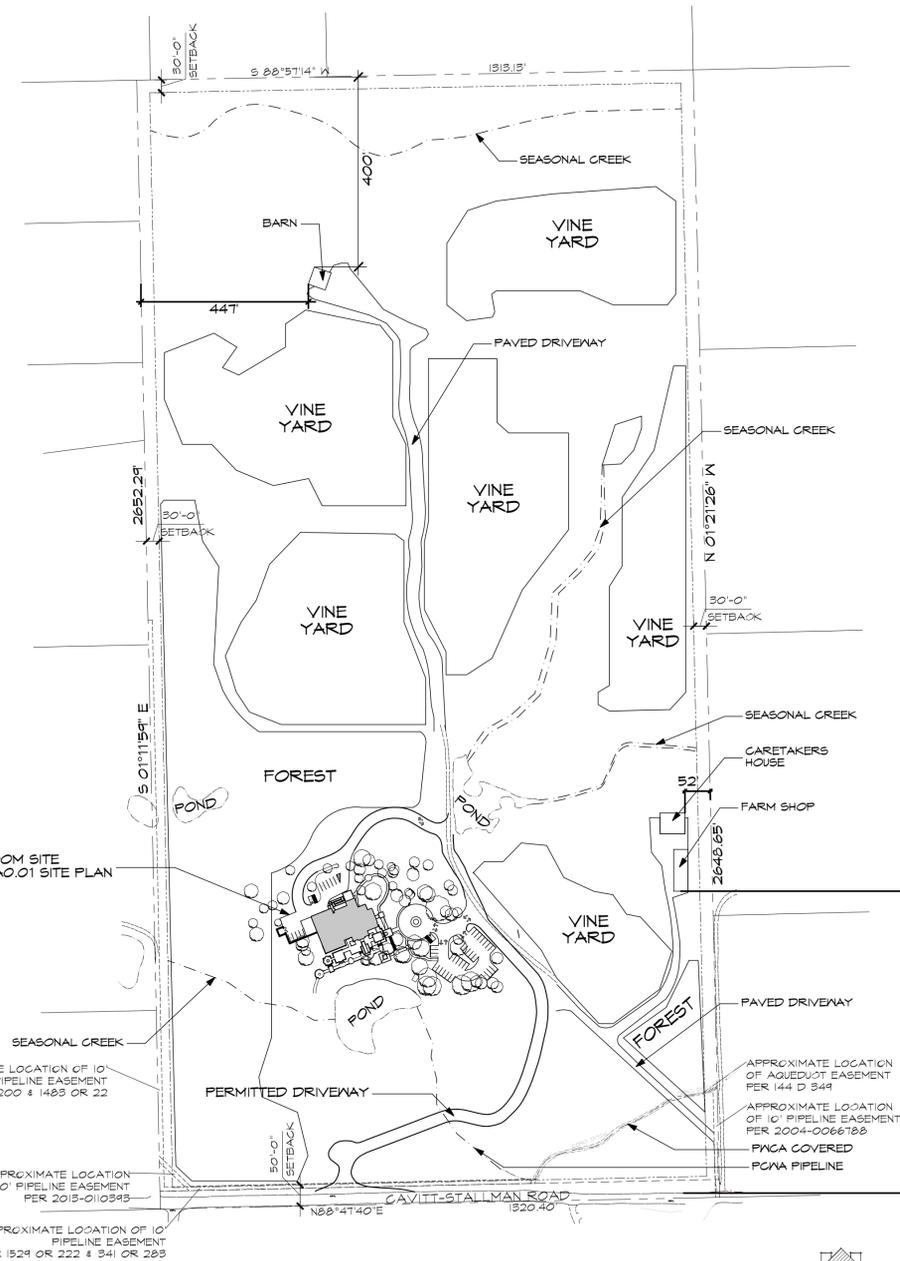
HALF MILE USE MAP

NOT TO SCALE



PROPERTY IMAGE

1" = 200'-0"



PROPERTY SITE PLAN

1" = 200'-0"



WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING ANY WORK.
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| REVISIONS |
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| SCALE |
| AS NOTED |
| DATE |
| SHEET |

A0.02

PROPERTY PLAN



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

| | |
|---|------------------------------|
| Title: Sehr Winery | Project # PLN18-00469 |
| Description: Small winery that would produce up to 20,000 cases of wine annually and host six promotional events annually. The proposed project consists of construction of an approximately 11,200 square-foot facility inclusive of a 4,300 square-foot wine cave. In addition to the winery, the project proposes to produce a small amount of olive oil from trees grown on the property. The project also proposes construction of approximately 6,200 square-feet of patio and covered porch. | |
| Location: 6635 Cavitt Stallman Road in Granite Bay, approximately 0.65 miles west of the intersection of Cavitt Stallman Road and Auburn Folsom Road, Placer County | |
| Project Owner: AJS Enterprises, LLC | |
| Project Applicant: Jim Bob Kaufmann Architects, Jim Bob Kaufmann | |
| County Contact Person: Shirlee I. Herrington | 530-745-3132 |

PUBLIC NOTICE

The comment period for this document closes on **March 2, 2020**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming consideration of an Administrative Review Permit. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

| | |
|--|-----------------------|
| Project Title: Sehr Winery | Project # PLN18-00469 |
| Entitlement(s): Administrative Review Permit | |
| Site Area: 78.7 acres | APN: 035-050-073-000 |
| Location: 6635 Cavitt Stallman Road in Granite Bay, approximately 0.65 mile west of the intersection of Cavitt Stallman Road and Auburn Folsom Road, Placer County | |

A. BACKGROUND:

Project Description:

The project proposes an Administrative Review Permit to operate a small winery that would produce up to 20,000 cases of wine annually and host six promotional events annually. The proposed project consists of construction of an approximately 11,200 square-foot facility inclusive of a 4,300 square-foot production area for processing grapes, a 4,600 square-foot tasting room, and a 2,300 square-foot wine cave. In addition, to the winery, the project proposes to produce a small amount of olive oil from trees grown on the property. The project also proposes construction of approximately 6,200 square-feet of patio and covered porch. Additional site improvements include parking and circulation areas, landscaping, hardscaping, and an onsite sewage disposal area. The winery and associated improvements would be located within an approximately 11-acre area in the south-central portion of the 80-acre site. Figure 1 and 2 below show the Sehr Winery Site Plan.

The hours of operation for the tasting room are proposed to be Wednesday through Sunday 10:00 am to 6:00 pm. Operations are proposed to be limited to appointment-only tasting from 10:00 am to 2:00 pm with public tasting hours from 2:00 pm to 6:00 pm. The project applicant proposes to reduce trips to the winery by controlling trips through appointment only tastings and offering wine tastings only to the public in the restricted 2:00 pm to 6:00 pm window. Additionally, the project proposes to monitor traffic on Saturdays, Sundays, and holidays and will limit trips to the site during peak days.

Six regular employees of the tasting room are anticipated to work from 9:30 am to 6:30 pm. Wine making operations vary by the season. For example, nine months of the year the hours range from 6:00 am to 3:00 pm; and in the approximate three months of the year comprising harvest and crushing, the hours may range from 11:00 pm to 6:00 am the following day.

Noise levels from the operation of the vineyard and wine production would largely include noise associated with the ongoing agricultural operation and various farm equipment. Noise levels associated with the tasting room may include music, conversation, and noise associated with the installation of temporary tents and other contracted elements (for events). Amplified music would be restricted to the inside of the tasting room. Other music such as a small group of classical guitarists or a string quartette with a small single amplifier may be proposed on the patio for ambiance.

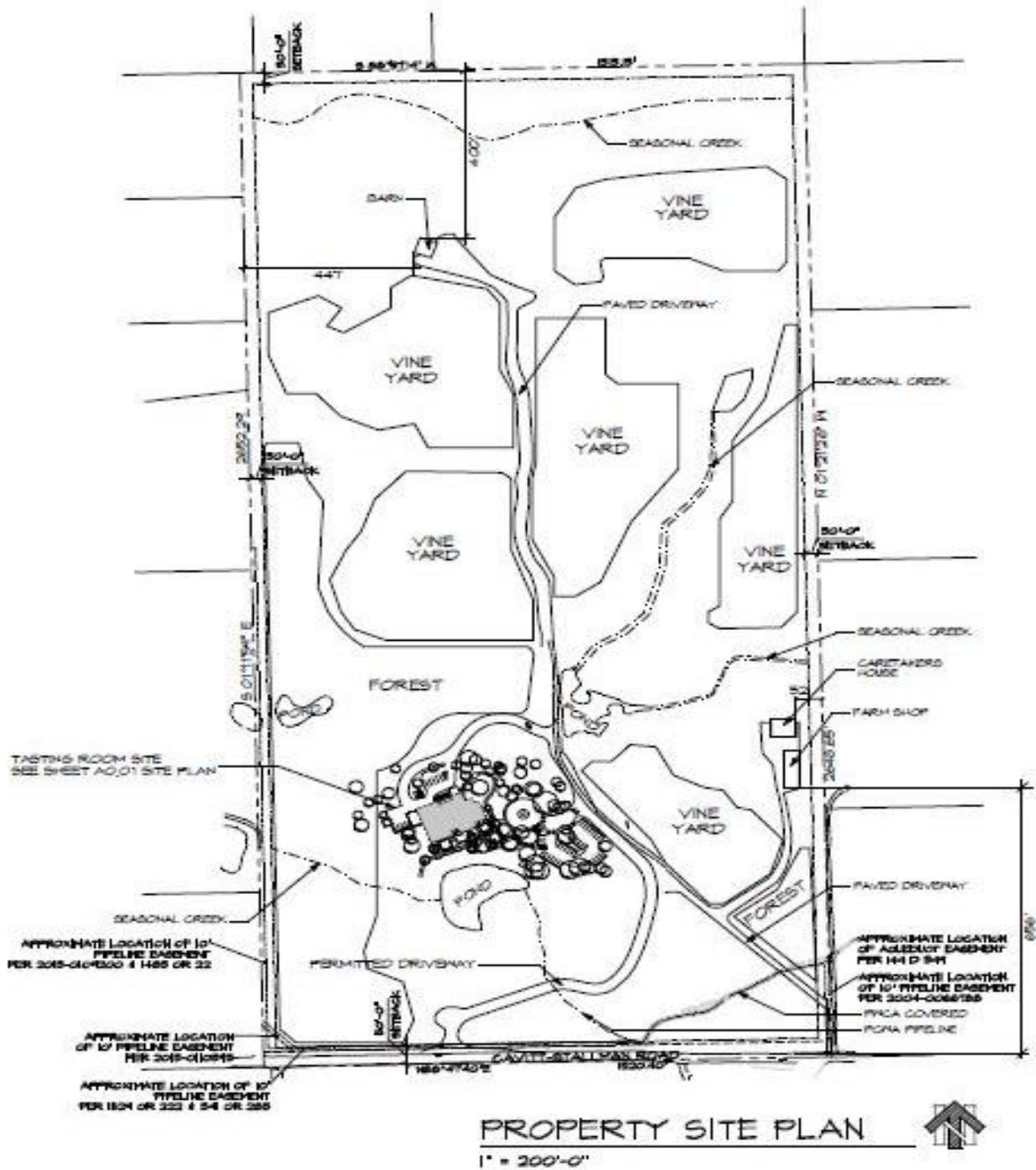
Six promotional events (e.g. winemaker dinners and other agricultural promotional events) are proposed to be held each year, with a maximum of 102 attendees per event. During these promotional events the applicant is proposing to have meals prepared by a caterer. Hours for the promotional events would be held between 7:00 pm and 11:00 pm. Preparation and break-down of those six events are proposed to occur between 7:00 am and 1:00 am.

Public parking for the winery would be located in an on-site parking lot accessible from the main driveway. Employee parking and production activities would be in an on-site lot accessible from the production road. ADA-accessible parking spaces are proposed within the parking lots. The 41 parking spaces that are proposed meet the number of spaces required by County standards for use space and square footage, as well as for an event with 102 attendees. The driveway and round-about at the building entry are designed to comply with the Fire Department standards. The production road connects with the main driveway near the middle pond.

The proposed project would be served by public water from the Placer County Water Agency (PCWA), including service for potable water as well as water used for emergency services (e.g. fire hydrants). Domestic waste would be treated in a leach field located on the property and a separate septic system would be located on the property to treat the wine production waste water. The property is serviced by an onsite solar array to provide most of the electricity for the ongoing operations of the winery. The array is located on the roof of a farm shop building located near the caretaker's house. Pacific Gas and Electric Company (PG&E) provides commercial electrical service to the property for the winery and a separate residential service for the barn, caretaker's home, and future main residence.

Two paved driveways provide access to the property. However, the proposed project would provide access via an existing main driveway on Cavitt Stallman Road roughly 3,500 feet west of the Cavitt Stallman Road/Laird Road intersection. This main driveway provides entry directly from Cavitt Stallman Road and was previously constructed in 2018 under a separate grading permit (ESD16-00037) from Placer County. It is the main entrance and only access for the public and employees to the tasting facility. The access at the east end of the site is a service road located at the original entrance to the property. It has a gate barring access by the public and is used only for the service functions associated with property maintenance and the property caretaker.

Figure 1: Sehr Winery Site Plan (showing 80-acre extent)



B. Environmental Setting:

| Location | Zoning | General Plan/Community Plan Designations | Existing Conditions and Improvements |
|----------|---|--|---|
| Site | RA-B-X 4.6 Ac. Min. (Residential Agriculture, Combining Minimum Building Site of 4.6 Acres) | Rural Estate 4.6 – 20 Acre Minimum | 20-acre vineyard, 10-acre olive orchard, barn, 1200 SF caretaker residence, shop, driveway, ponds, seasonal creeks, foothill woodland, gate, fencing, landscaping |
| North | Same as project site | Same as project site | Single-Family Residential |
| South | Same as project site | Same as project site | Single-Family Residential |
| East | RA-B-100 (Residential Agriculture, Combining Minimum Building Site of 2.3 Acres) | Same as project site | Single-Family Residential and one undeveloped lot |
| West | Same as project site | Same as project site | Single-Family Residential |

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on January 9, 2019. Requests for consultation were received within the 30-day time frame required by Assembly Bill 52 from the United Auburn Indian Community (UAIC) on January 25, 2019. The CHRIS Records Search dated October 5, 2018 was provided to the UAIC and no site-specific Tribal Cultural Resources were identified by the Tribe. A mitigation measure to address inadvertent discoveries is included within the Tribal Cultural Resources section of this Mitigated Negative Declaration consistent with the requests of the Tribe. Consultation between Placer County and the UAIC under AB 52 was closed on October 17, 2019.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR
- ➔

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect on a scenic vista? (PLN) | | X | | |
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN) | | | | X |
| 3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN) | | X | | |
| 4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN) | | X | | |

Discussion Item I-1, 3:

Official scenic vistas have not been designated by Placer County, however the Granite Bay Community Plan identifies Cavitt Stallman Road as a “Country Road.” The Granite Bay Community Plan identifies several roadways as Scenic and Country Roads to preserve the rural character of the area and establish design parameters that dictate the development standards along these roadways. Cavitt Stallman Road is relatively narrow, has no stoplights at this time, and has no streetlights. The roadway is one of the few non-urbanized areas in Granite Bay, and the proposed project site itself is one of two large parcels that remain on Cavitt Stallman Road. Therefore, development proposals on this roadway may have an adverse effect on a scenic area. However, the proposed winery would be nearly 550 feet north of the roadway. The proposed project’s entrance has already been constructed and includes substantial landscaping and fencing. Existing vegetation and landscaping provides natural screening, and the landscape plan submitted with the proposed project shows extensive landscaping around the winery, which would further screen the proposed project from public views. The existing landscaping obscures the interior of the site from public viewsheds and the winery would be largely screened from public vantage points along Cavitt Stallman Road. The site improvements would not be visible from public rights-of-ways. However, development of the winery and associated improvements would result in impacts to 90 trees that are considered “protected” trees per the Placer County Tree Preservation Ordinance, including the removal of 63 trees and impacts to an additional 27 trees. Tree impacts would occur within the proposed development area of the winery, and no tree removal adjacent to public roadways or adjacent private properties is proposed. Therefore, tree removal associated with the proposed project is not expected to have a significant impact on the scenic resources of the site. The proposed project is required to mitigate for the loss of the trees in terms of biological resources and with implementation of Mitigation Measures IV.1, IV.4 and IV.5, impacts would be less than significant.

Mitigation Measures Item I-1, 3:

MM IV.1, MM IV.4, MM IV.5

Discussion Item I-2:

The site is not within a state scenic highway and there are no historic buildings on the site. Therefore, there is no impact.

Discussion Item I-4:

Lighting associated with the winery would have the potential to create a new source of light or glare. However, with the following mitigation measures, potential impacts would be less than significant.

Mitigation Measures Item I-4:

MM I.1

All exterior lighting for the winery, 50 watts or greater, shall be a full “cut-off” design so that the light source is fully screened from off-site and is Dark Sky compliant. Roof lighting, backlit awnings, and upward lighting is prohibited.

Exterior lights shall not “spill over” onto adjacent properties and streets and shall be mounted such that they point downward without direct rays extending past the parking lot, building entrance, walkway, or area intended to be illuminated. Additional shielding of light sources, which could include installing larger shield fixtures and/or reducing the wattage or lumens of the light source, may be required post-approval to satisfy the intent of this Mitigation Measure.

MM I.2

The Improvement Plans shall contain a Photometric Study for all outdoor lighting associated with the winery. The Photometric Study shall detail the location, lighting type, lumens, wattage, and fixture types and demonstrate that light does not “spill” onto adjacent properties.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN) | | | | X |
| 2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN) | | | | X |
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN) | | | | X |
| 4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN) | | | | X |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN) | | | | X |
| 6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | | X |

Discussion Item II-1, 2, 3, 4, 5, 6:

The property is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. The property is enrolled in the Williamson Act under contract PGAP 20130188. However, the proposed use of a winery is a compatible land use per Section 17.64.090(B) of the Placer County Williamson Act Lands Program. The site supports 20 acres of vineyards and ten acres of olives and the proposed project would not result in a conversion to a non-agricultural land use.

Placer County General Plan buffer standards are not applicable to the proposed project. Agricultural land use buffers outlined in the General Plan are applicable to larger land uses. The parcel is zoned Residential Agriculture, which allows a number of agricultural uses within a residential area. Furthermore, vineyard operations are required to comply with State and Federal standards for pesticides, weed suppressants, and fertilizers. Therefore, the proposed project would not be in conflict with General Plan policies regarding land use buffers for agricultural operations.

The proposed project would not conflict with the existing zoning. Wineries are an allowed use in the Residential Agriculture zone district with approval of an Administrative Review Permit. The project does not propose to develop a conflicting land use nor would the proposed project cause rezoning of forest land, timberland, or existing Timberland Production Zones. The proposed project would not result in the loss of forest land or conversion of forest land to a non-forest use.

The proposed development is located in an area that is zoned to allow agricultural activity as protected under the County’s Right-to-Farm Ordinance (Section 5.24.050). The purpose of the Residential-Agricultural zone district is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm animals and agricultural products without compatibility problems with surrounding residential uses. Currently, there are no properties surrounding the proposed project site that are developed with large agricultural uses. Rather, the majority of the surrounding properties are developed with single-family residences and minor agricultural uses such as keeping horses. For these reasons, and because the property is zoned Residential-Agricultural, the proposed project would have no impact on existing zoning for agricultural uses. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ) | | | X | |
| 2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ) | | | X | |
| 3. Expose sensitive receptors to substantial pollutant concentrations? (AQ) | | | X | |
| 4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ) | | | X | |

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The winery would be located on 11.2 acres of the full 80-acre site, with the remaining acreage in agricultural production.

The proposed Project would not conflict with or obstruct the implementation of the regional air quality plan, if the proposed project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
2. Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

The daily maximum emission thresholds represent an emission level below which the proposed project’s contribution to criteria pollutant emissions would be deemed less than significant. These levels of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

During construction, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers’ commute, and construction material hauling. The proposed project construction activities would generate air pollutant emissions of criteria pollutants, including ROG, NO_x, PM₁₀ and Diesel Particulate Matter (DPM).

| Table 1 Maximum Unmitigated Project Short-term Construction & Long-term Criteria Pollutant Emissions, Stoneridge Westwood Family Cellars (PLN16-00139) | | | | |
|--|---|--|--|--|
| | Short-Term Construction | | Long-term Operational | |
| Pollutant | Project Construction Emissions ¹ (lbs/day) | PCAPCD Thresholds ² (lbs/day) | Project Operational Emissions ¹ (lbs/day) | PCAPCD Thresholds ² (lbs/day) |
| ROG | 48.45 | 82.0 | 2.97 | 55 |
| NOx | 75.23 | 82.0 | 2.56 | 55 |
| PM10 | 25.77 | 82.0 | 2.13 | 82 |
| <i>Source 1: CalEEMod 2016.3.2, Project Analysis (October 11, 2016)</i> | | | | |
| <i>Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)</i> | | | | |

The above information is from the air quality analysis for a similar project with a winery, Stoneridge Westwood Family Cellars in Newcastle (PLN16-00139). The Stoneridge winery project, approved in 2019, contains a smaller winery at 6,000 square feet and also includes the construction of eight residential lots and substantial road improvements. The project-related emissions for the Stoneridge Winery were estimated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.1. CalEEMod is a planning tool for estimating emissions related to land use projects. As shown in the table, Stoneridge Winery would result in an increase in regional and local emissions from construction of the proposed project but would be below the PCAPCD's thresholds. As the proposed Sehr Winery is smaller in terms of number of vehicle trips generated and required improvements, it can be assumed that the proposed project would generate fewer emissions than the Stoneridge Winery; nevertheless, to reduce construction-related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations on the associated grading/improvement plans. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
 - Visible emissions are not allowed beyond the proposed project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, and with submittal of a Dust Control Plan, impacts related to short-term construction-related emissions would be less than significant. No mitigation measures are required.

For the operational phase, the proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. Additionally, given the proposed project size, the proposed project-related emissions would not exceed the PCAPCD's Project-level thresholds of significance.

The proposed Project-related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. As noted above, the air quality analysis prepared for the Stoneridge Winery project is the basis for analysis for the Sehr Winery, which is a similar project.

Maximum daily emissions were estimated for the Construction and Operational phases, using default settings for manufacturing and residential land uses in CalEEMod, with a rural land-use setting. The analysis indicates the proposed project would result in an increase in regional and local emissions from the operation of the proposed project, but would not exceed the PCAPCD's Project-level and Cumulative Thresholds of 55 pounds per day for ROG, NOx, and 82 pounds per day for PM10.

The proposed project-related long-term operational emissions would result from vehicle exhaust from motor vehicle trips; utility usage; fuel combustion from landscape maintenance equipment; natural gas combustion emissions used

for space heating, and water heating; and wood stoves; evaporative emissions of ROG associated with the application of architectural coatings and use of consumer products; and water/wastewater conveyance. The proposed project does not propose to increase density beyond the development anticipated to occur within the SIP. The applicant is required to comply with all PCAPCD Rules applicable to the proposed project, including Rule 225, Wood Burning Appliances, which establishes emission limits of PM entering the atmosphere from the operation of a wood-burning appliance. Additionally, given the proposed project size, the proposed project related operational emissions would not exceed the PCAPCD’s Project or Cumulative thresholds of significance and therefore would have a less than significant effect. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed project would not impact the nearby intersections’ ability to operate acceptably and would therefore not result in a substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. Additionally, DPM emissions would result from monthly testing of the diesel generator. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board (ARB) Section 2449(d)(3) of the ARB’s In-use Off-road Diesel regulation: Off-road diesel equipment shall comply with the five-minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/froal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or a District permit to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction, and infrequent periodic testing of the diesel generator, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Discussion Item III-4:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from patrons’ vehicle exhaust that could create odors. However, wineries are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN) | | X | | |

| | | | | |
|---|--|---|--|---|
| 2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN) | | X | | |
| 3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN) | | X | | |
| 4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN) | | X | | |
| 5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) | | X | | |
| 6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | | X |
| 7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN) | | X | | |
| 8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | X | | |

Discussion Item IV-1, 2:

A Biological Resources Assessment was prepared for an 11.5-acre area of the 78.7-acre site for the proposed project by Salix Consulting, Inc dated September 2018. The 11.5-acre study area is the approximate development footprint of the winery and associated improvements. The Assessment was prepared based on literature review, special-status species reports, a Wetlands Assessment prepared for the project, and two field surveys conducted on June 19, 2018 and June 24, 2018. The field surveys were conducted to characterize existing conditions, to assess the potential for sensitive plant and wildlife resources to occur, and to determine if waters of the U.S. were present onsite.

According to the Assessment, foothill woodland is the predominant habitat type in the area. Most areas not mapped as foothill woodland on the site exhibit human-caused changes including agriculture (vineyard), pond, and dirt road. The 11.5-acre study area is primarily disturbed habitat, with an existing dirt road used to access the property. Portions of two manmade ponds are within the study area, in addition to a wetland swale that is located at the outfall of one of the ponds. The habitat types of the study area includes 7.2 acres of foothill woodland, 1.8 acres of developed/disturbed areas, 1.2 acres of vineyard, a 0.9-acre pond, and a 0.4-acre wetland swale.

Onsite vegetation consists of three primary tree species including interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), and gray pine (*Pinus sabiniana*). The Assessment noted the shrub layer is marginal and consists of poison oak (*Toxicodendron diversilobum*), toyon (*Heteromoles arbutifolia*), and Himalayan blackberry (*Rubus armeniacus*). Grasses are the most abundant herb type and include hedgehog dogtail (*Cynosurus echinatus*), wall barley (*Hordeum murinum*), and ripgut grass (*Bromus diandrus*). Common non-grass herbs include hedge parsley (*Torilis arvensis*) and rose clover (*Trifolium hirtum*).

Soil types onsite include Andregg course sandy loam two to nine percent slopes and Andregg course sandy loam, rock, two to 15 percent slopes. These soils are found on foothills and hills. The parent material consists of residuum weathered from granodiorite. Depth to bedrock is typically 29 to 33 inches. The natural drainage class is well drained and water movement in the restrictive layer is very low. The soil is not flooded or ponded, and there is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria and these soil types are not associated with serpentine or gabbro soils.

The Assessment determined the site provides suitable habitat for a variety of common species such as mule deer (*Odocoileus hemionus*), western scrub jay (*Aphelocoma californica*) and the Western gray squirrel (*Sciurus griseus*). The site also provides suitable habitat for several special-status species including plants, reptiles, and birds. Of the 23 special-status plant species potentially found in the area, the Assessment determined that three species have the potential to be onsite including Western viburnum (*Viburnum ellipticum*), Big-scale balsamroot (*Balsamorhiza macrolepis*), and Dubious pea (*Lathyrus sulphureus argillaceus*). However, only marginal habitat is present for these species, and while Big-scale balsamroot is shown as occurring within a five-mile radius of the site, none of the three species were identified during the field surveys which were conducted when the species could be detected. Therefore, the project would not have an impact to special-status plant species and no mitigation measures are required.

A turtle was observed basking in the northern pond site however the species was not determined and it is possible that western pond turtle (*Emys marmorata*) occurs onsite. The project could impact this species by project activities including ground disturbance within the vicinity of the pond. In addition, suitable nesting habitat is present within the study area for white-tailed kite (*Elanus leucurus*) and purple martin (*Progne subis*). Although these two bird species were not observed during the field assessment, the presence of suitable nesting habitat means the species could occur onsite. Therefore, development of the project could impact nesting habitat for white-tailed kite and purple martin, as well as other birds protected by the Migratory Bird Treaty Act and Fish and Game Code, from grading and tree removal. However, with the following mitigation measures, potential impacts to these species would be reduced to less than significant.

Mitigation Measures Item IV-1, 2:

MM IV.1

If tree removal activities take place during the breeding/nesting season (February 1 through August 31) disturbance of nesting activities could occur. Take of any active raptor nest is prohibited under California Fish and Game Code section 3503, 3503.5, and 3513. To avoid impacts to nesting birds, necessary tree removal should occur outside of the typical nesting season (February 1 through August 31). If tree removal occurs at any time during the nesting season, a pre-construction survey shall be conducted by a qualified biologist no more than two weeks prior to the initiation of proposed development activities. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 5 days of the completed survey. If active nests are found during the pre-construction survey within 500' of ground-disturbing activity, appropriate mitigation measures shall be developed and implemented in consultation with CDFW and the County. Construction activities may only resume after a follow-up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required based on the recommendations in the raptor study and/or as recommended by the CDFW and the County. Temporary construction fencing and signage as described herein shall be installed at minimum 500-foot radius around trees containing active nests. If all project construction occurs between September 1st and February 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and February 1st.

MM IV.2

Within 48 hours of the start of any ground disturbing activities, a pre-construction survey for western pond turtle or their nests shall be conducted by a qualified biologist and to the satisfaction of the Placer County Planning Services Division. If western pond turtle or their nests are not found, no further action is needed.

If western pond turtles are found within an area that is proposed to be disturbed, a qualified biologist, in consultation with CDFW, shall relocate the western pond turtle to a suitable location away from the proposed construction area. If western pond turtle nests are found, they must be avoided until the nestlings have hatched.

Discussion Item IV-3, 4, 7:

The study area contains a 0.9-acre manmade pond and a 0.4-acre wetland swale. The wetland swale is a potential Waters of the U.S. and occurs in the southwestern portion of the site, immediately west of the pond. The swale occurs in a natural landscape feature that originates at the pond. When the pond is at spillway elevation, it flows into a vertical culvert, under the pond berm and outfalls into the swale downslope. The swale only receives water when the pond is full. The proposed project could impact this feature from development of the site including grading and tree removal. Furthermore, impacts to the bed, bank, or channel of streams and ponds could occur from development activities. However, with the following mitigation measure, potential impacts would be less than significant:

Mitigation Measures Item IV-3, 4, 7:

MM IV.3

Prior to approval of Improvement Plans, the wetlands report shall be field verified by the U.S. Army Corps of

Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife. If permits are required, evidence of their approval and purchase of any required mitigation bank credits shall be provided to the Planning Services Division prior to approval of Improvement Plans.

Discussion Item IV-6:

Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion. This proposed project would have the option to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the proposed project receiving its entitlements. Coverage under the PCCP for wetland and/or species impacts requires implementation of all PCCP-required avoidance and minimization measures as well as payment of appropriate PCCP fees. Therefore, there is no impact.

Discussion Item IV-5, 8:

Two Arborist Reports were prepared for the proposed project. The first Arborist Report was prepared by Abacus Consulting Arborists dated October 30, 2018 based on field assessments conducted in June and August 2018. A subsequent Arborist Report was prepared by California Tree and Landscape Consulting, Inc. The first assessment did not evaluate grading plans and utility line information and a subsequent Arborist Report was prepared by California Tree and Landscape Consulting, Inc. to evaluate the additional impacts to protected trees from grading and utility installation. The final Arborist Report inventoried 205 trees. Of those trees, 201 are considered "protected" per the Placer County Tree Preservation Ordinance. Sixty-three trees would be removed and an additional 27 trees would be impacted by development of the project for a total of 90 trees removed and impacted. The total inches requiring mitigation is 368 inches.

The Biological Resources Assessment dated September 2018 identified 7.4 acres of oak woodland surrounding the development area. The removal of the 90 trees and subsequent loss of the oak woodland is a potentially significant impact. However, with the following mitigation measures, impacts would be less than significant:

Mitigation Measures Item IV-5, 8:

MM IV.4

Prior to Improvement Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated through replacement with comparable species onsite, in an area to be reviewed and approved by the Development Review Committee (DRC), or through payment of in-lieu fees, as follows:

- A) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on the Improvement Plans and must be installed by the applicant and inspected and approved by the DRC. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an International Society of Arboriculture (ISA) certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Services Division, for review and approval by the DRC. Said plan shall provide for a minimum of 90 native trees based on replacement on an inch for inch basis to be planted by the project developer within areas determined appropriate by the DRC. The Plan shall include a site plan that indicates tree location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of mitigation trees.

Installation of all trees and irrigation systems must be completed prior to the County acceptance of subdivision improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the DRC.

An annual monitoring report, prepared by the above-cited professional, shall be submitted to the DRC for review and approval for a minimum period of five years from the date of installation. Any corrective action shall be the responsibility of the applicant.

Prior to the Improvement Plan approval, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Services Division to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25 percent of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period.

It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in a forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and the County shall be prepared which meets the DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the applicant reneges.

- B) In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation shall be paid to the Placer County Tree Preservation Fund.

The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/approval.

- C) The applicant shall mitigate for the loss of oak woodland through one, or a combination of the following, subject to Planning Services Division approval, consistent with the requirements of CEQA Section 21083.4:
- i. Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080(C) Placer County Tree Preservation Ordinance – Replacement Program and Penalties. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity.
 - ii. Purchase off-site conservation easements at an in-county location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
 - iii. Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.
 - iv. Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement).
 - v. Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height (dbh) shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.
 - vi. The reduction in habitat associated with the development activities on this site represents an adverse effect on the environment and the Placer County Tree Preservation Ordinance and CEQA Section 21083.4 requires mitigation for this loss.

MM IV.5

The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four foot tall, brightly colored (usually yellow or orange), synthetic mesh material construction fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved onsite or any construction activities taking place:

- A) Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity;
- B) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);
- C) Around any and all "special protection" areas as discussed in the project's environmental review documents.
- D) Around all Open Space Lots within 50 feet of any development activity.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both onsite and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

V. CULTURAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | X | | |
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | X | | |
| 3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN) | | X | | |
| 4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN) | | X | | |
| 5. Restrict existing religious or sacred uses within the potential impact area? (PLN) | | X | | |

Discussion Item V-1, 2, 3, 4, 5:

A records search was conducted for the proposed project October 5, 2018. The records search was conducted by searching the California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Placer County within a ¼-mile radius of the proposed project area. The records search determined the proposed project area does not contain pre-historic, historic, or cultural resources. Outside the proposed project area but within the a ¼-mile radius, four historic-era buildings were identified but are not within the project boundaries.

Although the records search did not indicate the presence of pre-historic, historic, or cultural resources, the proposed project site contains physical features where cultural resources could be discovered including an intermittent stream. The records search noted that given the extent of known cultural resources in the project vicinity, patterns of local history, and the environmental setting, there is a moderate potential for locating both prehistoric- and historic-period cultural resources in the vicinity of the proposed project area. Therefore, the proposed project could cause a potentially significant impact to prehistoric and historic resources from development of the proposed project including grading. However, with the following mitigation measures, impacts would be less than significant.

Mitigation Measures Item V-1, 2, 3, 4,5:

MM V.1

If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they would not be subject to future impacts.

The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative shall be documented in the project record. Any recommendations made by these experts that are not implemented, shall be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

VI. ENERGY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN) | | | X | |
| 2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN) | | | | X |

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the project, and once constructed, energy would be used for the lifetime of the winery. The project description notes that the property is serviced by an existing onsite solar array to provide most of the electricity for ongoing winery operations.

Construction of the proposed project would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2016 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. Project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the proposed project would be typical of winery uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance or vineyard maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that a project would have an impact related to energy sources. A proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel

efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. The proposed project would also use solar-power energy to provide most of the winery’s electricity. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing a Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This Plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the project receiving its entitlements, the project would be required to comply with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Result in substantial soil erosion or the loss of topsoil? (ESD) | | X | | |
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD) | | | X | |
| 3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD) | | | X | |
| 4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH) | | | X | |
| 5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN) | | X | | |
| 6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | X | | |
| 7. Result in substantial change in topography or ground surface relief features? (ESD) | | X | | |
| 8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD) | | | X | |

Discussion Items VII-1, 6, 7:

The proposed project site is a 78.7-acre rectangular parcel that is currently developed with twenty acres of vineyards, ten acres of olive trees, a barn, a 1,200 square foot caretaker residence, and a shop with roof-mounted solar. The site also includes three seasonal creeks and several ponds. The Natural Resource Conservation Service Web Soil Survey identifies the soil type on the site as Andregg course sandy loam. This is a moderately deep, gently rolling well-drained soil, underlain by weathered granitic bedrock. The permeability is moderately rapid allowing for medium surface runoff. The hazard of erosion is moderate.

The project proposal would result in the construction of approximately 11,200 square feet of new winery building on the top of the existing hill with associated patio, walkways, septic and parking areas. The existing driveway off Cavitt-Stallman Road near the center of the property and existing drive aisle would be utilized to access the proposed project. The existing entrance near the southeast corner of the property would remain to provide access for the existing caretaker facility and agricultural operation. Approximately 3.7 acres of the 78.7 acre site would be disturbed

by grading activities for the proposed project. The proposed earthwork includes approximately 1,250 cubic yards of fill and approximately 5,500 cubic yards of cut for a net export of approximately 4,250 cubic yards of material.

To construct the improvements proposed, potentially significant disruption of soils onsite would occur, including excavation/compaction for the parking/access improvements, building foundations, and various utilities. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil, as well as impacts to topography would be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(ESD)**

MM VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after

the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

Discussion Item VII-2, 3, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The soil type in this area is not known to be expansive. The soil is typically considered suitable for support of the anticipated loads. The proposed buildings would be on grade and the soils would be properly compacted. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

According to the Natural Resource Conservation Service, the proposed project is located within Placer County which has a moderate earthquake risk. According to California Department of Conservation website the site is distant from known, active faults and would experience low levels of shaking. There is a potential that the site would experience a moderate horizontal ground acceleration in the proposed project lifetime. Although there is a potential for the site to be subject to moderate level earthquake shaking, the buildings would be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The proposed project would result in the construction of a new onsite sewage disposal system. Soils testing has been conducted by a qualified consultant and reports submitted showing the type of septic system required for the sewage flows generated by the proposed project. A total of one sewage disposal system would be constructed for the proposed project, and thus the impacts from the septic system are considered to be less than significant. No mitigation measures are required.

Discussion Item VII-5:

Paleontological resources include mineralized (fossilized) or unmineralized bones, teeth, soft tissues, shells, wood, leaf impressions, footprints, burrows, and microscopic remains. County staff conducted a query through the University of California Museum of Paleontology (UCMP) catalog records. The search indicated there are 779 specimens recorded in Placer County. The purpose of the records search was to determine whether known occurrences of paleontological resources are present within or immediately adjacent to the proposed project area. The records search identified one vertebrate fossil discovered approximately three miles south of the project site. Given the proximity of the proposed project site to the resource discovery, there is a potential likelihood for paleontological resources to occur within the project site. Significant, unavoidable impacts to paleontological resources could occur from development of the project. However, with the following mitigation measure, potential impacts would be less than significant.

Mitigation Measures Item VII-5:

MM VII.3

Prior to Improvement Plan approval, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality) | | | X | |
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality) | | | X | |

Discussion Item VIII-1, 2:

The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provide guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction-related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by visitors and employees, as well as onsite fuel combustion for landscape maintenance equipment. The proposed project would result in emissions from the construction and operation of the winery, grading, construction of associated utilities, and subsequent parking and circulation areas.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational phases were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 MT CO₂e/yr for the construction and operational phases of land use projects as well as the stationary source projects
2. Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
3. De Minimis Level for the operational phases of 1,100 MT of CO₂e/yr.

Table 2
Maximum Unmitigated Project
Short-term Construction & Long-term GHG Emissions

| Pollutant | Short-Term Construction | | Long-term Operational | | |
|---|---|--|--|---|--|
| | Project Construction Emissions ¹ (MT/year) | PCAPCD Thresholds ² (MT/year) | Project Operational Emissions ¹ (MT/year) | PCAPCD Bright-line Threshold ² (MT/year) | PCAPCD De Minimis Level ² (MT/year) |
| CO ₂ e | 338.97 | 10,000 | 411.03 | 10,000 | 1,100 |
| <i>Source 1: CalEEMod 2016.3.2, Project Analysis (October 11, 2016)</i> | | | | | |
| <i>Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)</i> | | | | | |

The GHG emissions from the Stoneridge Winery project are used as the basis for Sehr Winery. The GHG emissions from the Stoneridge Winery onsite and off-site activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. CalEEMod is a planning tool for estimating emissions related to land use projects. The CalEEMod analysis prepared for Stoneridge Winery estimated resulting GHG to be approximately 338.97 MT CO₂e/yr during construction, and 411.03 MT CO₂e/yr during the operational phase. These levels do not exceed the PCAPCD Bright-line Threshold, or De Minimis Level, and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. As the Sehr winery project is smaller than Stoneridge in terms of scope and required improvements, it can be assumed that construction and operation of the proposed project (Sehr Winery) would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH) | | | X | |
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH) | | | X | |
| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ) | | | | X |
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH) | | | | X |
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN) | | | | X |
| 6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN) | | | | X |
| 7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN) | | | X | |

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX- 3:

The project would not emit hazardous emissions or require handling of hazardous or acutely hazardous materials, substances, or waste within the vicinity of either existing or proposed schools. Therefore, there is no impact.

Discussion Item IX-4:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip and would not result in a safety hazard for people residing or working in the proposed project area. The proposed project would have no impact to airports and airstrips. The project is required to comply with the Placer County Noise Ordinance. Therefore, there is no impact.

Discussion Item IX-6:

There are no approved or adopted emergency response or emergency evacuation plans that would be impacted by the proposed project. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is not located within a California State Responsibility Area. The site is located in a relatively developed area however the site is wooded, and if a wildfire occurred onsite the winery could be at risk. However, standard fire regulations and conditions would be required to apply to the proposed project, including fire sprinklers in the winery and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH) | | | | X |
| 2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH) | | | X | |
| 3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD) | | X | | |
| 4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD) | | X | | |

| | | | | |
|--|--|--|-----------------|--|
| <p>5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)</p> | | | <p>X</p> | |
| <p>6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)</p> | | | <p>X</p> | |

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the Placer County Water Agency. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

This project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion Item X-3:

The 3.7 acre proposed project area is located in Granite Bay at elevations ranging from 400 to 427 feet. The proposed project site is surrounded by rural residential development. The existing drainage splits and contributes to two different watersheds. A preliminary drainage report was prepared by the applicant’s engineer. Within the 78.7 acre parcel, approximately 3.7 acres would be developed with a winery and associated patio, walkways and parking lots. The developed area would continue to be spilt into two watersheds: one that drains south to the existing pond and one that drains northwest to a detention basin before entering the seasonal creek which ultimately drains into a series of offsite ponds to the west of the property. The proposed improvements would closely mimic the existing drainage patterns.

The proposed project would create approximately 65,000 square feet of new impervious surfaces on an area that is currently developed with only a portion of an existing access road (approximately 4,000 square feet of impervious surface), potentially increasing the stormwater runoff peak flows and volume. The potential for increases in stormwater peak flows has the potential to result in downstream impacts. A drainage report was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of vegetated bio-swales, existing pond and detention basin. The drainage analysis concluded that the bio-swales, onsite pond, and detention basin would reduce the 100-year post-project peak flows to less than the pre-project peak flows. The post development volume of runoff would be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project’s impacts associated with altering the existing drainage pattern of the site and potential increases in stormwater peak flows and volume can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM VII.1, MM VII.2, and the following:

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: a written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report

shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that is in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event onsite detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD)**

Discussion Item X-4:

Discharge of concentrated runoff after construction has the potential to contribute to water quality impacts in the long-term. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants.

The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM VII.1, MM VII.2, and the following:

MM X.3

The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(ESD)**

MM X.4

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California

Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. **(ESD)**

MM X.5

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **(ESD)**

MM X.6

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

MM X.7

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**

MM X.8

The Improvement Plans shall show that all storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. **(ESD)**

Discussion Item X-5:

Proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The Preliminary Drainage Report prepared for the proposed project analyzed the impacts to the local 100-year flood hazard area and concluded increasing the imperviousness within the area of development has no significant impact on the local 100-year floodplain as a result of the storage capacity of the onsite pond and detention basin. A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. No mitigation measures are required.

Discussion Item X-6:

This project would not utilize groundwater, nor would the project substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Physically divide an established community? (PLN) | | | | X |
| 2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN) | | | | X |
| 3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | X | | |
| 4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | | X |

Discussion Item XI-1, 2, 4:

The proposed project includes the construction and operation of a 11,200 square foot winery. The proposed project site is zoned Residential Agriculture, Combining Minimum Building Site of 4.6 acres. The use of a winery and the associated grape processing and promotional events are allowable uses in the Residential Agriculture zone district with approval of an Administrative Review Permit (ARP). The proposed project does not conflict with General Plan, Granite Bay Community Plan, or County-wide policies adopted for the purposes of avoiding and mitigating environmental effects. The proposed project would not affect existing agricultural operations or create an incompatible land use with agricultural or timber resource operations, as there are no timber resource operations in the vicinity, and the proposed project is for a winery which will use grapes grown onsite to produce wine. The proposed project would not disrupt or divide established communities and would not result in a substantial alteration of present or planned land uses in the area. The proposed project would not cause economic or social changes that would result in significant, adverse physical changes to the environment. Therefore, there is no impact.

Discussion Item XI-3:

Though the proposed use is allowed in the Residential Agriculture zone district with approval of an ARP, the proposed project could create a land use conflict with adjacent residential uses. Potential impacts including noise and dust could be generated from construction of the proposed project. Additionally, potential operational impacts include noise. However, with implementation of mitigation measures noted below for noise, in conjunction with the proposed hours of operation, lighting restrictions, and landscaping, the proposed project would have a less than significant impact with regards to incompatible uses.

Mitigation Measures Item XI-3:

MM I.1, MM I.2, MM XIII.1

XII. MINERAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN) | | | X | |
| 2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN) | | | X | |

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County, California Department of Conservation – Division of Mines and Geology 1995, was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposits forms by hydrothermal processes (lode gold, silver, copper, zinc, and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

Two mineral classifications occur onsite: MRZ-1 and MRZ-4. MRZ-1 is defined as an “area where available geologic information indicates there is little likelihood for the presence of significant mineral resources.” MRZ-4 is defined as “areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.”

No mineral extraction operations exist in the proposed project area and there are no known mineral resources on the proposed project site. Mineral extraction would be allowed in the Residential Agriculture zone district with approval of a Conditional Use Permit, however the proposed project is not proposing mineral extraction. The proposed project site has never been mined and no valuable, locally important mineral resources have been identified on the proposed project site. Therefore, implementation of the proposed project would result in less than significant impacts to mineral resources. No mitigation measures are required.

XIII. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN) | | X | | |
| 2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN) | | | X | |
| 3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN) | | | | X |

Discussion Item XIII-1:

The proposed project is located in an area of rural residential land uses. Noise generating activities from the proposed project include short-term, temporary impacts from construction of the proposed project and periodic impacts from the proposed project operations including the winery and agricultural promotional events. The hours of wine making would vary by season.

Construction Noise

Noise generated from construction would temporarily increase ambient noise levels in the area, and nearby residences may be impacted. However, this impact is considered to be temporary and less than significant. The following standard note would be required on the Improvement Plans and the Grading Plans and would reduce any potential impacts from construction noise to less than significant:

Construction noise emanating from any construction activities for which a Grading Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) *Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)*
- b) *Monday through Friday, 7:00 am to 8:00 pm (during standard time)*
- c) *Saturdays, 8:00 am to 6:00 pm*

In addition, temporary signs four feet by four feet shall be located along the perimeter of the proposed project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder would respond and resolve noise violations.

No mitigation measures are required for construction noise.

Winery and Tasting Room Operations

The winery would be located at the south-central portion of the site. An exhibit showing the distances to the property lines from the winery was provided. The winery would be approximately 400 feet from the west property line, 500 feet from the south property line, 760 feet from the east property line and over 2,000 feet from the north property line. The winery proposes several outdoor patio areas where patrons could congregate. Amplified music would be restricted to the inside of the tasting room, and other music such as a small group of classical guitarists or a string quartette with a small single amplifier may be proposed on the patio for ambiance.

The winery would have six regular employees with additional employees added depending on the event and season. The hours of operation for the winery are proposed to be Wednesday through Sunday 10:00 am to 6:00 pm. In order to control the number of visitors to the site, the project proposes an appointment-only reservation system from 10:00 am to 2:00 pm, followed by tastings open to the public from 2:00 pm to 6:00 pm. The winery also proposed to host six agricultural promotional events for up to 102 people, inclusive of winemaker dinners and wine club events.

Wine Production

In addition to noise associated with construction and operation of the project, noise would be generated when harvesting occurs including crushing and wine making. The hours of wine making operations vary by season. For nine months of the year the hours would range from 6:00 am to 5:00 pm. In the approximate three months of the year comprising harvest and crushing, the hours may range from 11:00 pm to 6:00 am the following day. The source of noise during the crush season would be pickers, tractors, and de-stemming equipment. Additional noise associated with the winery would be generated from shipments. The project proposes to use single unit trucks for grape transport and the Traffic Impact Study prepared for the project notes that the site could generate approximately 76 deliveries of grapes to the winery at maximum production. Based on the Traffic Impact Study, spread out over 36 days of the approximate three month harvest/crush season, this would equate to approximately two to three daily deliveries during the harvest season and 0.9 truck per day during the non-harvest season. Truck activity would also occur outside the harvest season for deliveries including bottles, corks, labels, and boxes related to contract bottling. Deliveries would also occur for various supplies to be shipped and transporting waste products.

Adjacent residences could be impacted from noise associated with the construction and operation of the winery as well as noise associated with harvest operations and wine club dinners and events. Noise from traffic generated by the project would also have the potential to impact adjacent residences. However, with the following mitigation measures, potential noise impacts would be less than significant:

Mitigation Measures Item XIII-1:

MM XIII.1

1. Deliveries shall occur during normal business hours, 8:00 am to 5:00 pm.
2. All amplified sound associated with day-to-day operations (i.e. acoustic guitar/string quartette) shall not involve equipment requiring more than standard household electrical current at 110 or 220 volts. Amplified sound may occur outdoors provided all noise ceases by 6:00 pm and is compliant with County noise standards at all times. Amplified speech and sound may occur indoors if windows and doors of gathering areas are maintained closed or if it can be demonstrated that noise levels do not exceed County standards.
3. Any outdoor amplified music proposed with a promotional event shall be subject to the Placer County Noise Ordinance.

Discussion Item XIII-2:

The project could generate excessive groundborne vibrations and groundborne noise levels from construction activities associated with the project including grading and constructing the parking lots and winery building. The below Table 1: Vibration Levels for Various Construction Equipment shows the typical vibration levels produced by construction equipment. All or some of this construction equipment may be used during various construction phases of the project.

The table data indicates that construction vibration levels anticipated for the project are less than the 0.2 in/sec p.p.v (inches per second at peak particle velocity) threshold of damage to buildings and less than the 0.1 in/sec threshold

of annoyance criteria at 50 feet. Sensitive receptors who could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located more than 500 feet, or further, from the project site. At these distances construction vibrations are not anticipated to exceed acceptable levels. Additionally, construction activities would be temporary in nature and limited to normal daytime working hours. Therefore, there is a less than significant impact.

Table 1: Vibration Levels for Various Construction Equipment

| Type of Equipment | Peak Particle Velocity at 25 feet (inches/second) | Peak Particle Velocity at 50 feet (inches/second) | Peak Particle Velocity at 100 feet (inches/second) |
|----------------------------|---|---|--|
| Large Bulldozer | 0.089 | 0.031 | 0.011 |
| Loaded Trucks | 0.076 | 0.027 | 0.010 |
| Small Bulldozer | 0.003 | 0.001 | 0.000 |
| Auger/Drill Rigs | 0.089 | 0.031 | 0.011 |
| Jackhammer | 0.035 | 0.012 | 0.004 |
| Vibratory Hammer | 0.070 | 0.025 | 0.009 |
| Vibratory Compactor/Roller | 0.210 (Less than 0.200 at 26 feet or more) | 0.074 | 0.026 |

Source: *Transit Noise and Vibration Impact Assessment Guidelines, Federal Transit Administration, May 2006*

Discussion Item XIII-3:

The proposed project is not located in the vicinity of private airstrips, proposed or adopted airport land use plans, or within two miles of a public airport. The project would not expose people residing or working in the area to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN) | | | X | |
| 2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN) | | | | X |

Discussion Item XIV-1:

The proposed project includes the construction and operation of a winery and associated parking areas. The winery would have six regular employees, with additional employees depending on the event and season. The project would not induce substantial population growth in the area. Therefore, the impact would be less than significant. No mitigation measures are required.

Discussion Item XIV-2:

The proposed project would not displace existing housing. The proposed project involves the construction and operation of a winery. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Fire protection? (ESD, PLN) | | | X | |
| 2. Sheriff protection? (ESD, PLN) | | | | X |
| 3. Schools? (ESD, PLN) | | | | X |
| 4. Parks? (PLN) | | | | X |
| 5. Other public facilities? (ESD, PLN) | | | | X |
| 6. Maintenance of public facilities, including roads? (ESD, PLN) | | | X | |

Discussion Item XV-1:

No new fire protection facilities are proposed as part of this proposed project. The South Placer Fire District has provided a temporary will-serve letter dated October 17, 2018 that is valid for 180 days and was renewed for an additional 180 days. A final will-serve letter would be issued upon final plan approval by the fire district. The proposed project would include design features necessary for adequate emergency access and fire suppression capability including constructing internal roads to emergency access standards and installing a pressurized sprinkler system within the winery. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2, 3:

The proposed project would result in the construction and operation of a winery and associated parking. The number of residents in the area would not be increased and would not result in an adverse effect to Sheriff Protection Facilities or schools. No governmental services are proposed as part of this project. Therefore, there is no impact.

Discussion Item XV-4, 5:

The proposed project for a winery would not have an adverse impact on existing parks or other public facilities nor generate the need for the construction of new parks or other public facilities. Therefore, there is no impact.

Discussion Item XV-6:

The proposed project access has already been constructed per the requirements Plate 116 requirements. The access is on Cavitt Stallman Road, a County maintained road. The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Placer County General Plan. Therefore, the impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN) | | | X | |

| | | | | |
|---|--|--|--|----------|
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN) | | | | X |
|---|--|--|--|----------|

Discussion Item XVI-1:

There would be a negligible increase in the use of existing recreational areas in the surrounding area as a result of the proposed winery. The increase would not result in a substantial deterioration of facilities as improvements. Therefore, impacts are less than significant. No mitigation measures are required.

Discussion Item XVI-2:

The proposed project does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse impact on the environment. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with a program, plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD) | | | X | |
| 2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | X | |
| 3. Result in inadequate emergency access or access to nearby uses? (ESD) | | | X | |
| 4. Result in insufficient parking capacity onsite or off-site? (ESD, PLN) | | | X | |
| 5. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD) | | | X | |
| 6. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | | X | |

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The proposed project access is from County maintained Cavitt Stallman Road. The driveway encroachment and vehicle turnaround area are existing and were constructed under a separate permit to County standards. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district, South Placer Fire, has reviewed the proposed project and has not identified any significant impacts to emergency access. There are two paved driveways providing access to the project site: the main driveway and winery entry from Cavitt Stallman Road located near the center of the property and a shared access on the

southeast corner of the property. The main entrance would be the only access used for public tasting. The shared access would continue to provide access to the barn and farm manager’s house. It is gated where it enters the proposed project site and would remain as a service access only. The proposed project would not significantly impact the access to any nearby use. The proposed project would be constructed to District Standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The site plan for the project shows 41 parking spaces including two ADA-accessible spaces. Parking ratios for wineries are described in the Placer County Winery Ordinance, Section 17.56.330. Per the ordinance, “small” and “large” wineries are dependent upon the volume of wine produced. A “small” winery refers to a winery with an annual production of less than 20,000 cases and a “large” winery refers to a winery with an annual production of 20,000 cases or greater. The required parking for a “small” winery is five spaces when public tastings are proposed. Though the winery’s annual production qualifies it as a “small” winery, the physical size of the proposed winery and the associated promotional dinners and the proposed scale of the winery operation necessitate a higher parking standard. The required parking for “large” wineries is dependent on the square footage of the facility including tasting rooms, reception areas, offices, warehousing, production, and promotional event parking. The required parking for a “large” winery is shown below:

Table 2: Sehr Winery Parking

| Area | Parking Ratio | Area | Required Parking |
|--|-------------------------------|--|------------------|
| Patron areas including tasting rooms, reception areas, and outdoor areas | 1 space per 300 square feet | 6,153 square feet (tasting rooms, outdoor tasting areas, wine cave tasting area) | 21 spaces |
| Offices and administrative areas | 1 space per 300 square feet | 477 square feet (office) | 2 spaces |
| Production, storage, and warehousing areas | 1 space per 1,500 square feet | 4,534 square feet (production and storage areas) | 3 spaces |
| TOTAL | | | 26 spaces |

Promotional Events

The Placer County Winery Ordinance allows wineries to host six promotional events per year with approval of an Administrative Review Permit (ARP). A “promotional event” means an event sponsored by the property owner to promote the sale of Placer County wines, which is intended to allow for the sampling and direct marketing and sales of wines produced on the premises. These events include winemaker’s dinners and wine club release parties. The project is requesting approval of an ARP to allow for the winery to host six promotional events in conformance with the Winery Ordinance. Per the ordinance, promotional event parking is one parking space per 2.5 persons. With 41 parking spaces proposed, the maximum amount of attendees the winery could accommodate during promotional events is 102 persons. Promotional events would occur outside of the normal business hours, from 7:00 pm to 11:00 pm. The project could have insufficient parking onsite if the number of attendees exceeds 102 persons.

The project is providing 41 spaces, which is sufficient parking for regular winery operations as well as promotional events. No mitigation measures are required.

Discussion Item XVII-5, 6:

The proposed project would consist of construction of an approximately 11,200 square-foot facility inclusive of a 4,300 square-foot production area for processing grapes, 4,600 square-foot tasting room, and a 2,300 square-foot wine cave. The proposed project also includes construction of approximately 6,200 square-feet of patio and covered porch. The site is designated Rural Estate 4.6-20 Acre Minimum according to the Granite Bay Community Plan, and at permitted density (4.6 acres per home) could be developed with 17 single family homes. A Traffic Impact Study was prepared for the proposed project by KD Anderson and Associates (dated September 5, 2019). This report analyzed the estimated trips generated by the proposed winery as compared to the trip generation associated with the development of residential uses on the site under existing zoning (17 homes). Based on trip generation rates published by the Institute of Transportation Engineers, the existing zoning of 17 homes would be expected to generate approximately 160 daily trips on a typical weekday and 162 and 146 trips on Saturday and Sunday, respectively. Data shows that other wineries in Placer County generate significantly less traffic on a typical day and indicates an average trip generation of 32 trips on Fridays, 30 trips on Saturdays, and 55 trips on Sundays.

Although the winery is expected to generate significantly less traffic than the existing zoning, the Traffic Impact Study estimated the maximum daily trips that could be generated by the winery on a peak day. The project applicant proposes to reduce trips to the winery by offering wine tastings by appointment only until 2:00 pm, encouraging carpooling, and providing incentives for bicyclists. Additional measures that reduce trips are based on the discussion in Section XIX-3 pertaining to Utilities and Service Systems. The septic system was designed for a maximum visitor capacity of 203 people per day, plus an additional 102 people per day, six days out of the year for promotional events. Based on this maximum septic system capacity, the number of trips to the site are inherently limited. As such, there would be no increase in weekday traffic or Saturday and Sunday traffic over the anticipated development of 17 homes on the 80 acre parcel per the existing Community Plan designation based on the limitation on hours of operation, the proposed measures to reduce trips, data from other wineries in the region, and the septic system limitations. If the project trip generation exceeds the trip generation of the existing zoning (17 homes), the ARP would need to be modified and additional traffic analysis performed. Additional mitigation measures may be required based on the additional analysis.

Based on the directional distribution of the proposed project traffic, the study assigned these trips to the study area street system. The trips accompanying development of this proposed project were superimposed onto the existing background traffic volumes to create the "Existing Plus Project" volumes. These volumes were then used to calculate the intersection Level of Service (LOS). Minor increases in delay may occur, however the LOS at each location do not change and remain within Placer County's minimum LOS C standard with project development for both the typical weekday peak hour and the Saturday peak hour. Therefore, the site-specific impacts on local transportation systems are less than significant when analyzed against the existing baseline traffic conditions.

While some roadway segments and intersections may operate beyond the acceptable LOS standard under cumulative conditions, the proposed project traffic does not result in a large enough incremental increase to make a finding of significance under cumulative conditions. Nevertheless, the project applicant would be required to pay traffic impact fees for the proposed project. The traffic impact fees fund improvements to the roadway system, as identified in the County's Capital Improvement Plan (CIP). The CIP includes intersection improvements at Barton Road/Cavitt Stallman Road and Auburn Folsom Road/Cavitt Stallman Road (currently under construction). The traffic impact fees represent the project's fair share towards cumulative roadway improvement projects. No mitigation measures are required; traffic impact fees will be a Condition of Approval of the project.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." The Guidelines section further states that although a lead agency may elect to be governed by this section immediately, lead agencies are not required to utilize VMT as the metric to determine transportation impact until July 1, 2020. The inconsistency between the implementation date of July 1, 2020 allowed by the Guidelines and the requirement of PRC 21099(b)(2) to no longer use congestion metrics creates a gap or "interim" period when determination of significant impacts on traffic congestion metrics is no longer allowable; however, the lead agency may not yet have an established VMT threshold(s), as is currently the case for Placer County.

A recent court case (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 2019 WL 6888482) attempted to add clarity to the timing issue surrounding the transition between transportation impact metrics. The court ruled that although CEQA Guidelines section 15064.3, requiring use of VMT as the transportation impact metric, does not apply until July 1, 2020, Public Resources Code Section 21099(b)(2) is already in effect. As a result of the ruling, although lead agencies are not yet required to analyze transportation impacts under the VMT metric, they can no longer draw a transportation impact significance conclusion using a metric that measures traffic congestion (e.g., level of service (LOS)).

Subsequent to the certification of the CEQA Guidelines, the Governor's Office of Planning and Research (OPR) published the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018). OPR's advisory document identifies a potential approach which an agency could utilize as the basis for determining significant transportation impacts. Specifically, the OPR Technical guidance recommends consideration of

whether the project is consistent with the applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The guidance aligns with CEQA Guidelines Section 15125(d), which requires that an EIR should discuss inconsistencies between the proposed project and the regional transportation plan. For the SACOG region, this consists of the Metropolitan Transportation Plan/SCS (MTP/SCS).

The proposed project is located within an area designated as an Established Community in both the 2016 and 2020 MTP/SCS. The MTP/SCS is aimed at reducing greenhouse gas emissions through VMT reduction, and these efforts are primarily focused on urban areas, where investments in the roadway system and transit, bike, and pedestrian infrastructure are built into the MTP/SCS to achieve identified air quality targets. In this “interim” period, the following qualitative discussion of VMT has been provided for the proposed project.

According to the MTP/SCS, Established Community areas are typically located outside of urbanized areas and designated in local land use plans for low- to medium-density neighborhoods, office, and commercial development. Travel occurs almost exclusively by automobile as transit service is minimal or nonexistent. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 15,080 jobs and 3,160 housing units would be developed in Established Communities by 2040 (see Appendix C of the 2020 MTP/SCS). (note this represents a reduction in the forecasts provided in the 2016 MTP/SCS for Year 2035 = increase of 12,090 jobs and 2,760 units).

Figures 3-10 and 3-11 of the 2020 MTP/SCS show the 2016 and projected 2040 vehicle miles traveled per capita for the six-County SACOG region. The sub-region in which the project is located is shown as having both now, and in the future, 150% of the regional average VMT per capita. The MTP/SCS anticipates some increased activity/growth within Established Community areas. Additionally, these areas are recognized as having high VMT per capita both now and in the future (2040 MTP/SCS Planning Period). Thus, it can be concluded that the potential increased activity associated with the proposed project would not conflict with the MTP/SCS' strategy for reducing VMT through investments in roadway and multi-modal infrastructure primarily in urban areas and therefore the project’s impact associated with VMT increases are considered less than significant.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN) | | X | | |
| 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN) | | X | | |

Discussion Item XVIII-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on January 9, 2019. A consultation request was received from the United Auburn Indian Community (UAIC) on January 25, 2019. The CHRIS Records Search dated October 5, 2018 was provided to the UAIC and no site-specific Tribal Cultural Resources were identified by the Tribe. The project has the potential to impact previously-unidentified tribal cultural resources from development of the project including ground disturbance. However, with implementation of mitigation measure MM V.1 for inadvertent resource discovery, potential impacts would be less than significant.

Mitigation Measures Item XVIII-1, 2:
MM V.1

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN) | | | X | |
| 2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH) | | | X | |
| 3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD) | | | X | |
| 4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH) | | | X | |
| 5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH) | | | X | |

Discussion Item XIX-1:

This project would require and result in the construction of new water infrastructure. This project would connect to the Placer County Water Agency for domestic water. This project would not create significant environmental effects and would not result in the construction of an expansion of an existing facility. Sewer infrastructure expansion is not proposed with this project. Thus, it will not cause significant effects to the environment and the construction and connection of this project to the existing public water service is less than significant. No mitigation measures are required.

Discussion Item XIX-2:

The agency charged with providing treated water has indicated its requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of a "will-serve" letter from the agency. No mitigation measures are proposed.

Discussion Item XIX-3:

Onsite sewage disposal systems are required to be designed for the maximum gallons per day based upon all of the proposed uses connected to the system. Due to the slow percolation rate in the area near the winery building there is limited area available for sewage disposal. This proposed project would utilize a new septic system sized to accommodate 203 guests per day for the sewage disposal. This project is proposing to have a maximum of six promotional events (e.g. winemaker dinners) per year. The current capacity of the leachfield cannot handle the sewage flows for the winemaker dinners in addition to the open wine tasting on a daily basis. However, special design features have been added to accommodate the sewage flows for the infrequent events (i.e. six times per year). The applicant is required to adhere to this maximum number of guests in order protect the efficient operation of their sewage disposal system. To increase the number of guests to greater than 203 per day, the applicant would be required to conduct additional soils testing in another area on their parcel to increase the size of their sewage disposal system. Additionally, exceedance of the 203 person limitation would require modification of the ARP as well as additional traffic analysis.

The proposed project site is currently provided PCWA domestic water from an existing eight-inch treated water main

and PCWA canal water for irrigation. PCWA has review the proposed project and did not indicate any significant water supply impacts.

A drainage report was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of vegetated bio-swales and a detention basin. The drainage analysis concluded that the bio-swale and basin would reduce the 100-year post-project peak flows to less than the pre-project peak flows.

The proposed project would not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects. This proposed project would not create significant environmental effects and would not result in the construction of new or expanded utility facilities. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered to be less than significant. No mitigation measures are required.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN) | | | X | |
| 2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN) | | | X | |
| 3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN) | | | X | |
| 4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN) | | | X | |

Discussion Item XX-1, 2, 3, 4:

The proposed project is not located within a state responsibility area (SRA) and is not classified as a very high fire hazard severity zone. The project is 0.5 mile west of an SRA-moderate area however the overall area is relatively developed and the South Placer Fire District Station 19 is located at the SRA boundary, 0.5 mile west of the project site at the corner of Cavitt Stallman Road and Auburn Folsom Road.

The proposed project would not impair an adopted emergency response plan or emergency evacuation plan. The project site is relatively flat and does not exhibit steep slopes. The majority of the project site is in agricultural production, however the location of the proposed winery is the most heavily-wooded area on the site. This wooded area is relatively isolated and does not connect to a larger forest or broader vegetation community. The circulation and parking areas are required to be capable of supporting the weight of an 80,000 pound fire truck. The project is also required to install fire hydrants and the winery is required to contain a pressurized sprinkler system. Construction of the winery and associated parking and circulation areas will not exacerbate fire risk. Impacts from road construction including drainage, erosion, and dust are addressed in Geology and Soils, Hydrology and Water Quality, and Air Quality, and mitigation measures imposed to reduce impacts to less than significant. Development of the project, including creation of the fuel breaks around structures would involve tree removal. Impacts to protected trees including oak woodland and individual trees are addressed in Section IV: Biology. The project would not expose

people or structures to significant risks including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the impact would be less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|---|--------------------------|-------------------------------------|
| 1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

| | |
|---|--|
| <input checked="" type="checkbox"/> California Department of Fish and Wildlife | <input type="checkbox"/> Local Agency Formation Commission (LAFCO) |
| <input type="checkbox"/> California Department of Forestry | <input type="checkbox"/> National Marine Fisheries Service |
| <input type="checkbox"/> California Department of Health Services | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> California Department of Toxic Substances | <input checked="" type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> California Department of Transportation | <input checked="" type="checkbox"/> U.S. Fish and Wildlife Service |
| <input type="checkbox"/> California Integrated Waste Management Board | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> _____ |

H. DETERMINATION – The Environmental Review Committee finds that:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
|-------------------------------------|---|

I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Nikki Streegan, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Michelle Lewis, P.E.
 Department of Public Works and Facilities-Transportation, Katie Jackson
 DPWF-Environmental Engineering Division, Sarah Gillmore
 DPWF-Flood Control and Water Conservation District, Brad Brewer
 DPWF-Facility Services-Parks Division, Ted Rel
 HHS-Environmental Health Services, Joey Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout

Signature  Date 1/30/20
 Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

| | | |
|---------------------------------|--|---|
| County Documents | <input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations | |
| | <input type="checkbox"/> Community Plan | |
| | <input checked="" type="checkbox"/> Environmental Review Ordinance | |
| | <input checked="" type="checkbox"/> General Plan | |
| | <input checked="" type="checkbox"/> Grading Ordinance | |
| | <input checked="" type="checkbox"/> Land Development Manual | |
| | <input checked="" type="checkbox"/> Land Division Ordinance | |
| | <input checked="" type="checkbox"/> Stormwater Management Manual | |
| | <input checked="" type="checkbox"/> Tree Ordinance | |
| | <input type="checkbox"/> | |
| Trustee Agency Documents | <input type="checkbox"/> Department of Toxic Substances Control | |
| Site-Specific Studies | Planning Services Division | <input checked="" type="checkbox"/> Biological Study |
| | | <input type="checkbox"/> Cultural Resources Pedestrian Survey |
| | | <input checked="" type="checkbox"/> Cultural Resources Records Search |
| | | <input type="checkbox"/> Lighting & Photometric Plan |
| | | <input type="checkbox"/> Paleontological Survey |
| | | <input checked="" type="checkbox"/> Tree Survey & Arborist Report |
| | | <input type="checkbox"/> Visual Impact Analysis |
| | | <input checked="" type="checkbox"/> Wetland Delineation |
| | | <input type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> |
| | Engineering & Surveying Division, Flood Control District | <input type="checkbox"/> Phasing Plan |
| | | <input checked="" type="checkbox"/> Preliminary Grading Plan |
| | | <input checked="" type="checkbox"/> Preliminary Geotechnical Report |
| | | <input checked="" type="checkbox"/> Preliminary Drainage Report |
| | | <input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan |
| | | <input checked="" type="checkbox"/> Traffic Study |
| | | <input type="checkbox"/> Sewer Pipeline Capacity Analysis |
| | | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | <input type="checkbox"/> Sewer Master Plan |
| | | <input checked="" type="checkbox"/> Utility Plan |
| | | <input checked="" type="checkbox"/> Tentative Map |
| | | <input type="checkbox"/> |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input checked="" type="checkbox"/> Phase I Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input checked="" type="checkbox"/> Preliminary Endangerment Assessment |
| | <input type="checkbox"/> | |
| | Planning | <input type="checkbox"/> CALINE4 Carbon Monoxide Analysis |

Initial Study & Checklist continued

| | | |
|--------------------------|--------------------------------------|---|
| | Services Division, Air Quality | <input type="checkbox"/> Construction Emission & Dust Control Plan |
| | | <input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos) |
| | | <input type="checkbox"/> Health Risk Assessment |
| | | <input checked="" type="checkbox"/> CalEEMod Model Output |
| | | <input type="checkbox"/> |
| | Fire Department | <input type="checkbox"/> Emergency Response and/or Evacuation Plan |
| | | <input type="checkbox"/> Traffic & Circulation Plan |
| <input type="checkbox"/> | | |

Exhibit A: Mitigation Monitoring Program

Exhibit A

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN18-00469
Sehr Winery

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre-project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or County actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Sehr Winery Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

| | | |
|----------------|-----------------|------------------|
| <u>MM I.1</u> | <u>MM V.1</u> | <u>MM X.4</u> |
| <u>MM I.2</u> | <u>MM VII.1</u> | <u>MM X.5</u> |
| <u>MM IV.1</u> | <u>MM VII.2</u> | <u>MM X.6</u> |
| <u>MM IV.2</u> | <u>MM VII.3</u> | <u>MM X.7</u> |
| <u>MM IV.3</u> | <u>MM X.1</u> | <u>MM X.8</u> |
| <u>MM IV.4</u> | <u>MM X.2</u> | <u>MM XIII.1</u> |
| <u>MM IV.5</u> | <u>MM X.3</u> | |

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – “Contents of Project-Specific Reporting Plan.”