



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**DATE:** October 17, 2017

**TO:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**SUBJECT:** **Notice of Preparation of an Environmental Impact Report for the Proposed Winery and Farm Brewery Zoning Text Amendment Project**

**REVIEW PERIOD:** **October 18, 2017 to November 16, 2017**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Winery and Farm Brewery Zoning Text Amendment Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

**Project Description:** The proposed project consists of a revision to the existing Winery Ordinance that regulates wineries located in unincorporated Placer County. The existing Winery Ordinance consists of Section 17.56.330 (Wineries) and Section 17.04.030 (Definitions) of the Placer County Code. Generally, the proposed amendments include the following substantive changes: redefine the term *Events*; define the term *Farm Brewery*; modify the minimum parcel size; create a table outlining special event allowances and maximum capacity at certain types of events; clarify the hours of operation; update the standards for potable water and waste disposal; update the standards for access; and add wineries as an allowable land use by-right in the Resort zone district.

**Project Location:** The project location consists of the unincorporated portions of Placer County.

For more information regarding the project, please contact Nikki Streegan, Senior Planner, (530) 745-3577. A copy of the NOP is available for review at the Auburn and Lincoln libraries; Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

**NOP Scoping Meeting:** In addition to the opportunity to submit written comments, a public scoping meeting will be held to inform interested parties about the proposed project and to provide agencies and the public an opportunity to provide comments on the scope and content of the EIR. The meeting will be held on November 1, 2017, at 6:00 PM, at the Community Development Resource Center, 3091 County Center Drive (Planning Commission Hearing Room).

**NOP Comment Period:** Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on November 16, 2017 to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov).

## **1.0 BACKGROUND**

In the years since the County of Placer's 2008 Winery Ordinance was approved, wine industry concerns regarding the County's existing Winery Ordinance have been raised, specifically citing a lack of Promotional Events allowed without a use permit. Under today's ordinance, wineries are required to apply for an Administrative Review Permit in order to hold promotional events such as winemaker dinners. This permit allows for a maximum of six promotional events per year. Based upon the need to modify some standards in order to hold a greater number of events by right, staff determined that it was appropriate to re-examine the existing Winery Ordinance to meet the desires of the community and the winery owners.

The Placer County Planning Commission held a series of workshops between December 2013 and February 2015 in relation to the review and adoption of a Zoning Text Amendment. The workshops introduced and analyzed a variety of potential changes to the ordinance. Public comments provided by the Planning Commission, Placer County Vintners Association, Placer County Agricultural Commission, the Municipal Advisory Councils, and community members were taken into account in order to address the diversity of ideas on the subject. Subsequent to the February 26, 2015 workshop, County staff prepared a draft Zoning Text Amendment and Initial Study/Negative Declaration (IS/ND) to review the potential environmental effects associated with implementation of the changes. The IS/ND was circulated for a 30-day public review period beginning on July 11, 2015 and closing on August 10, 2015. During the public review period, the County received comments from one law firm, one public interest group, and three individuals on the adequacy of the proposed Negative Declaration. As a result of public comment, County staff brought the Zoning Text Amendment to the Planning Commission as an information item during a regularly scheduled public hearing on January 14, 2016. During this public hearing, County staff informed the Planning Commission that the County's Environmental Review Committee had determined that in light of the comments received on the IS/ND, an Environmental Impact Report must be prepared.

Subsequent to the January 2016 public hearing, a task force of internal staff members was formed in order to develop the Zoning Text Amendment. The task force included staff members from various disciplines within the Community Development Resource Agency, Department of Public Works and Facilities, Environmental Health Services, Economic Development, and Agricultural Commissioner's office. In early 2017, the task force determined that some modifications should be made to the ordinance. Based on input received from agencies and members of the public, the team proposed eight modifications to the January 14, 2016 version of the draft Winery Ordinance. The changes were presented before the Planning Commission on June 8, 2017 at a final public workshop in order to discuss the merits of the new proposal and for County staff to receive comments and direction from the Commission. The currently proposed Zoning Text Amendment is the proposed project that will be evaluated in this EIR and is attached hereto as Attachment A.

Additionally, the Zoning Text Amendment is now referred to as the Winery and Farm Brewery Zoning Text Amendment in order to regulate farm breweries. Similar to wineries, these facilities also produce adequate agriculture necessary to create a value-added agricultural product (i.e. craft beer).

## **2.0 PROJECT DESCRIPTION**

The following discussion addresses the location, setting, and components of the proposed project.

### **2.1 Project Location**

The proposed project amends the existing Winery Ordinance that regulates wineries in the unincorporated portions of Placer County. All of the existing wineries and current and pending farm breweries are located in the western-central portion of the County (see Figure 1).

### **2.2 Project Purpose and Objectives**

The policy-focus of the proposed Zoning Text Amendment is to preserve and protect farmland while also supporting tenants of agri-tourism. The zoning text amendment is intended to balance the needs of various stakeholder groups and support the core principle that the primary use of the property is for the growing and processing of agriculture in order to make a value-added product.

### **2.3 Project Overview**

The existing Winery Ordinance (the Winery Ordinance) was adopted on August 26, 2008 and consists of Section 17.56.330 (Wineries) and Section 17.04.030 (Definitions) of the Placer County Code. The draft language of the Winery and Farm Brewery Ordinance Zoning Text Amendment (Attachment A) contains County staff's proposed changes based on public comment received during the above-discussed outreach efforts.

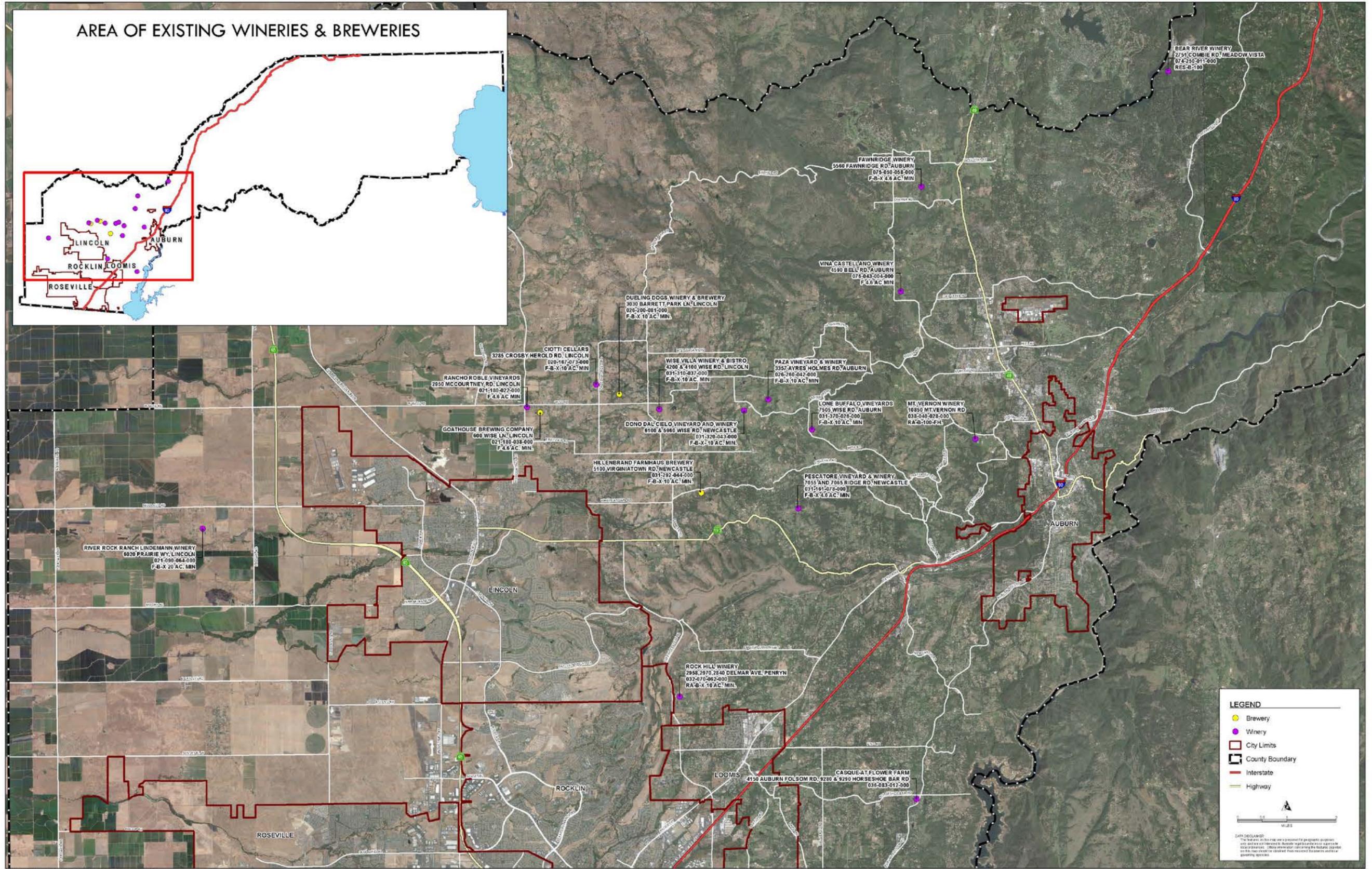
### **2.4 Summary of Proposed Ordinance Changes**

The draft Ordinance language includes the following substantive changes to the current Winery Ordinance:

- Add Definition of Farm Brewery to the Ordinance
- Add Definition of Boutique Facility to the Ordinance
- Define New 10-Acre Minimum Parcel Size
- Modify Event Definition
- Create Table Outlining Event Allowances, Maximum Capacity, and Use Permit Requirement
- Clarify Hours of Operation
- Update the standards for Potable Water and Waste Disposal
- Update the standards for Access Standards
- Add wineries as an allowable land use by-right in Resort zone district

Please refer to Attachment A for the full draft language of the proposed Winery and Farm Brewery Zoning Text Amendment. The following section will discuss certain, proposed text changes in further detail.

Figure 1  
Placer County Boundary in Relation to Current Winery/Farm Brewery Geographic Area



## Add Definition of Farm Brewery

In recent years, the Community Development Resource Agency has been asked to make a determination that farm breweries function similar to wineries. The agricultural product is grown and then processed on-site, the public may come to the site to sample and drink the product, and the venue may host promotional events to sell their product. Similar to wineries, the facility would be required to meet the same development standards, including agricultural planting minimums, parking, access, hours of operation, noise regulation, lighting, food facilities, tasting facilities, provision of water, and waste disposal. Events would be regulated under the same standards and guided under similar General Plan policy to promote agricultural operations and permit a wide variety of promotional and marketing activities for County-grown products in agricultural zone districts. For the purposes of acknowledging this niche within the growing craft beer industry, the following definitions are proposed to be added to the ordinance.

*“Brewery” means a bonded brewery facility comprising the building or buildings used to convert malted barley and hops to beer, and to process, bottle, store, and distribute and sell said beer. A brewery, for the purposes of this section, includes milling, mashing, lautering, boiling, whirlpooling, cooling, fermenting, conditioning, packaging or bottling, bulk and bottle storage, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and events.*

*“Farm Brewery” means a facility, for the brewing and bottling of beer that produces less than 15,000 barrels of product per year and grows hops and agricultural products necessary for making the beverage.*

The definition of a Farm Brewery would be added to Section B. Definitions, within Section 17.56.330. The intent of limiting the definition to this section is to acknowledge a regulatory framework needed for a Farm Brewery and distinguish this use from other brewery-type uses that are allowed in other zone districts under the “Restaurants and Bars” and “Food Products” land uses.

## Add Definition of Boutique Facility

The proposed project would define *boutique facility* as “a winery with annual production less than 2,500 cases, or a farm brewery with annual production less than 200 barrels.” The proposed project specifies that boutique facilities would be allowed in Residential Agricultural and Residential Forest zone districts subject to a Minor Use Permit; and Farm, Forest, and Agricultural Exclusive zone districts without a use permit. No events shall be allowed at a boutique facility other than those afforded with a Temporary Outdoor Event Permit in compliance with County Code Section 17.56.300.

## Define New 10-Acre Minimum Parcel Size

Currently, wineries are allowed without a use permit in Agricultural and Resource districts (Agricultural Exclusive (AE), Farm (F), and Forest (FOR)), the Heavy Commercial (C3) zone district, and Business Park (BP), Industrial (IN), and Industrial Park (INP) zone districts. Under the proposed project, wineries would continue to be allowed in these zones districts without a use permit. The only proposed change is that under the proposed ordinance, wineries would also be allowed without a use permit in the RES (Resort) Commercial zone district.

According to Section E.1. of the current Winery Ordinance, the minimum parcel size for establishment of a winery is 4.6 acres in the Agricultural and Resource (AE, F, FOR) zoning districts.<sup>1</sup> There is no parcel size

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<sup>1</sup> According to Section E.1. of the current Winery Ordinance, the minimum parcel size for establishment of a winery is also 4.6 acres for RA and RF zoning districts; but wineries in these zones are currently subject to an Administrative Review Permit, and under the proposed project, would be subject to a Minor Use Permit. As wineries in these two residential zones would continue not to be permitted by right; they are not discussed further.

minimum for the other zoning districts where wineries are currently allowed without a use permit (C3, BP, IN, and INP). Under the proposed project, a minimum parcel size of 10 acres would now be required for any new winery to be established without a use permit in the AE, F, and FOR zoning districts. The intent of increasing the minimum parcel size from a 4.6-acre minimum to 10-acre minimum in these zone districts is to reduce potential for conflict between neighboring residential land uses and commercial agricultural operations. Agricultural and some rural residential land uses are afforded the right to farm in accordance with Placer County Code Section 5.24.040. At the same time, noise- and traffic-generating promotional events, such as wine club events, have the potential to negatively affect adjacent land uses. The County has identified that a greater parcel size could alleviate these adverse effects for two main reasons. First, larger parcel sizes inherently create a natural buffer for noise when the use occurs in accordance with standard setbacks on the site. Second, the shift to allow these operations by right on parcels 10 acres or greater is consistent with counties from around the state.

Under the proposed project, the new category of farm breweries would be allowed on a minimum 10-acre parcel without a use permit in the AE, F, and FOR zoning districts, and with a Minor Use Permit in RA and RF Residential zoning districts.

### Modify Event Definition

As noted previously, a primary reason for revisiting the ordinance was to relax the requirements to hold events; predominantly the types of events that are an inherent part of the member-based business model that wineries leverage to sell their product. The County has determined that it is critical to establish a clearer definition of events for two main reasons: 1) General Plan policy cites promotion of agricultural operation and the marketing of County-grown products as key components to enhancing the economic viability of Placer County agricultural operations, as well as the preservation and protection of agricultural lands; and 2) several comments regarding the inadequacy of the “event” definition were made during the Initial Study/ND comment period for the 2016 draft ordinance.

Vintners expressed that a small part of their business model is to hold private events where the consumer is required to purchase a certain amount of wine per attendee as a requirement of utilizing the facility. The proposed definition clarifies that these events, with fewer than 50 people at one time, and where only the winemaker’s wine is sold, could be considered promotional in nature. The redefinition of “event” under the proposed amendments now distinguishes between Agricultural Promotional Events and Special Events, as follows:

*An “Agricultural Promotional Event” is directly related to the education and marketing of wine and craft beer to consumers including but not limited to winemaker/brewmaster dinners, release parties, membership club parties, and private parties where the only alcohol served is produced by the winery/farm brewery. An Agricultural Promotional Event accommodates 50 people or less. There are limited occurrences when greater than 50 people are in attendance and those shall be regulated in the same manner as a Special Event. See Table 1.*

*A “Special Event” is an event of greater than 50 people where the agricultural-related component is subordinate to the primary purpose of the event. Included in this definition are events such as private parties, fundraisers, social or educational gatherings where outside alcohol is allowed, and events where the property owner is compensated in exchange for the use of the site and facility (referred to as a facility rental). Special Events do not include industry-wide events, the normal patronage of a tasting room, and private gatherings of the owner where the general public does not attend.*

Whereas the currently adopted ordinance restricts the number of promotional events at each facility to six per year, subject to first securing an Administrative Review Permit, the proposed project redefines “event” to distinguish between Agricultural Promotional Events and Special Events. A Special Event would continue to be limited in number, similar to the current ordinance. Agricultural Promotional Events, on the other hand, would not be limited in number, though each event must not exceed 50 attendees at any given time.

Create Table Outlining Event Allowances, Maximum Capacity, and Use Permit Requirement

Under the proposed project, maximum attendance at winery and farm brewery events is now limited based upon parcel size (see Table 1). The number of Special Events and Agricultural Promotional Events with attendance greater than 50 is also limited based upon parcel size. Based upon the data in Table 1 and Section F of the proposed Zoning Text Amendment, *Continuing Applicability of Use Permits*, it is important to understand that existing wineries on small parcels (4.6-9.9 acres) in the County would not be allowed to conduct more than six promotional events per year under the new Ordinance, unless they obtain a Minor Use Permit or modification of any pre-existing permit from the County. Given that small wineries are already allowed six events under the currently adopted Ordinance (with an Administrative Review Permit), there is no net change to the operations of wineries on small parcels associated with the proposed Winery and Farm Brewery Zoning Text Amendment. Thus, wineries on small parcels will not be evaluated in this EIR.

<b>Table 1 Maximum Special Events Allowed Per Year<sup>[1]</sup></b>			
<b>Parcel Size (Acre)</b>	<b>Max Attendees (Excluding Staff)</b>	<b>Max Special Events / Year</b>	<b>Use Permit Requirement</b>
<b>4.6-9.9</b>	50	6	MUP <sup>[2]</sup>
<b>10-20</b>	100	6	C
<b>20+</b>	200	12	C

*[1] Agricultural Promotional Events with attendance greater than 50 are limited per this Table.*  
*[2] A Minor Use Permit is required for a Winery or Farm Brewery for parcels 4.6-9.9 acres in size in Zone Districts where allowed by the Land Use and Permit Table (Section 17.06.050). This use permit will consider conditions for events as limited by this table.*  
*C = Zoning Clearance (Placer County Code Section 17.06.050)*  
*MUP = Minor Use Permit (Placer County Code Section 17.06.050)*

Clarify Hours of Operation

The currently adopted Winery Ordinance does not specify allowable hours of operation. Typical tasting hours at today's wineries occur between 10am and 6pm, while special extended tasting hours or other events continue into the evening and end by 8pm Sunday-Thursday and 10pm Friday-Saturday. Codifying tasting hours is one way to regulate that the facilities are for sampling the product and typically would not operate into the evening. The Winery and Farm Brewery Zoning Text Amendment proposes the following:

*All facilities shall be allowed to conduct normal tasting hours from 10am-6pm. Events shall be allowed from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday. If a winery or farm brewery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance or has an existing permit and is lawfully operating, limits on hours of operation will be in accordance with the conditions placed on those entitlements.*

Update Potable Water and Waste Disposal Sections

*Potable Water*

The currently adopted ordinance requires the facility owner to provide bottled water for consumption if more than 24 people in a 60-day period are served, unless otherwise approved by the County Environmental Health Division.

The Zoning Text Amendment proposes to clarify potable water standards in accordance with State regulations. For example, if a facility serves more than 24 people daily, 60 days or more per year, then a public water system shall be required. The type of public water system would be a Transient-Non-community water system, which includes restaurants, campgrounds, small wineries, motels and other non-residential facilities. Such a public water system requires a permit from the State Water Resources Control Board Division of Drinking Water.

### *Waste Disposal*

The Zoning Text Amendment clarifies that winery or farm brewery process wastewater is prohibited from being discharged to a septic system. A Waste Discharge Permit or Waiver of Waste Discharge issued by the Regional Water Quality Control Board is required prior to building permit issuance if the wastewater will not be discharged into a community sewer system, but rather an alternative form of discharge would be used, such as land application.

Additionally, the Zoning Text Amendment clarifies that a separate septic system needs to be provided if a winery or farm brewery has buildings with plumbing.

### Update Access Standards Section

The Zoning Text Amendment requires facilities open to the public and having access from a County-maintained road to construct to a paved commercial encroachment standard per the County Land Development Manual (LDM) engineering design plates.

For facilities that are accessed by non-County maintained roads, the owner would be required to obtain an encroachment permit from the County to update ingress, egress, and sight-distance per the County LDM engineering design standards and serving Fire District requirements where the non-County maintained road connects to a County-maintained road, if existing conditions do not already meet standards.

### Add Wineries as Allowable Use by-right in Resort Zone District

The Zoning Text Amendment would allow a winery to be developed by-right in the Resort (RES) Zone District. This zone district accommodates commercial land uses and is typically found in mountainous areas, water-oriented areas, or other areas with commercial recreation potential. The RES-zoned properties within western Placer County, where new facilities could be expected based upon factors such as elevation, soil type, etc., are limited to twenty-six parcels, five of which are vacant.

## **2.5 Adoption and Implementation**

The proposed project will be considered by the Planning Commission with final adoption of the revised Winery and Farm Brewery Zoning Text Amendment by the County Board of Supervisors (BOS). The following actions will be required:

1. Certification of the EIR for the proposed project by the County BOS
2. Adoption of the Winery and Farm Brewery Zoning Text Amendment by the County BOS

## **2.6 Framework of EIR Analysis**

The changes proposed to the currently adopted Winery Ordinance help inform what would be the appropriate framework of the environmental analysis contained in the EIR. The framework of the environmental analysis would be as follows:

1. The EIR will focus on the potential physical environmental impacts associated with the ability to conduct Agricultural Promotional Events, which are not limited in number by the proposed Zoning Text Amendment.

- a. The County will identify a reasonable, conservative assumption of the number of Agricultural Promotional Events that may occur at each facility over the course of one day, based upon input from stakeholders.
2. The EIR analysis regarding how the proposed ordinance would change operations at existing facilities, and potentially result in increased environmental impacts, will focus on the existing Medium (10- to 20-acre) and Large (>20 acres) parcel-sized wineries/farm breweries, where Agricultural Promotional Events would be allowed by-right. This includes the following existing facilities:

Medium Parcel Size (10- to 20-acre)

- Wise Villa Winery and Bistro
- Lone Buffalo Vineyards
- Rancho Roble Vineyards
- Vina Castellano Winery
- Rock Hill Winery
- Goathouse Brewery
- Hillenbrand Farmhaus Brewery

Large Parcel Size (>20 acres)

- Mt. Vernon Winery
- Dono Dal Cielo Vineyard and Winery

3. All future winery/farm brewery applications would be subject to the proposed Winery and Farm Brewery Zoning Text Amendment. Under the proposed project, these future facilities would now be afforded the ability to host an unlimited number of Agricultural Promotional Events and large wineries/breweries would be afforded the ability to host 12 Special Events each year (an increase of six per year). Therefore, while the Zoning Text Amendment would not be expected to directly induce the development of additional medium or large wineries/farm breweries, the proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events and Special Events that may occur at future wineries/farm breweries. As a result, this EIR will evaluate the potential environmental effects associated with the ability to conduct Agricultural Promotional Events and Special Events at future wineries/farm breweries subject to the proposed project.
  - a. In order to perform such an evaluation, the County will identify an assumed annual rate of growth of wineries/farm breweries based upon historic winery growth in Placer County, and winery growth data from comparable counties. The forecast period for this cumulative analysis will be 20 years.
4. The EIR will evaluate the net change that would allow wineries in the RES Commercial zoning district without a use permit.
5. The EIR will evaluate the net change that would allow up to six additional Special Events (12 total) or Agricultural Promotional Events with attendance >50, at facilities on large parcels (>20 acres).

### **3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

Based upon the Initial Study analysis conducted for the proposed project (see Attachment B to this NOP), the County anticipates that the EIR will contain the following chapters. Each chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the Placer County General Plan and the Placer County General Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Land Use and Planning
- Noise
- Transportation and Circulation
- Utilities and Service Systems
- Alternatives
- Cumulative Impacts

The following paragraphs discuss the anticipated analyses that will be included in the EIR.

*Agricultural Resources.* The Agricultural Resources chapter of the EIR will focus on the existing wineries and farm breweries and the potential for increased by-right events, allowable under the proposed project, to induce conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Any conflicts with existing zoning for agricultural use or Right-to-Farm ordinances will also be identified.

The chapter will also include a programmatic discussion of future wineries and farm breweries subject to the Winery and Farm Brewery Zoning Text Amendment and potential agricultural resources impacts associated with additional by-right events that would be allowable at these future facilities. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

*Air Quality.* The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Using trip generation data provided by the project traffic consultant, the air quality impact analysis will include a quantitative assessment of operational increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM10). The project's cumulative contribution to regional air quality will be discussed, based on the modeling conducted at the project level. The significance of air quality impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD) adopted significance thresholds, which will be used to determine significance for criteria pollutants. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. *For the Greenhouse Gas Emissions Analysis, see the Cumulative Impacts and Other Statutorily Required Sections chapter below.*

The chapter will also include a programmatic discussion of future wineries and farm breweries subject to the proposed project and potential air quality impacts associated with additional by-right events that would be allowable at these future facilities. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

*Biological Resources.*

The Biological Resources chapter of the EIR will evaluate the existing winery/farm brewery properties to determine if sensitive habitats could be present; however, this analysis will be performed at a broad-scale given that the proposed Zoning Text Amendment would not be expected to lead to the direct physical alteration of the existing wineries and farm brewery, such that any on-site biological resources could be disturbed. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two facilities on parcels greater than 20 acres, an additional six special events per year. The chapter will evaluate the potential for increased activity to result in indirect effects to biological resources, such as the disruption of wildlife.

The chapter will also include a programmatic discussion of future wineries and farm breweries subject to the proposed project and potential indirect biological resources impacts associated with additional by-right

events that would be allowable at these future facilities. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

Cultural Resources. The Cultural Resources chapter of the EIR will evaluate the cultural resources sensitivity of the existing winery/farm brewery properties; however, this analysis will be performed at a broad-scale given that the proposed Zoning Text Amendment would not be expected to lead to the physical alteration of the existing wineries and farm brewery, such that any on-site, unknown cultural resources could be disturbed. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two facilities on parcels greater than 20 acres, an additional six special events per year. Such by-right allowances would not directly result in the subsurface disturbance of cultural resources.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the disturbance of cultural resources. The Cultural Resources chapter will generally evaluate the sensitivity of these properties to contain historical, archaeological, paleontological, and/or tribal cultural resources.

Land Use and Planning. The Land Use and Planning chapter will evaluate the consistency of the proposed project with the County of Placer's adopted plans and policies, and discuss any land use compatibility issues resulting from increased by-right events allowable under the proposed project. To establish baseline information for this chapter, existing land uses on properties that are adjacent to existing wineries/farm brewery will be identified, as well as the existing zoning and General Plan land use designations for these properties. This baseline information will facilitate the EIR discussion regarding the potential for land use compatibility issues to arise from adoption and implementation of the Zoning Text Amendment.

The chapter will also include a programmatic discussion of future wineries and farm breweries subject to the proposed project and potential land use and planning impacts associated with additional by-right events that would be allowable at these future facilities. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

Noise. The Noise chapter will be based on a project-specific technical noise report. The noise report will identify all significant noise impacts to nearby sensitive receptors due to the additional by-right events allowable under the proposed project. Significant noise impacts will be identified if the project-generated traffic or on-site activities result in a significant increase in noise levels at existing noise-sensitive land uses in the project vicinity, or exceedance of the applicable noise standards. The identification of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of insignificance.

The chapter will also include a programmatic discussion of future wineries and farm breweries subject to the proposed project, and whether additional by-right events at future wineries and farm breweries could result in noise impacts. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

Transportation and Circulation. The Transportation and Circulation chapter will be based on a Traffic Impact Study (TIS) prepared specifically for the proposed project. The TIS will analyze increased traffic resulting from additional by-right events allowable under the proposed project, including impacts to study roadway and intersection capacity, as well as road safety.

The following arterial and collector streets lie in the area of the existing wineries and farm brewery:

#### Rural Arterial

1. Wise Road from SR 65 to Mt Vernon Road
2. Nicolaus Road from Sutter County line to Lincoln City limits
3. McCourtney Road from Wise Road to Riosa Road

4. Sierra College Blvd from Taylor Road to English Colony Road
5. Placer Hills Road from I-80 to Crother Road
6. Auburn Folsom Road from Dick Cook Road to Horseshoe Bar Road
7. Horseshoe Bar Road from Val Verde Road to Auburn Folsom Road

#### Rural Collectors

8. Wise Road from Ophir Road to Mt. Vernon Road
9. Bell Road from Joeger Road to Lone Star Road
10. Bald Hill Road from Lozanos Road to Mt. Vernon Road
11. Baxter Grade Road from Wise Road to Mt. Vernon Road
12. Combie Road from Placer Hill Road to end
13. Chili Hill Road from Lozanos Road to Gold Hill Road
14. Del Mar Avenue from Sierra College Blvd to English Colony Road
15. Fowler Road from SR 193 to Fruitvale Road
16. Fruitvale Road from Hungry Hollow Road to Gold Hill Road
17. Gold Hill Road from SR 193 to Wise Road
18. Millertown Road from Wise Road to Mt. Vernon Road
19. Ridge Road from Gold Hill Road to Taylor Road
20. Mt Vernon Road from Joeger Road to Wise Road
21. Mt Vernon Road from Bald Hill Road to Auburn City limits
22. Virginiatown Road from Lincoln limits to Fowler Road

Up to twenty-two (22) 24-hour traffic counts will be conducted on arterial and collector streets to supplement available data. Additional counts on local roads may be needed given their provision of access to specific wineries, as follows:

1. Maverick Lane south of Nicolaus Road
2. Fleming Road from Gladding Road to McCourtney Road
3. Ayers Holmes Road from Mt. Vernon Road to Wise Road
4. Cramer Road from Bell Road to SR 49
5. Crosby Road from Wise Road to Mt. Pleasant Road

Peak hour intersection turning movement data will be collected at key intersections, including but not necessarily limited to:

1. Joeger Road/Bell Road
2. SR 49 / Cramer Road
3. Placer Hills Road / Combie Road
4. Sierra College Blvd. / Delmar Road
5. Wise Road / Crosby Herold Road
6. Mt. Vernon Road / Atwood Road
7. Wise Road / McCourtney Road
8. Wise Road / Garden Bar Road
9. SR 193 / Fowler Road
10. SR 193 / Gold Hill Road
11. Lozanos Road / Wise Road

The TIS will evaluate the following scenarios: Existing, Existing Plus Project, Cumulative, and Cumulative Plus Project. The cumulative analysis will address long-term (20-year) conditions that reflect an assumed annual growth of wineries and farm breweries, as well as other reasonably foreseeable development that may contribute related traffic to the study intersections and roadways. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

Utilities and Service Systems. The Utilities and Service Systems chapter will summarize setting information for water, sewer, and solid waste services. The chapter will address the proposed water and sewer demand

associated with additional by-right events allowable under the proposed project at existing facilities and whether the existing service providers can accommodate this demand within their existing systems.

The chapter will also include a programmatic discussion of future wineries and farm breweries subject to the proposed project, and whether additional by-right events at future wineries and farm breweries could result in impacts to utilities. The ability to locate new facilities by-right in the RES zone, and potential associated impacts, will also be addressed.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including the No Project Alternative. The Alternatives will be selected when more information related to project impacts is available, so the alternatives can be designed to reduce significant project impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed.

Cumulative Impacts and Other Statutorily Required Sections. In accordance with Section 15130 of the CEQA Guidelines, the EIR will include an analysis of the cumulative impacts for each CEQA topic evaluated at a project-level in the EIR. In addition, pursuant to CEQA Guidelines Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. The chapter will also include a discussion of the project's energy efficiency per Appendix F of the CEQA guidelines. Included in the cumulative impacts analysis for the proposed project will be a discussion of global climate change/greenhouse gas emissions (GHG). The analysis will include a quantitative estimate of operational GHG emissions attributable to the additional by-right events that would be allowable under the proposed project. The thresholds for the GHG analysis will be consistent with PCAPCD's recently adopted thresholds.

#### ATTACHMENTS

- Attachment A: Proposed Zoning Text Amendment
- Attachment B: Initial Study & Checklist

# ATTACHMENT A

## 17.56.330 Wineries and Farm Breweries.

A. Purpose. The purpose of this section is to provide for the orderly development of wineries and farm breweries within agricultural zoning districts and certain commercial, industrial and residential zoning districts, and to encourage the economic development of the local agricultural industry, provide for the sampling and sales of value-added products, and protect the agricultural character and long-term agricultural production viability of agricultural lands.

B. Definitions.

~~“Administrative review permit” See Zoning Ordinance Section 17.58.100.~~

An “Agricultural Promotional Event” is directly related to the education and marketing of wine and craft beer to consumers including but not limited to winemaker/brewmaster dinners, release parties, membership club parties, and private parties where the only alcohol served is produced by the winery/farm brewery. An Agricultural Promotional Event accommodates 50 people or less. There are limited occurrences when greater than 50 people are in attendance and those shall be regulated in the same manner as a Special Event. See Table 1.

“Boutique Facility” is a winery with annual production less than 2,500 cases, or a farm brewery with annual production less than 200 barrels.

~~“Conditional use permit” See Zoning Ordinance Section 17.58.130.~~

“Farm Brewery” is a facility, for the brewing and bottling of beer that produces less than 15,000 barrels of product per year and grows hops and agricultural products necessary for making the beverage on-site.

“Large winery” refers to a winery with annual production of twenty thousand (20,000) cases or greater.

~~“Minor use permit” See Zoning Ordinance Section 17.58.120.~~

~~“Promotional event” means an event, sponsored by the property owner, an association of agricultural property owners, or similar organizations formed to assist the agricultural industry in the area, to promote the sale of Placer County wines, and which is intended to allow for the sampling and direct marketing and sales of wines produced on the premises or produced elsewhere from grapes grown on site. Such events include “winemaker’s dinners.”~~

“Public tasting” refers to wine sampling by the general public.

“Small winery” refers to a winery with annual production less than twenty thousand (20,000) cases.

“Special Event” is an event of greater than 50 people where the agricultural-related component is subordinate to the primary purpose of the event. Included in this definition are events such as private parties, fundraisers, social or educational gatherings where outside alcohol is allowed, and events where the property owner is compensated in exchange for the use of the site and facility (referred to as a *facility rental*). Special Events do not include industry-wide events, the normal patronage of a tasting room, and private gatherings of the owner where the general public does not attend.

“Temporary outdoor events” are events that are of limited duration and located primarily outdoors. If any buildings are used for the event, such use shall not exceed the occupancy load. ~~Two events per year~~ Events can be authorized on any given site

through the Temporary Outdoor Event Permit process as described in Section 17.56.300(B)(1)(b). Any such authorization would be in addition to the promotional events authorized by this section.

“Wine case” contains twelve (12) standard wine bottles (750 milliliters each).

“Winery” means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery, for the purposes of this section, includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events.

- C. **Permit Requirements for Wineries and Farm Breweries.** The permit requirements for wineries these facilities and accessory uses are set forth below.

	Zone districts									
	Commercial					Industrial				
	CPD	C2	C3	HS	C1	RES	AP	BP	IN	INP
Winery Production < 20,000 Cases	CUP	MUP	€	-	-	-	-	€	€	€
Winery Production > 20,000 Cases	-	-	MUP	-	-	-	-	MUP	MUP	MUP
Wholesale and Retail Sales of Wine and Grape Products	CUP	€	€	€	€	€	MUP	€	€	€
Wine Tasting and Retail Sales of Wine-related Merchandise	CUP	€	€	€	€	€	MUP	€	€	€
Promotional Events up to 6/year	CUP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP

Residential Zoning Districts (Residential Agriculture and Residential Forest only)	
Winery Production < 20,000 Cases	ARP
Winery Production > 20,000 Cases	MUP
Wholesale and Retail Sales of Wine	ARP
Wine Tasting and Retail Sales of Wine-related merchandise	ARP
Promotional Events Up to 6/year	ARP

<b>Agricultural and Resource Districts</b> <b>(Agricultural Exclusive, Farm, Forestry, Timberland Production only)</b>	
Winery Production <20,000 Cases	C
Winery Production >20,000 Cases	MUP
Wholesale and Retail Sales of Wine Grown or Produced on Premises	C
Wine Tasting and Retail Sales of Wine-Related Merchandise	C
Promotional Events Up to 6/year	ARP

	<u>Commercial</u>						<u>Industrial</u>				<u>Residential</u>		<u>Agriculture and Resource<sup>[1]</sup></u>		
	<u>CPD</u>	<u>C2</u>	<u>C3</u>	<u>HS</u>	<u>C1</u>	<u>RES</u>	<u>AP</u>	<u>BP</u>	<u>IN</u>	<u>INP</u>	<u>RA</u>	<u>RF</u>	<u>AE</u>	<u>F</u>	<u>FOR</u>
<u>Small Winery</u> <u>0-20,000 cases</u>	<u>CUP</u>	<u>MUP</u>	<u>C</u>			<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Large Winery</u> <u>20,000+ cases</u>			<u>MUP</u>					<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>
<u>Boutique Facility</u>											<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Farm Brewery</u> <u>0-15,000 barrels</u>											<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Wholesale and Retail Sales of Wine, Grape or Beer Products On-Site</u>	<u>CUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tasting Room and Retail Sales of Wine- or Beer - Related Merchandise</u>	<u>CUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>

[1] Minor Use Permit required for facility proposed on 4.6-9.9 acres.

<b>KEY TO PERMIT REQUIREMENTS</b>	
Zoning Clearance required (Section 17.06.050)	C

Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Use not allowed	

D. **Winery and Farm Brewery Uses:** The following provisions apply to all wineries and farm breweries, accessory structures, and accessory uses:

**1. General Provisions.**

The primary purpose of the winery or farm brewery shall be to process wine grapes and hops grown on the property.

- a. **Minimum Parcel Size.** The minimum parcel size for establishment of a winery or farm brewery is ten acres in the Farm, Forest, and Agricultural Exclusive, Residential Agricultural, and Residential Forest zone districts. Wineries proposed in Forest, Farm, and Agricultural Exclusive zone districts shall also be allowed on a minimum 4.6 acre parcel subject to a Minor Use Permit.
  - (i) A Minor Use Permit may be waived if a minimum of ten contiguous acres is under the same ownership and deed restricted to preclude their separate sale, and if the structures related to the use meet the standards for the base zone district.
  - (ii) A Minor Use Permit may be waived if only processing as a small winery is proposed in Forest, Farm, and Agricultural Exclusive zone districts for parcels 4.6-9.9 acres. Minimum agricultural requirements must still be met. No on-site sales, tasting, or public access shall be allowed either directly or by appointment.
- b. **Minimum Agricultural Requirement.** In the Residential, Resource and Agricultural zoning districts where wineries and farm breweries are allowed, at least two acres on-site of planted vineyard, hop yard, or other agriculture related to beverage production is required. Planting densities should be consistent with what is found in the Sierra Nevada Foothills.

**2. Tasting Facilities.**

- a. **Wine and Beer Sales.** The tasting facility is primarily for the marketing and sale of the agricultural products produced at the facility. Wine products shall be limited to those produced, vinted, cellared or bottled by the operator or grown on the premises, and custom crushed at another facility for the operator. Tasting shall be in accordance with the current winery Liquor License issued by the California Alcohol Beverage Control Agency. Incidental sales of wine and beer-related merchandise and food shall be allowed subject to the requirements of California State Law.
- b. **Agricultural Promotion.** Tasting facilities may include agricultural promotional activities sponsored by a winery or farm brewery, and intended

for the promotion and sale of the facility's product. These include Agricultural Promotional Events, as defined in Subsection B. above.

3. **Special Events.** Special Events, as defined in Subsection B. above, are allowed in accordance with the following standards.

a. **Number allowed.** The number of Special Events allowed and capacity limitations shall be subject to the following table.

Table 1: Maximum Special Events Allowed Per Year<sup>[1]</sup>

<u>Parcel Size (Acres)</u>	<u>Max Attendees (excluding staff)</u>	<u>Max Special Events/Year</u>	<u>Use Permit Requirement</u>
<u>4.6-9.9</u>	<u>50</u>	<u>6</u>	<u>MUP<sup>[2]</sup></u>
<u>10-20</u>	<u>100</u>	<u>6</u>	<u>C</u>
<u>20+</u>	<u>200</u>	<u>12</u>	<u>C</u>

[1] Agricultural Promotional Events with attendance greater than 50 are limited per this Table.

[2] A Minor Use Permit is required for a Winery or Farm Brewery for parcels 4.6-9.9 acres in size in Zone Districts where allowed by the Land Use and Permit Table (Section 17.06.050). This use permit will consider conditions for events as limited by this table.

b. **Temporary Outdoor Event.** Special Events, industry-wide events, or other functions where the number of attendees will exceed the allowances in Table 1 above and are held no more than six times per calendar year, may be allowed as required by Section 17.56.300 B. (Temporary Uses and Events).

E. **Development and Operational Standards.** The following development and operational standards shall apply to all wineries and farm breweries, and expansions of existing lawfully operating facilities. If a winery or farm brewery is required to have a Use Permit by this ordinance, those standards will be applied in accordance with the conditions placed on those entitlements. ~~These standards will be applied with flexibility to encourage activities for the protection and preservation of agriculture wine grape growing, consistent with the agricultural use of the property. For wineries on commercially and industrially-zoned parcels, commercial standards will apply. Wineries established prior to the adoption date of this ordinance will be afforded maximum flexibility in establishing reasonable standards when adding new uses.~~

~~1. General.~~

~~a. The primary purpose of the winery shall be to process wine grapes grown on the winery property or on other local agricultural lands as delineated in the Food and Agriculture Code as grape pricing District 10. District 10 encompasses Placer, Nevada, El Dorado, Amador, Tuolumne and Mariposa Counties. In the Residential, Resource and Agricultural zoning districts where wineries are allowed, at least one acre of planted vineyard on site is required, unless the Agricultural Commissioner makes a~~

determination that a functional equivalent occurs (i.e. winery is contracted to receive a substantial portion of the winery production capacity from locally produced vineyards).

b. Retail sales of wine fruit products shall be limited to those produced, vinted, cellared or bottled by the winery operator or grown on the winery premises, and custom crushed at another facility for the winery operator.

c. The minimum parcel size for establishment of a winery is 4.6 acres in the Residential, Resource and Agricultural zoning districts where wineries are allowed.

2.1. **Parking.** The following parking standards shall apply to wineries:

a. ~~Small Wineries.~~ If public tasting is proposed, a minimum of five permanent parking spaces shall be provided.

b. ~~Large Wineries.~~ The minimum number of required parking spaces as indicated below shall be provided.

Table 2: Minimum Parking Requirements

<u>Use Type</u>	<u>Parking Required</u>
Areas for use by or for patrons, including tasting rooms and reception areas	One space per 300 square feet
Offices or administration areas	One space per 300 square feet
Production, storage or warehousing areas	One space per 1,500 square feet
Promotional Event parking <sup>[1]</sup>	One space per 2.5 persons

[1] Event size is limited to the number of available on-site parking spaces as required by the parking standards below.

a. On-site parking space sizes and drive aisles shall be designed in accordance with Section 17.54.070 Design and Improvement of Parking.

b. On-site parking may be an aggregate base all weather surface that can support a 75,000 pound vehicle.

a.—c. Temporary overflow parking may be utilized in conjunction with Temporary Outdoor Events as described in Section 17.56.300(B) (1) (b).

~~3.~~ **2. Access Standards.**

~~a. Access roads to winery structures shall meet state and local fire safe standards as determined by the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level of use, site constraints, turnout opportunities, road length, slope, and other site-specific issues.~~

b. ~~Access—County-Maintained Roads. If a winery is accessed from a county-maintained highway, an encroachment permit may be required to address ingress, egress and sight-distance requirements.~~

c. ~~Access—Non-County Maintained Roads. If a winery is accessed by a private road, the applicant shall provide reasonable proof of access rights as determined by the engineering and surveying division.~~

a. **County-Maintained Roads**

(i) A paved commercial standard encroachment shall be required to address County Land Development Manual ingress, egress, and sight-distance engineering design standards and serving Fire District requirements.

b. **Non-County Maintained Roads**

(i) An encroachment permit shall be required to address County Land Development Manual ingress, egress, and sight-distance engineering design standards and serving Fire District requirements where the non-County maintained road connects to a County maintained road, and if the applicable standards are not already met.

(ii) If a winery or farm brewery has public tasting and is accessed by a private road, the applicant shall provide proof of access rights as determined by the County and an affirmative written statement of the legal right to access and use said road for the purposes of the requested facility. The owner must also obtain written approval of the governing board of the applicable road maintenance association or homeowners association. If no governing body or association exists, written approval from a majority of the individuals who have access rights to the road shall be required. The owner shall include with said statement the proposal for road maintenance or provide evidence of an existing road maintenance agreement. The owner shall be required to indemnify the County for any claims resulting from said road access.

(iii) The facility must obtain written approval of the governing board of the applicable road maintenance association or homeowners association. If none exists, written approval from a majority of the individuals who have access rights to the road shall be required.

c. Driveway shall have a minimum access width of 20 feet to the facility structure, provide adequate turnaround, and be either paved or surfaced with an approved alternative all-weather material, or as required by the serving Fire District. Access roads to a winery or farm brewery shall comply with County Code, State and local Fire Safe Standards as determined by the County and the serving Fire District.

d. A Design Exception Request prepared by a Professional Civil Engineer registered in the State of California may be submitted and reviewed by the ESD

and DPWF on a case-by-case basis for modification to the County standards, dependent upon justification for a deviation to the standard(s), a review of alternatives, and meeting minimum safety requirements.

### 3. Hours of Operation.

- a. All facilities shall be allowed to conduct normal tasting hours from 10am-6pm. Events shall be allowed from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday. If a winery or farm brewery is required to have a Minor Use Permit or Conditional Use Permit by this ordinance or has an existing permit and is lawfully operating, limits on hours of operation will be in accordance with the conditions placed on those entitlements.

### 4. Noise Regulations.

- a. All winery and farm brewery facilities shall be subject to Placer County Code Article 9.36 (Noise Ordinance).

### 5. Lighting.

- a. All lighting for wineries and farm breweries shall be consistent with the Rural Design Guidelines for Placer County and shall be Dark-Sky compliant as specified by the International Dark-Sky Association.

### 6. Food Regulations.

- a. Service and/or preparation of food in an existing or new tasting room shall be subject to prior approval and applicable permitting by Environmental Health. If food is prepared on-site, wineries shall have a commercial kitchen. The kitchen shall only be used in conjunction with on-site events and shall comply with all conditions for a commercial kitchen as specified by the Environmental Health Division. If a winery or farm brewery is required to have a Minor Use Permit or Conditional Use Permit by this ordinance or has an existing permit and is lawfully operating, food regulations will be in accordance with those entitlements. Restaurants are not allowed as part of the winery or farm brewery, unless otherwise allowed in accordance with Section 17.06.050 Land Use and Permit Tables.

Depending on site conditions and resources, options for food service may include a self-contained mobile food facility (food truck); food prepared by a caterer at their approved facility and then plated at facility; a food booth operated by the facility at a temporary outdoor event; a market to sell pre-packaged foods from approved sources; and a commercial kitchen.

- ~~3. Potable Water. If the winery is served by well water and there are more than twenty-five (25) people on-site in a sixty (60) day period, employees and guests shall be provided with bottled water for consumption, unless otherwise approved by the County Environmental Health Division. Well water shall meet potable water standards for the purposes of dishwashing and hand washing.~~

### 7. Potable Water.

- a. A public well and small public water system annual permit shall be required if the facility serves more than 24 people, 60 days or more per year, as required by California Code of Regulations Title 17 and Title 22 of the California Safe Drinking Water Act. The public well shall be required for tasting facilities that allow unlimited Agricultural Promotional Events with 50 persons and fewer. For any tasting facility with occupancy of 25 or more, or if food is prepared at the facility, the standard shall automatically apply.

Alternatively, an approved domestic well can be used under the following conditions:

- i. Environmental Health has documentation that the well has a 20 foot annular seal installed under permit (Department of Water Resources Drilling Report).
- ii. Environmental Health conducts a sanitary inspection and the water is tested to demonstrate potability.
- iii. The facility owner certifies that the well will not serve more than 24 people, 60-days or more per year.

Note: Residential (Class I) wells cannot be converted into a public well (Class II) due to State construction standards.

#### ~~5. Waste Disposal:~~

- ~~a. Solid Waste. All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions. Pomace, culls, lees, and stems may be recycled, onsite in accordance with the report of waste discharge approved for each individual winery by the regional water quality control board.~~
- ~~b. Winery Production Waste. Standards for waste disposal shall be set, where applicable, by the regional water quality control board and shall be stipulated in the report of waste discharge.~~
- ~~c. On-site Sewage Disposal. If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with County Code Chapter 8.24 and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the county environmental health division for temporary and promotional events.~~

#### 8. Waste Disposal.

- a. Septic Systems. If a winery or farm brewery has buildings with plumbing, the buildings must be served by an individual septic system sized and designed for the intended use. Occupancy and use of the building determines the size of the septic system. The minimum size of a septic system is 300 gallons per day. Food preparation and dishwashing may increase the septic system size and require a grease interceptor.

- b. **Solid Waste.** All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions. Pomace, culls, lees, and stems may be recycled on-site in accordance with the Report of Waste Discharge approved for each individual winery by the Regional Water Quality Control Board.
- c. **Winery/Farm Brewery wastewater** is prohibited from being discharged to the septic system. A Waste Discharge Permit or Waiver of Waste Discharge issued by the Regional Water Quality Control Board is required prior to building permit issuance.
- d. **On-site Sewage Disposal.** If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with County Code Chapter 8.24 and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the County Environmental Health Division for temporary.

## **9. Boutique Facility**

- a. **Zone District.** The operation shall be allowed as set forth in Section C. of this ordinance.
- b. **Agricultural Promotion.** No events are allowed other than those afforded with a Temporary Outdoor Event Permit in compliance with Section 17.56.300 B. (Temporary Uses and Events).

~~— 6. — Tasting Facilities. The primary focus of the tasting area shall be the marketing and sale of the wine and grape products produced at the winery. Incidental sales of wine-related merchandise and food shall be allowed subject to the requirements of the California Retail Food Code.~~

~~— 7. — Promotional Events.~~

~~— a. — Application Requirements. The application shall include the following information:~~

- ~~— i. — Number of annual events,~~
- ~~— ii. — Estimated number of participants,~~
- ~~— iii. — Description of parking and circulation, and~~
- ~~— iv. — Sanitation provisions.~~

~~— b. — Standards.~~

~~— i. — Duration. No single promotional event shall exceed more than two consecutive days.~~

~~— ii. — Parking Requirements. Temporary, overflow parking may be utilized. The applicant shall demonstrate to the development review committee the ability to provide safe access and parking, including providing attendants to monitor proper parking and access road clearance for emergency vehicles.~~

~~— iii. — Noise Standards. Any promotional event proposing outdoor amplified music shall be subject to Placer County Code Article 9.36 (Noise Ordinance).~~

**E. F. Continuing Applicability of Minor Use Permits and Existing Legal Operations.** To the extent a minor use permit or administrative review permit was approved for uses on a parcel or parcels as required under the provisions of this Zoning Ordinance in effect as of ~~September 23, 2008~~[hearing date 2018], and to the extent that use would be required to obtain a ~~minor use permit or an administrative review permit~~ under the provisions of this Zoning Ordinance in effect after ~~October 22, 2008~~[adoption date 2018], the conditions of the ~~minor use permit~~ shall continue to apply in full force and effect. Any proposed new or additional use shall be subject to compliance with the provisions of this Zoning Ordinance in accordance with Section 17.02.030 herein and all other applicable provisions of the Placer County Code.

For those legal uses established under the provisions of the Zoning Ordinance in effect prior to [adoption date 2018], uses limited to production and tasting shall be allowed in accordance with current developments standards as determined by the County. At such time any proposed new or additional use is proposed, the project would be reviewed under the provisions of the current ordinance.

**F. G. Special Notice Requirements.** For all applications for a winery or farm brewery activity that is requested for property which is accessed by a private road and which requires the issuance of an ~~administrative review~~ a use permit pursuant to this section, in addition to any other notice required by Section 17.58.100(A), notice shall be provided to all property owners identified pursuant to Section 17.58.030(F). Failure of a property owner who shares access rights with an applicant to a private road to receive notice shall not invalidate the issuance of the permit.

**G. H. Notice of Decision.** A copy of any decision on an application for a winery or farm brewery activity that is requested for property which is accessed by a private road and which involves the issuance of an ~~administrative review~~ a use permit pursuant to this section shall be provided to all property owners identified pursuant to Section 17.58.030(F), in addition to any other person who may otherwise be entitled to notice of the decision. Failure of a property owner who shares access rights with an applicant to a private road to receive a copy of the decision shall not invalidate the issuance of the permit.

**H. I. Waiver of Appeal Fee.** Notwithstanding subsection (C)(1) of Section 17.60.110, the requirement of the submission of an appeal fee shall be waived for a property owner who appeals the determination of the zoning administrator to approve an ~~administrative review~~ a use permit and who owns property that shares access rights to a private road with the applicant who has received a permit. This waiver shall not apply to any appeal of a decision of the planning commission to the board of supervisors. (Ord. 5688-B § 9, 2012; Ord. 5526-B § 19, 2008)

## CHAPTER 17: PLANNING AND ZONING

### Definitions

17.04.030

“Agricultural processing” (land use) means the processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere, including, but not limited to, the following; provided, that any of the activities performed in the field with mobile equipment not involving permanent buildings are included under “Crop production.” Agricultural processing does not include the process of composting or the processing of Cannabis sativa L.

1. Alcohol fuel production;
2. Alfalfa cubing;
3. Corn shelling;
4. Cotton ginning;
5. Custom grist mills;
6. Custom milling of flour, feed and grain;
7. Dairies (but not feedlots, see instead “Animal sales yards, feedlots, stockyards”);
8. Drying of corn, rice, hay, fruits and vegetables;
9. Grain cleaning and custom grinding;
10. Hay baling and cubing;
11. Pre-cooling and packaging of fresh or farm-dried fruits and vegetables;
12. Sorting, grading and packing of fruits and vegetables;
13. Taxidermy;
14. Tree nut hulling and shelling;
15. Wineries, farm breweries, and associated uses. See definition for “Wineries and Farm Breweries” and Section 17.56.330 for specific use requirements ~~applicable to wineries~~ and associated uses.

“Brewery” means a bonded brewery facility comprising the building or buildings used to convert malted barley and hops to beer, and to process, bottle, store, and distribute and sell said beer. A brewery, for the purposes of this section, includes milling, mashing, lautering, boiling, whirlpooling, cooling, fermenting, conditioning, packaging or bottling, bulk and bottle storage, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and events.

“Outdoor retail sales” (land use) means the outdoor display of products by a permanent business establishment (see Section 17.56.160(F)) and temporary retail operations including: farmer’s markets; sidewalk sales; seasonal sales of Christmas trees, pumpkins or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual vehicles. Does not include flea markets or swap meets ~~which that~~ occupy more than two acres of land, which are considered in “Storage yards and sales lots.” (See Sections 17.56.160 (Outdoor retail sales) and 17.56.190 (Restaurants—Outdoor eating areas) for specific use requirements applicable to outdoor retail sales.

“Restaurants and bars” (land use) means ~~restaurants, bars and other establishments selling prepared foods, and drinks, or alcoholic beverages for on-premise consumption, and providing regular counter or table service to patrons. Ordering food, including from a menu, from a service counter or server, is a normal function at the establishment, as well as facilities~~ The facility may be used for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. ~~Also~~ This definition also includes drive-in restaurants, lunch counters, brew pubs, outdoor eating areas, stand-alone tasting rooms, wine tasting rooms not on winery premises and refreshment stands selling prepared goods and drinks for either immediate or off-premises consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators, includes catering services incidental to food preparation for on-site consumption. See Section 17.56.190 for specific use requirements applicable to restaurants with outdoor eating areas. (SIC: Group 58)

“Roadside stands for agricultural products” (land use) means structures for the retail sale of agricultural products (except hay, grain and feed sales-included under “Farm equipment and supplies”), located on the site or in the area of the property where the products being sold were grown, including products whose primary ingredients were grown on site and were later modified (e.g., apple cider, cherry pies, fruit preserves, wine made from grapes grown on-site even if the wine is not ~~located~~ produced on site, etc.). Does not include field sales or agricultural products, which is included under “Crop production-,” nor wine or beer tastings, which are included under “Wineries and Farm Breweries.”

# ATTACHMENT B

## 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 C) and site-specific studies (see Section I) 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 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.

### A. BACKGROUND:

Project Title: <b>Winery and Farm Brewery Zoning Text Amendment</b>	Project #: PCPJ 20130151
Entitlement(s): Zoning Text Amendment	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

In the years since the County of Placer's 2008 Winery Ordinance was approved, wine industry concerns regarding the County's existing Winery Ordinance have been raised, specifically citing a lack of Promotional Events allowed without a use permit. Under today's ordinance, wineries are required to apply for an Administrative Review Permit in order to hold promotional events, such as winemaker dinners. This permit allows for a maximum of six promotional events per year. Based upon the need to modify some standards in order to hold a greater number of events by right, staff determined that it was appropriate to re-examine the existing Winery Ordinance to meet the desires of the community and the winery owners.

The Placer County Planning Commission held a series of workshops between December 2013 and February 2015 in relation to the review and adoption of a Zoning Text Amendment to the County Winery Ordinance. The workshops introduced and analyzed a variety of potential changes to the ordinance. Public comments provided by the Planning Commission, Placer County Vintners Association, Placer County Agricultural Commission, the Municipal Advisory Councils, and community members were taken into account in order to address the diversity of ideas on the subject. Subsequent to the February 26, 2015 workshop, County staff prepared a draft Zoning Text Amendment and Initial Study/Negative Declaration (IS/ND) to review the potential environmental effects associated with implementation of the Zoning Text Amendment. The IS/ND was circulated for a 30-day public review period beginning on July 11, 2015 and closing on August 10, 2015. During the public review period, the County received comments from one law firm, one public interest group, and three individuals on the adequacy of the proposed Negative Declaration. As a result of public comment, County staff brought the Zoning Text

Amendment to the Planning Commission as an information item during a regularly scheduled public hearing on January 14, 2016. During this public hearing, County staff informed the Planning Commission that the County's Environmental Review Committee had determined that, in light of the comments received on the IS/ND, an Environmental Impact Report must be prepared.

Subsequent to the January 2016 public hearing, a task force of internal staff members was formed in order to develop the Zoning Text Amendment. The task force included staff members from various disciplines within the Community Development Resource Agency, Department of Public Works and Facilities, Environmental Health Services, Economic Development, and Agricultural Commissioner's office. In early 2017, the task force determined that some modifications should be made to the ordinance. Based on agency and public comments, the team proposed eight modifications to the January 14, 2016 version of the draft Winery Ordinance. The proposed changes were presented before the Planning Commission on June 8, 2017 at a final public workshop in order to discuss the merits of the proposed changes and for County staff to receive comments.

Additionally, the Zoning Text Amendment is now referred to as the Winery and Farm Brewery Zoning Text Amendment in order to regulate farm breweries. Similar to wineries, these facilities also produce adequate agriculture necessary to create a value-added agricultural product (i.e. craft beer).

### **Project Location:**

The proposed project amends the existing Winery Ordinance that regulates wineries in the unincorporated portions of Placer County. All of the existing wineries, and current and pending farm breweries, are located in the western-central portion of the County (see Figure 1).

### **Project Description:**

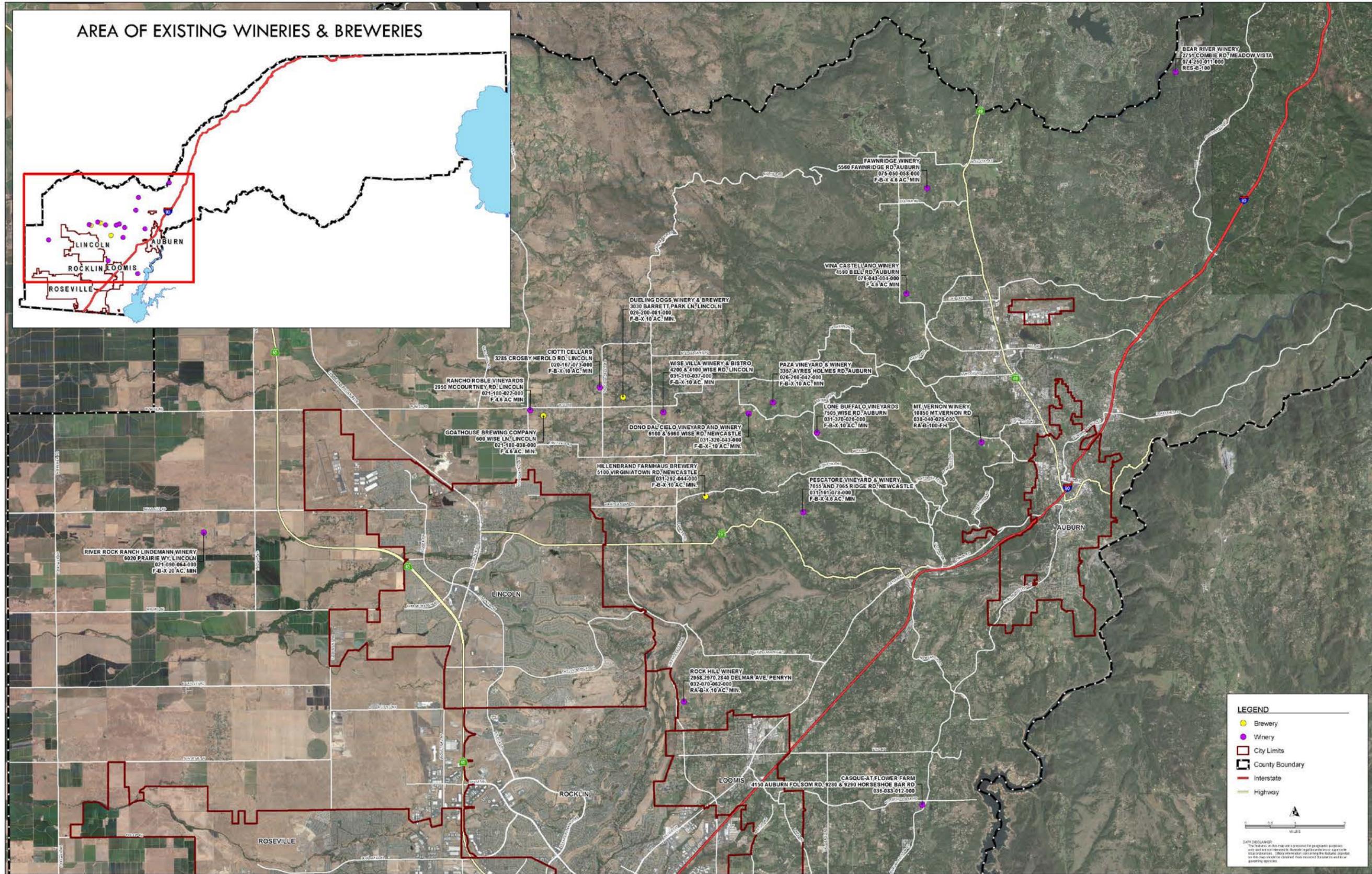
#### **Project Purpose and Objectives**

The policy-focus of the proposed Zoning Text Amendment is to preserve and protect farmland while also supporting tenants of agri-tourism. The Zoning Text Amendment is intended to balance the needs of various stakeholder groups and support the core principle that the primary use of the property is for the growing and processing of agriculture in order to make a value-added agricultural product.

#### **Project Overview**

The existing Winery Ordinance (the Winery Ordinance) was adopted on August 26, 2008 and consists of Section 17.56.330 (Wineries) and Section 17.04.030 (Definitions) of the Placer County Code. The draft language of the Winery and Farm Brewery Ordinance Zoning Text Amendment contains County staff's proposed changes based on public comment received during ongoing outreach efforts.

Figure 1  
 Placer County Boundary in Relation to Current Winery/Farm Brewery Geographic Area



## Summary of Proposed Ordinance Changes

The draft Ordinance language includes the following substantive changes to the current Winery Ordinance:

- Add Definition of Farm Brewery to the Ordinance
- Add Definition of Boutique Operation to the Ordinance
- Define New 10-Acre Minimum Parcel Size
- Modify Event Definition
- Create Table Outlining Event Allowances, Maximum Capacity, and Use Permit Requirement
- Clarify Hours of Operation
- Update the standards for Potable Water and Waste Disposal
- Update the Access Standards
- Add wineries as allowable use by-right in Resort (RES) zone district

The following section will discuss certain, proposed text changes in further detail.

### Add Definition of Farm Brewery

In recent years, the Community Development Resource Agency has been asked to make a determination that farm breweries are the functional equivalent of wineries. From a land use perspective, these facilities function very similarly. The agricultural product is grown and then processed on-site, the public may come to the site to sample and drink the product, and the venue may host promotional events to sell their product. The land use would be required to meet the same development standards as a winery, including parking, access, hours of operation, noise regulation, lighting, food facilities, tasting facilities, provision of water, and waste disposal. Events would be regulated under the same standards and guided under similar General Plan policy to promote agricultural operations and permit a wide variety of promotional and marketing activities for County-grown products in agricultural zone districts. For the purposes of acknowledging this niche within the growing craft beer industry, the following definitions are proposed to be added to the ordinance.

*“Brewery” means a bonded brewery facility comprising the building or buildings used to convert malted barley and hops to beer, and to process, bottle, store, and distribute and sell said beer. A brewery, for the purposes of this section, includes milling, mashing, lautering, boiling, whirlpooling, cooling, fermenting, conditioning, packaging or bottling, bulk and bottle storage, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and events.*

*“Farm Brewery” means a facility, for the brewing and bottling of beer that produces less than 15,000 barrels of product per year and grows hops and agricultural products necessary for making the beverage.*

The definition of a Farm Brewery would be added to Section B. Definitions, within Section 17.56.330. The intent of limiting the definition to this section is to acknowledge a regulatory framework needed for a Farm Brewery and distinguish this use from other brewery-type uses that are allowed in other zone districts under the “Restaurants and Bars” and “Food Products” land uses.

### Add Definition of Boutique Facility

The proposed project would define *boutique facility* as “a winery with annual production less than 2,500 cases, or a farm brewery with annual production less than 200 barrels.” The proposed project specifies that boutique facilities would be allowed in Residential Agricultural and Residential Forest zone districts subject to a Minor Use Permit; and Farm, Forest, and Agricultural Exclusive zone districts without a use permit. No events shall be allowed at a boutique facility other than those afforded with a Temporary Outdoor Event Permit in compliance with County Code Section 17.56.300.

### Define New 10-Acre Minimum Parcel Size

Currently, wineries are allowed without a use permit in Agricultural and Resource districts (Agricultural Exclusive (AE), Farm (F), and Forest (FOR)), the Heavy Commercial (C3) zone district, and Business Park (BP), Industrial (IN), and Industrial Park (INP) zone districts. Under the proposed project, wineries would continue to be allowed in these zone

districts without a use permit. The only proposed change is that now wineries would also be allowed without a use permit in the RES (Resort) Commercial zone district.

According to Section E.1. of the current Winery Ordinance, the minimum parcel size for establishment of a winery is 4.6 acres in the Agricultural and Resource (AE, F, FOR) zoning districts.<sup>1</sup> The remaining zoning districts where wineries are currently allowed without a use permit (C3, BP, IN, and INP), do not have parcel size limits. Under the proposed project, a minimum parcel size of 10 acres would now be required for any new winery to be established without a use permit in the AE, F, and FOR zoning districts. The intent of increasing the minimum parcel size from 4.6-acre minimum to 10-acre minimum in these zone districts is to reduce potential for conflict between neighboring residential land uses and commercial agricultural operations. Agricultural and some rural residential land uses are afforded the right to farm in accordance with Placer County Code Section 5.24.040. At the same time, noise- and traffic-generating promotional events, such as wine club events, have the potential to negatively affect adjacent land uses. The County has identified that a greater parcel size could alleviate these adverse effects for two main reasons. First, larger parcel sizes inherently create a natural buffer for noise when the use occurs in accordance with standard setbacks on the site. Second, the shift to allow these operations by right on parcels 10 acres or greater is consistent with counties from around the state.

Under the proposed project, the new category of farm breweries would be allowed on a minimum 10-acre parcel without a use permit in the AE, F, and FOR zoning districts, and with a Minor Use Permit in RA and RF Residential zoning districts.

### Modify Event Definition

As noted previously, a primary reason for revisiting the ordinance was to modify the requirements to hold events; predominantly the types of events that are an inherent part of the member-based business model that wineries leverage to sell their product. The County has determined that it is critical to establish a clearer definition of events for two main reasons: 1) General Plan policy cites promotion of agricultural operation and the marketing of County-grown products as key components to enhancing the economic viability of Placer County agricultural operations, as well as the preservation and protection of agricultural lands; and 2) several comments regarding the inadequacy of the “event” definition were made during the Initial Study/ND comment period for the 2016 draft ordinance.

Vintners expressed that a small part of their business model is to hold private events where the consumer is required to purchase a certain amount of wine per attendee as a requirement of utilizing the facility. The proposed definition clarifies that these events, with fewer than 50 people at one time, and where only the winemaker’s wine is sold, could be considered promotional in nature. The redefinition of “event” under the proposed amendments now distinguishes between Agricultural Promotional Events and Special Events, as follows:

*An “Agricultural Promotional Event” is directly related to the education and marketing of wine and craft beer to consumers including but not limited to winemaker/brewmaster dinners, release parties, membership club parties, and private parties where the only alcohol served is produced by the winery/farm brewery. An Agricultural Promotional Event accommodates 50 people or less. There are limited occurrences when greater than 50 people are in attendance and those shall be regulated in the same manner as a Special Event. See Table 1.*

*“Special Event” is an event of greater than 50 people where the agricultural related component is subordinate to the primary purpose of the event. Included in this definition are events such as private parties, fundraisers, social or educational gatherings where outside alcohol is allowed, and events where the property owner is compensated in exchange for the use of the site and facility (referred to as a facility rental). Special Events do not include industry-wide events, the normal patronage of a tasting room, and private gatherings of the owner where the general public does not attend.*

Whereas, the currently adopted ordinance restricts the number of promotional events at each facility to six per year, subject to first securing an Administrative Review Permit, the proposed project redefines “event” to distinguish between Agricultural Promotional Events and Special Events. A Special Event would continue to be limited in number, similar to

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<sup>1</sup> According to Section E.1. of the current Winery Ordinance, the minimum parcel size for establishment of a winery is also 4.6 acres for RA and RF zoning districts; but wineries in these zones are currently subject to an Administrative Review Permit, and under the proposed project, would be subject to a Minor Use Permit. As such, wineries in these two residential zones would continue to require use permit approval; and thus are not discussed further.

the current ordinance. Agricultural Promotional Events, on the other hand, would not be limited in number, though each event must not exceed 50 attendees at any given time.

Create Table Outlining Event Allowances, Maximum Capacity, and Use Permit Requirement

Under the proposed project, maximum attendance at winery and farm brewery events is now limited based upon parcel size (see Table 1). The number of Special Events and Agricultural Promotional Events with attendance greater than 50 is also limited based upon parcel size. Based upon the data in Table 1 and Section F of the proposed Zoning Text Amendment, *Continuing Applicability of Use Permits*, it is important to understand that existing wineries on small parcels (4.6-9.9 acres) in the County would not be allowed to conduct more than six promotional events per year under the new Ordinance, unless they obtain a Minor Use Permit or modification to any pre-existing permit from the County. Given that small wineries are already allowed six events under the currently adopted Ordinance (with an Administrative Review Permit), there is no net change to the operations of wineries on small parcels associated with the proposed Winery and Farm Brewery Zoning Text Amendment. Thus, wineries on small parcels will not be evaluated in this EIR.

<b>Table 1</b>			
<b>Maximum Special Events Allowed Per Year<sup>[1]</sup></b>			
<b>Parcel Size (Acres)</b>	<b>Max Attendees (Excluding Staff)</b>	<b>Max Special Events / Year</b>	<b>Use Permit Requirement</b>
<b>4.6-9.9</b>	50	6	MUP <sup>[2]</sup>
<b>10-20</b>	100	6	C
<b>20+</b>	200	12	C

*[1] Agricultural Promotional Events with attendance greater than 50 are limited per this Table.  
 [2] A Minor Use Permit is required for a Winery or Farm Brewery for parcels 4.6-9.9 acres in size in Zone Districts where allowed by the Land Use and Permit Table (Section 17.06.050). This use permit will consider conditions for events as limited by this table.*

*C = Zoning Clearance (Placer County Code Section 17.06.050)  
 MUP = Minor Use Permit (Placer County Code Section 17.06.050)*

Clarify Hours of Operation

The currently adopted Winery Ordinance does not specify allowable hours of operation. Typical tasting hours at today’s wineries occur between 10am and 6pm, while special extended tasting hours or other events continue into the evening and end by 8pm Sunday-Thursday and 10pm Friday-Saturday. Codifying tasting hours is one way to regulate that the facilities are for sampling the product and typically would not operate into the evening. The Winery and Farm Brewery Zoning Text Amendment proposes the following:

*All facilities shall be allowed to conduct normal tasting hours from 10am-6pm. Events shall be allowed from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday. If a winery or farm brewery is required to have an Administrative Review Permit, Minor Use Permit, or Conditional Use Permit by this ordinance or has an existing permit and is lawfully operating, limits on hours of operation will be in accordance with the conditions placed on those entitlements.*

Update Potable Water and Waste Disposal Sections

*Potable Water*

The currently adopted ordinance requires the facility owner to provide bottled water for consumption if more than 24 people in a 60-day period are served, unless otherwise approved by the County Environmental Health Division.

The Zoning Text Amendment proposes to clarify potable water standards in accordance with State regulations. For example, if a facility serves more than 24 people daily, 60 days or more per year, then a public water system shall be required. The type of public water system would be a Transient-Noncommunity water system, which includes

restaurants, campgrounds, small wineries, motels and other non-residential facilities. Such a public water system requires a permit from the State Water Resources Control Board, Division of Drinking Water.

#### *Waste Disposal*

The Zoning Text Amendment clarifies that winery or farm brewery process wastewater is prohibited from being discharged to a septic system. A Waste Discharge Permit or Waiver of Waste Discharge issued by the Regional Water Quality Control Board is required prior to building permit issuance if the wastewater will not be discharged into a community sewer system, but rather an alternative form of discharge would be used, such as land application.

Additionally, the Zoning Text Amendment clarifies that a separate septic system needs to be provided if a winery or farm brewery has buildings with plumbing.

#### Update Access Standards Section

The Zoning Text Amendment requires facilities open to the public and having access from a County-maintained road to construct to a paved commercial encroachment standard per the County Land Development Manual (LDM) engineering design plates.

For facilities that are accessed by non-County maintained roads, the owner would be required to obtain an encroachment permit from the County to update ingress, egress, and sight-distance per the County LDM engineering design standards and serving Fire District requirements where the non-County maintained road connects to a County-maintained road, if existing conditions do not already meet standards.

#### Add Wineries as Allowable Use by-right in Resort Zone District

The Zoning Text Amendment would allow a winery to be developed by-right in the Resort (RES) Zone District. This zone district accommodates commercial land uses and is typically found in mountainous areas, water-oriented areas, or other areas with commercial recreation potential. The RES-zoned properties within western Placer County, where new facilities could be expected based upon factors such as elevation, soil type, etc., are limited to twenty-six parcels, five of which are vacant.

#### **Adoption and Implementation**

The proposed project will be considered by the Planning Commission with final adoption of the revised Winery and Farm Brewery Zoning Text Amendment by the County Board of Supervisors (BOS). The following actions will be required:

1. Certification of the EIR for the proposed project by the County BOS
2. Adoption of the Winery and Farm Brewery Zoning Text Amendment by the County BOS

#### **Framework of Analysis**

The changes proposed to the currently adopted Winery Ordinance help inform what would be the appropriate framework for the environmental analysis contained in this checklist. The framework for the environmental analysis would be as follows:

1. The checklist discussion will focus on the potential physical environmental impacts associated with the ability to conduct Agricultural Promotional Events, which are not limited in number by the proposed Zoning Text Amendment.
2. The checklist discussion regarding how the proposed ordinance would change operations at existing facilities, and potentially result in increased environmental impacts, will focus on the existing Medium (10- to 20-acre) and Large (>20 acres) parcel-sized wineries/farm breweries, where Agricultural Promotional Events would be allowed by-right. This includes the following existing facilities:

##### Medium Parcel Size (10- to 20-acre)

- Wise Villa Winery and Bistro
- Lone Buffalo Vineyards
- Rancho Roble Vineyards

- Vina Castellano Winery
- Rock Hill Winery
- Goathouse Brewery
- Hillenbrand Farmhaus Brewery

Large Parcel Size (>20 acres)

- Mt. Vernon Winery
- Dono Dal Cielo Vineyard and Winery

3. All future winery/farm brewery applications would be subject to the proposed Winery and Farm Brewery Zoning Text Amendment. Under the proposed project, these future facilities would be afforded the ability to host an unlimited number of Agricultural Promotional Events and large wineries/breweries would be afforded the ability to host 12 Special Events each year (an increase of six per year). Therefore, while the Zoning Text Amendment would not be expected to directly induce the development of additional medium or large wineries/farm breweries, the proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events and Special Events that may occur at future wineries/farm breweries. As a result, the checklist should consider the potential environmental effects associated with the ability to conduct Agricultural Promotional Events and Special Events at future wineries/farm breweries subject to the proposed Winery and Farm Brewery Zoning Text Amendment.
4. The checklist will evaluate the net change that would allow wineries in the RES Commercial zoning district without a use permit.

Based upon GIS data provided by Placer County, a total of 671 parcels are zoned RES; and roughly half of them are zoned as condominium uses, which means several are stacked on one another. An estimated 344 parcels are not condo uses; and these are concentrated in existing high elevation resort areas, where new wineries are neither anticipated, nor in most cases, feasible due to soil type, elevation, and land use incompatibility (i.e., surrounded by urban development). The RES-zoned properties within western Placer County, where new facilities could be expected based upon factors such as elevation, soil types, etc., are limited to twenty-six parcels, five of which are vacant. The remaining parcels either contain some form of development, or they comprise portions of water features that are actually zoned RES (e.g., portions of Rollins Reservoir).

5. The checklist will evaluate the net change that would allow up to six additional Special Events (12 total) or Agricultural Promotional Events with attendance >50, at facilities on large parcels (>20 acres).

Therefore, with the exception of a small potential of construction of new by-right facilities in the RES zone, this Initial Study will focus primarily on operational impacts at existing and future facilities subject to the Zoning Text Amendment, rather than construction impacts.

**B. ENVIRONMENTAL SETTING:**

Placer County is a geographically diverse county. The western portion of the County contains suburbs of the Sacramento Region and large amounts of open farm land, the central portion of the County consists of communities such as Auburn, Loomis, and Granite Bay located in the Sierra Foothills, and the eastern portion of the County lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County's population grew from 248,399 to 348,432. The majority of wineries are located in the Farm Zone District in the western half of the County, as illustrated in Figure 1.

**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, has consultation begun?

*An offer to consult under AB 52 regarding tribal cultural resources has been forwarded to the tribes which have identified themselves as being traditionally and culturally affiliated with the area. This offer of consultation may result in a request for consultation by the tribes and/or their identification of on-site tribal cultural resources. If consultation is requested within the timeframe defined by AB 52, Placer County staff will consult with the tribe to determine whether tribal cultural resources are present and can be avoided or impacts can be appropriately mitigated.*

**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 21083.3.2.) 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 Community 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
- ➔ Auburn/Bowman Community Plan EIR
- ➔ Granite Bay Community Plan EIR
- ➔ Horseshoe Bar/Penryn Community Plan EIR
- ➔ Meadow Vista Community Plan EIR
- ➔ Newcastle/Ophir General Plan EIR
- ➔ Weimar/Applegate Community Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in the Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

**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 on-site, 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.

**NOTE:** The following terms are included in the checklist sections indicating the County department responsible for reviewing the CEQA topic:

PLN	Planning Services Division
Air Quality	Planning Services Division-Air Quality
ESD	Engineering and Surveying Division
EHS	HHS-Environmental Health Services

**I. AESTHETICS** – 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)			<b>X</b>	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			<b>X</b>	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			<b>X</b>	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			<b>X</b>	

**Discussion Item I-1, 2, 3, 4:**

Official scenic vistas have not been designated by Placer County. The Placer County General Plan provides examples of scenic areas, which include river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes (see General Plan Policy 1.K.1). The existing wineries and farm brewery that are being evaluated in this Initial Study are not located in any such areas. Furthermore, the proposed Zoning Text Amendment would not lead to the physical alteration of the existing wineries and farm brewery, such that the visual character or quality of the sites and their surroundings could be substantially degraded. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two existing facilities on parcels greater than 20 acres, an additional six Special Events per year (12 total). Such by-right allowances would not affect the visual character or quality of the sites. It could also be considered that Agricultural Promotional Events, such as wine release parties, winemaker dinners, etc., as well as Special Events such as private parties, fundraisers, and social or educational gatherings where outside alcohol is allowed, are not incongruent with the rural agricultural landscape where the facilities are located. Such promotional agri-tourism activities could be compared to some of the events held at the various farms and ranches throughout Placer County.

As discussed previously, the proposed Zoning Text Amendment would not increase the number of zones where wineries and farm breweries could be developed by-right, with the exception of the County’s Resort (RES) zone district. The RES-zoned properties within western Placer County, where new facilities could be expected based upon factors such as elevation, soil types, etc., are limited to twenty-six parcels, five of which are vacant. The use characteristics of a winery and farm brewery would not be more intense from an aesthetic perspective than what would be otherwise allowed by the RES zone. According to the Purpose and Intent of the RES zone district, it is applied to mountainous areas, water-oriented or other areas with significant natural amenities and commercial recreational potential, with good access to major highways. Any structures developed on future wineries or farm breweries in the RES zone would be subject to the size, height, and setback limitations applicable to all other structures.

Further, the proposed Winery and Farm Brewery Ordinance revisions require the primary purpose of any winery or farm brewery to be the growing and processing of wine grapes or hops, respectively, on the property or on other local agricultural lands; therefore, new winery and farm brewery sites will remain agricultural in nature and will maintain agricultural landscapes.

In conclusion, the proposed Zoning Text Amendment would not result in aesthetic impacts. It should also be noted that the proposed revisions to Section 17.56.330 would require all lighting for new wineries to include compliance with the County’s Rural Design Guidelines and be “Dark-Sky compliant.” This addition will prevent potential increases in light and glare in rural areas of the County from adversely affecting nighttime views. Therefore, potential aesthetic impacts resulting from the proposed Zoning Text Amendment would be **less than significant**. No mitigation measures are required.

**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 or Local 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 General Plan or other policies regarding land use buffers for agricultural operations? (PLN)	X			
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)	X			
4. 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			
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)	X			

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

The existing wineries and farm brewery that are being evaluated in this Initial Study are located on agricultural lands within western Placer County. The proposed Zoning Text Amendment would not lead to the direct physical alteration of the existing wineries and farm brewery, such that any on-site important farmland could be converted. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two existing facilities on parcels greater than 20 acres, an additional six Special Events per year. Such by-right allowances would not directly result in the conversion of important farmland. However, the potential exists for increased operations to result in indirect effects to important farmland, such as disturbance of farmland for overflow parking purposes. In addition, the increased operations at the existing facilities could create conflicts with adjacent, agriculturally-zoned properties.

Furthermore, future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the conversion of important farmland and/or forest lands, depending upon current conditions at the site, which will be evaluated further in the EIR. This is considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Agricultural Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**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? (PLN, Air Quality)	X			
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)	X			

3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)	X			
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)	X			
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)	X			

**Discussion Item III-1, 2, 3, 4, 5:**

The proposed Zoning Text Amendment would allow existing facilities to host an unlimited number of Agricultural Promotional Events at the existing facilities that are the subject of this Initial Study. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. This increased activity would result in additional vehicle traffic, and in turn, an increase in air quality emissions.

Similarly, while the Zoning Text Amendment would not be expected to directly induce the development of additional wineries/farm breweries, with the possible exception of winery/farm brewery development on a few RES-zoned properties, the proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. As a result, the proposed Zoning Text Amendment could indirectly induce air quality emissions associated with future facilities subject to the Ordinance. The potential increased criteria pollutant emissions could adversely affect regional air quality in an area that is designated non-attainment for certain pollutants. This is a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Air Quality chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**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 & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)	X			
2. 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			
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	X			
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)	X			

5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (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			
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)	X			
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)	X			
8. 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			

**Discussion Item IV-1, 2, 3, 4, 5, 6, 7, 8:**

The existing wineries and farm brewery that are being evaluated in this Initial Study are located on agricultural lands within western Placer County. The proposed Zoning Text Amendment would not lead to the direct physical alteration of the existing wineries and farm brewery, such that any on-site important biological resources could be disturbed. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two existing facilities on parcels greater than 20 acres, an additional six Special Events per year. Such by-right allowances would not directly result in the disturbance of sensitive biological resources. However, the potential exists for increased operations to result in indirect effects to sensitive resources, such as disturbance of undeveloped areas for overflow parking purposes. In addition, the increased operations at the existing facilities could create noise that may have the potential to disrupt wildlife in the surrounding environs.

In addition, future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the disturbance of sensitive biological resources, depending upon current conditions at the site, which will be evaluated further in the EIR. The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. This potential for increased activities at future facilities, as a result of the proposed project, could lead to disruption of wildlife. This is considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Biological Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)	X			
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
3. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	X			
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)	X			

5. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)	<b>X</b>			
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**Discussion Item V-1, 2, 3:**

The existing wineries and farm brewery that are being evaluated in this Initial Study are located on agricultural lands within western Placer County. The proposed Zoning Text Amendment would not lead to the physical alteration of the existing wineries and farm brewery, such that any on-site cultural resources could be disturbed. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two existing facilities on parcels greater than 20 acres, an additional six Special Events per year. Such by-right allowances would not directly result in the subsurface disturbance of cultural resources.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the disturbance of cultural resources. This is considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Cultural Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			<b>X</b>	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			<b>X</b>	
3. Result in substantial change in topography or ground surface relief features? (ESD)			<b>X</b>	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			<b>X</b>	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)			<b>X</b>	
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			<b>X</b>	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			<b>X</b>	
8. Be located on a geological 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)			<b>X</b>	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			<b>X</b>	

**Discussion Item VI-1, 2, 3, 4, 7, 8, 9:**

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults found along California’s coast. The western portion of the County is generally characterized by low seismicity, and is not in an area at risk for severe ground

shaking associated with earthquakes.<sup>2</sup> While lower-intensity earthquakes and associated seismic effects could potentially occur at the wineries and farm brewery that are the subject of this Initial Study, and the proposed Zoning Text Amendment would be expected to expose more people to these hazards than is currently occurring under the adopted Winery Ordinance, the on-site structures would have been designed consistent with the California Building Code (CBC), as overseen by Placer County through the building permit process. The CBC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic and geomorphological hazards.

In addition, future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would be required to comply with State and local building codes. The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future on-site structures at these facilities would be built in accordance with the then-current CBC, which would ensure no adverse effects would occur to people. This is considered a **less-than-significant** impact. No mitigation measures are required.

**Discussion Item VI-5, 6:**

As discussed in this Initial Study, the proposed Zoning Text Amendment would not be expected to result in additional on-site development at existing wineries and the farm brewery within the County. Rather, the proposed amendment would allow increased activity at the existing facilities, which would not be expected to increase soil erosion. For the limited potential to develop future facilities by-right on RES-zoned properties within western Placer County, the County’s Grading, Erosion, and Sediment Control Ordinance (Article 15.48) would address potential erosive effects associated with construction. This is considered a **less-than-significant** impact. No mitigation measures are required.

**VII. 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 and/or cumulative 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 VII-1, 2:**

The proposed Zoning Text Amendment would allow existing facilities to host an unlimited number of Agricultural Promotional Events at the existing facilities that are the subject of this Initial Study. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. This increased activity would result in additional vehicle traffic, and in turn, an increase in mobile source greenhouse gas emissions.

Similarly, while the Zoning Text Amendment would not be expected to directly induce the development of additional wineries/farm breweries, with the possible exception of winery/farm brewery development on a few RES-zoned properties, the proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. As a result, the proposed Zoning Text Amendment could indirectly induce greenhouse emissions associated with future facilities subject to the Ordinance. The potential increased greenhouse gas emissions could adversely affect the environment. This is a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Cumulative Impacts and Other CEQA Sections chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

<sup>2</sup> Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

**VIII. 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 handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			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? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			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? (EHS)			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 for people residing or working in the project area? (PLN)			X	
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)			X	
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion Item VIII-1, 2, 3, 4, 5, 6, 8, 9:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. The types of events that could be anticipated include but are not necessarily limited to winemaker dinners, release parties, wine club parties, fundraisers, and private parties where the only alcohol served is produced by the winery/farm brewery, as well as social or educational gatherings where the property owner is compensated in exchange for the use of the site and facility. These types of activities would not involve the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials, nor reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. With respect to food handling, which is not considered a hazardous material, it is noted that the proposed Zoning Text Amendment requires service and/or preparation of food in an existing or new tasting room to be subject to prior approval and applicable permitting by Environmental Health. If food is prepared on-site, wineries shall have a commercial kitchen. The kitchen shall only be used in conjunction with on-site events and shall comply with all conditions for a commercial kitchen, as specified by the Environmental Health Division.

Similar to the other zoning districts where wineries and farm breweries are permitted (e.g., Agricultural and Resource zoning districts), future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would be required to comply with State and local building codes related to use of hazardous materials. In the event that construction of future winery or farm brewery facilities under the Zoning

Text Amendment would involve transport, use, and disposal of hazardous materials such as solvents, paints, oils, grease, and caulking, these materials are anticipated to be handled consistent with applicable federal, state, and local regulations. Small amounts of these materials would be on site at any given time and are typical materials used in construction projects. Similar to existing facilities, operations of future winery and farm brewery facilities on RES-zoned properties, including fermentation and cultivation, would likely use hazardous materials as defined in the California Health and Safety Code, including nitrogen, carbon monoxide, and sulfur dioxide gases. In Placer County, a business is required to have a Hazardous Materials Business Plan (HMBP) if its inventory exceeds any of these threshold quantities:

- Solids - 500 lbs. or more
- Liquids - 55 gallons or more
- Compressed Gasses - 200 Cubic Feet or more

A HMBP specifies the use, quantities, storage, transportation, disposal, and upset procedures for hazardous materials in accordance with State and County regulations, and including Identification of: 1) Owner/Operator Identification; 2) Chemical Description Page; 3) Map of storage; 4) Emergency Response Plan; and 5) Employee Training. With the standard requirement for an HMBP for any future by-right wineries and farm breweries that would use hazardous materials in the above-stated quantities, regular maintenance, use, and storage of chemicals are not anticipated to result in hazardous conditions.

As discussed in this Initial Study, the proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events and Special Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future events would not be expected to involve routine use of hazardous materials, for the reasons discussed above. This is considered a **less-than-significant** impact. No mitigation measures are required.

**Discussion Item VIII-7:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. These additional by-right events would bring additional people to these facilities on a temporary basis. However, according to CAL FIRE, none of the existing facilities are located in a Very High Fire Hazard Severity Zone.<sup>3</sup>

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would be required to comply with State and local building codes related to wildland-urban interface (CBC Chapter 7A), if the property is located in a Very High Fire Hazard Severity Zone. The wildland-urban interface code includes requirements for defensible space around structures, ignition-resistant building materials, etc.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future on-site structures at these facilities would be designed in compliance with CBC Chapter 7A, which would ensure no adverse effects would occur to people. This is considered a **less-than-significant** impact. No mitigation measures are required.

**IX. 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 federal, state or county potable water quality standards? (EHS)			<b>X</b>	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater	<b>X</b>			

<sup>3</sup> [http://frap.fire.ca.gov/webdata/maps/placer/fhszl\\_map.31.pdf](http://frap.fire.ca.gov/webdata/maps/placer/fhszl_map.31.pdf); accessed August 22, 2017.

supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)			X	
6. Otherwise substantially degrade surface water quality?(ESD)			X	
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)			X	
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)			X	
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)			X	
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

**Discussion Item IX-1, 7:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not be expected to result in the violation of federal, state, or county potable water quality standards, or otherwise substantially degrade ground water quality.

Under the proposed Zoning Text Amendment, the “event” definition has been modified to distinguish between Agricultural Promotional Events and Special Events, whereby Agricultural Promotional Events of 50 people or less at any one time are not limited in number. As a result of this added flexibility, the number of days throughout the year during which events may be held at existing facilities could increase.

The currently adopted Winery Ordinance requires the facility owner to provide bottled water for consumption if more than 24 people in a 60-day period are served, unless otherwise approved by the County Environmental Health Division. The Zoning Text Amendment proposes to clarify potable water standards in accordance with State regulations. For example, if a facility serves more than 24 people daily, 60 days or more per year, then a public water system shall be required. Similarly, potential by-right wineries or farm breweries on RES-zoned properties in western Placer County could require a public water system if the facility would serve more than 24 people daily, 60 days or more per year. The type of public water system would be a Transient-Noncommunity water system, which includes restaurants, campgrounds, small wineries, motels and other non-residential facilities. Such a public water system requires a permit from the State Water Resources Control Board, Division of Drinking Water. As a result, if any of the existing facilities would like to host more than 24 people daily, 60 days or more per year, under the proposed Zoning Text Amendment, they would be required to install a public water system and obtain a permit from the State Water Resources Control Board, Division of Drinking Water. Any new water wells would need to be constructed in accordance with the California Department of Water Resources Bulletin 74-81, “Water Well Standards, State of California.”

As part of this process, new wells are tested for bacteria and other contaminants in accordance with federal and state laws protecting water quality. Groundwater supplies must not exceed primary or secondary drinking water standards as measured by the State and Federal MCLs. Groundwater supplies must conform to standards to be considered for potable use. Because groundwater in wells is tested for known contaminants, impacts to groundwater quality would not be significant.

Groundwater contamination can result when man-made products such as gasoline, oil, and chemicals get into groundwater. When this occurs, groundwater may be rendered unsafe and unfit for human use. Major sources of contamination include storage tanks, septic systems, hazardous waste sites, landfills and widespread use of fertilizers, pesticides, and other chemicals. The primary contaminants of concern that could leach into groundwater supplies as a result of winery and farm brewery operations would be from use of fertilizers, herbicides, pesticides, petroleum products, and volatile organic compounds. These contaminants, if present, have the potential to be absorbed and could contaminate groundwater during the growing season. However, any new wells would be required to comply with the setbacks requirements in DWR Bulletin 74-81, which include minimum setbacks from storage and preparation areas for pesticides, fertilizers, and other chemicals. This is considered a **less-than-significant** impact. No mitigation measures are required.

#### **Discussion Item IX-2:**

The proposed Zoning Text Amendment would allow the existing facilities that are the subject of this Initial Study to conduct an unlimited number of Agricultural Promotional Events. Such increased activity would result in additional demand for groundwater resources for those facilities having groundwater wells. Should additional by-right development of wineries or farm breweries occur at RES-zoned properties within western Placer County, they too, could increase the demand on groundwater resources. This would be considered a **potentially significant** impact if the additional demand would result in substantial depletion of groundwater resources.

*Further analysis of these impacts will be discussed in the Utilities and Service Systems chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

#### **Discussion Item IX-3, 4, 5, 6, 12:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not be expected to result in the degradation of surface water quality, including the watershed of important surface water resources, nor increase the rate or amount of surface runoff.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could impact surface water quality during construction, if topsoils are loosened and subject to wind and/or water transport to downstream waters; however, construction activity would be required to comply with State and local building codes related to grading and water quality protection. For example, the County's Grading, Erosion, and Sediment Control Ordinance requires a Grading Permit for any retaining walls exceeding four feet in total height, as measured from bottom of footing to the top of the wall and /or supporting a surcharge; cuts or fills exceeding 4 feet in depth; fill or excavation greater than 250 cubic yards; or soil disturbances exceeding 10,000 square feet on slopes 10 percent or greater; or as otherwise required by Placer County Code, Article 15.48, Placer County Grading, Erosion, and Sediment Control Ordinance. In granting a permit, the Placer County Community Development Resource Agency may impose any condition deemed necessary to protect the health, safety and welfare of the public, to prevent the creation of a hazard to public or private property, prevent erosion and to assure proper completion of the grading, including but not limited to (see Article 15.48.240):

1. Mitigation of adverse environmental impacts as disclosed by any environmental document findings. This includes the proper disposal of any hazardous material identified in the initial planning phase. The Director of Health and Human Services will approve hazardous materials management;
2. Improvement of any existing grading to comply with the standards of this article;
3. Requirements for fencing or other protecting of grading which would otherwise be hazardous;
4. Requirements for dust, erosion, sediment and noise control, and hours of operation and season of work, weather conditions, sequence of work, access roads and haul routes;
5. Requirements for safeguarding watercourses, whether natural or man-made, from excessive deposition of sediment or debris in quantities exceeding natural levels;
6. Requirements for safeguarding areas reserved for on-site sewage disposal;

7. Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of flooding can be eliminated or adequately reduced;
8. Requirements for safeguarding existing water wells.

With respect to degradation of surface water quality during operation of any future by-right wineries and farm breweries within RES-zoned properties, these facilities would be required to comply with the County's NPDES Phase II MS4 permit. According to the permit, site design measures are required for all projects that create and/or replace (including projects with no net increase in impervious footprint) between 2,500 square feet and 5,000 square feet of impervious surface. Projects shall implement one or more of the following site design measures to reduce project site runoff:

- (a) Stream Setbacks and Buffers - a vegetated area including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake reservoir, or coastal estuarine area;
- (b) Soil Quality Improvement and Maintenance - improvement and maintenance soil through soil amendments and creation of microbial community;
- (c) Tree Planting and Preservation - planting and preservation of healthy, established trees that include both evergreens and deciduous, as applicable;
- (d) Rooftop and Impervious Area Disconnection - rerouting of rooftop drainage pipes to drain rainwater to rain barrels, cisterns, or permeable areas instead of the storm sewer;
- (e) Porous Pavement - pavement that allows runoff to pass through it, thereby reducing the runoff from a site and surrounding areas and filtering pollutants;
- (f) Green Roofs - a vegetative layer grown on a roof (rooftop garden);
- (g) Vegetated Swales - a vegetated, open-channel management practice designed specifically to treat and attenuate storm water runoff;
- (h) Rain Barrels and Cisterns - system that collects and stores storm water runoff from a roof or other impervious surface.

Any project that creates and/or replaces 5,000 square feet or more of impervious surface is considered a "Regulated Project" and is subject to additional storm water controls, identified as source control measures and low impact development (LID) standards. These storm water quality regulations, as well as Placer County's Stormwater Quality Ordinance (Article 8.28) would ensure that any by-right winery/farm brewery development would not result in degradation of surface water quality during operations, nor contribute runoff water which would include substantial additional sources of polluted water. In addition, the site design measures and source control measures (for Regulated Projects) provide means of infiltration such that substantial increase in runoff volumes would not occur.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not result in degradation of water quality or increase in the rate and amount of runoff. This is considered a **less-than-significant** impact. No mitigation measures are required.

#### **Discussion Item IX-8, 9, 10:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map, nor place within a 100-year flood hazard area improvements which would impede or redirect flood flows.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would be subject to County and other agencies' floodplain regulations, permit and approvals, including Placer County's Flood Damage Prevention Ordinance.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not result in flood-related impacts. This is considered a **less-than-significant** impact. No mitigation measures are required.

**X. 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. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)	X			
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)	X			
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)	X			
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)	X			
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)			X	
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)	X			
8. 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 X-1, 6:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not physically divide an established community.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would not be expected to physically divide an established community because of their relative remote location and small quantity.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not divide established communities. This is considered a **less-than-significant** impact. No mitigation measures are required.

**Discussion Item X-2:**

The proposed Zoning Text Amendment involves amendments to the Placer County Code, as described in the project description section of this checklist, and Attachment A hereto. The EIR will include a detailed analysis of the consistency of these proposed amendments with other Placer County policies, plans, and regulations adopted for the purpose of avoiding or mitigating environmental impacts. This is considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Land Use chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**Discussion Item X-3:**

The draft Placer County Conservation Plan (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The First Agency Review Draft PCCP establishes a conservation reserve area to protect and conserve special-status species and natural communities. The area covers approximately 212,000 acres, including important biological communities in western Placer County. The PCCP would function as both a Habitat Conservation Plan (HCP) under the FESA, and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP would be focused on a landscape-level, which would allow the creation of contiguous blocks of preserved habitat. Landscape-level planning would also help to avoid piece-meal, project-level mitigation, which can result in isolated habitat areas and disrupted broad-scale ecological processes. Conservation efforts within the PCCP would be focused both on special-status species, and on habitat types, allowing for direct impacts to special-status species as well as habitat loss associated with development. Although the PCCP will be focused on protecting habitats and individual species, the PCCP is not anticipated to cover special-status plant species.

While the PCCP is not yet adopted, it is nearing completion. The EIR for the proposed Zoning Text Amendment will include additional evaluation of this draft HCP/NCCP. This is considered a **potentially significant** impact.

*Further analysis of this impact will be discussed in the Biological Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**Discussion Item X-4, 5, 7:**

The existing wineries and farm brewery that are being evaluated in this Initial Study are located on agricultural lands within western Placer County. The proposed Zoning Text Amendment would not lead to the direct physical alteration of the existing wineries and farm brewery, such that any on-site important farmland could be converted. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two existing facilities on parcels greater than 20 acres, an additional six Special Events per year. Such by-right allowances would not directly result in the conversion of important farmland. However, the potential exists for increased operations to result in indirect effects to important farmland, such as disturbance of farmland for overflow parking purposes. In addition, the increased operations at the existing facilities could create compatibility conflicts with adjacent, agriculturally-zoned properties.

In addition, future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the conversion of important farmland and/or forest lands, depending upon the sites' current conditions, which will be evaluated further in the EIR. This is considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Agricultural Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**Discussion Item X-8:**

The proposed Zoning Text Amendment would not result in changes to the current, adopted Winery Ordinance that would cause economic or social changes that would result in significant adverse physical changes to the environment, such as urban decay or deterioration. The purpose of this Zoning Text Amendment is to preserve and protect farmland while also supporting tenants of agri-tourism, which is broadly defined as any agriculturally-based activity that offers visitors an opportunity to experience a farm or ranch. Generally, the text amendment is intended to balance the needs of various stakeholder groups and support the core principle that the primary use of the property is for the growing and processing of grapes or hops. This is considered a **less-than-significant** impact. No mitigation measures are required.

**XI. MINERAL RESOURCES** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. 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 XI-1, 2:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not result in the loss of availability of a known mineral resource.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would not be expected to result in the loss of availability of a known mineral resource given the limited development potential and general lack of known mineral resource sites in the subject area.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not affect availability of known mineral resource sites. This is considered a **less-than-significant** impact. No mitigation measures are required.

**XII. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)	X			
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
4. 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 expose people residing or working in the project area to excessive noise levels? (PLN)			X	
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)			X	

### **Discussion Item XII-1, 2, 3:**

The proposed Zoning Text Amendment would allow existing facilities to host an unlimited number of Agricultural Promotional Events at the existing facilities that are the subject of this Initial Study. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. This increased activity would result in additional vehicle traffic, and in turn, an increase in traffic noise on surrounding roadways. In addition, while the types of events that would be allowable are similar to the types of events allowable under the currently adopted Winery Ordinance, the EIR will evaluate whether the types of stationary noise sources could change or increase as a result of the proposed Zoning Text Amendment.

As discussed throughout this Initial Study, the Zoning Text Amendment would not be expected to directly induce the development of additional wineries/farm breweries, with the possible exception of winery/farm brewery development on a few RES-zoned properties, the proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. As a result, the proposed Zoning Text Amendment could indirectly induce increased noise levels associated with future facilities subject to the Ordinance. The potential increased noise levels could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. With respect to the potential by-right development of wineries or farm breweries on the limited number of RES-zoned properties in western Placer County, this potential development could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This is a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Noise chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

### **Discussion Item XII-4, 5**

Two public airports are located within western Placer County, where the existing wineries and farm brewery are located – Auburn Municipal Airport and Lincoln Regional Airport. Based upon a review of the Land Use Compatibility Plans for the airports, the influence areas for these two airports do not currently overlap within any existing facilities. Therefore, the increased operations (e.g., Agricultural Promotional Events) associated with the proposed Zoning Text Amendment would not expose people working in the project area to excessive noise levels.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in facilities being developed within airport influence areas; however, this would not be expected to result in compatibility conflicts. For example, according to the Lincoln Regional Airport Compatibility Plan, agriculture, including vineyards, is conditionally compatible in all airport overlay zones, with the limited condition being that vineyards should avoid new features that attract birds.<sup>4</sup> Per the Land Use Compatibility Plan, vineyards are not noise-sensitive land uses. The LUP defines noise-sensitive land uses as follows:<sup>5</sup>

- 2.1.24. *Noise-Sensitive Land Uses:* Land uses for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise sensitive land uses include, but are not limited to: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.

Based upon the above factors, the proposed Zoning Text Amendment would have a **less-than-significant** impact with respect to exposing people residing or working in the project area to excessive noise levels. No mitigation measures are required.

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<sup>4</sup> Placer County Airport Land Use Commission. *Placer County Airport Land Use Compatibility Plan*. Adopted February 26, 2014, p. 6-5.

<sup>5</sup> *Placer County Airport Land Use Compatibility Plan*, p. 2-3.

**XIII. PALEONTOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)	X			

**Discussion Item XIII-1:**

The existing wineries and farm brewery that are being evaluated in this Initial Study are located on agricultural lands within western Placer County. The proposed Zoning Text Amendment would not lead to the physical alteration of the existing wineries and farm brewery, such that any on-site paleontological resources could be disturbed. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two facilities on parcels greater than 20 acres, an additional six Special Events per year. Such by-right allowances would not directly result in the disturbance of paleontological resources.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the subsurface disturbance of paleontological resources, depending upon the sites' substrata, which will be evaluated further in the EIR. This is considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Cultural Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**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 population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	

**Discussion Item XIV-1, 2:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not induce substantial population growth in an area, either directly or indirectly.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could lead to temporary increases in population associated with Agricultural Promotional Events and Special Events; however, these visitors would not lead to a permanent increase in population, and would not be considered substantial. Similarly, the limited potential of by-right development of wineries and farm breweries on RES-zoned properties in western Placer County would not lead to the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, given the relatively remote and rural nature of the RES-zoned parcels.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not lead to substantial population growth in an area, nor the

displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. This is considered a **less-than-significant** impact. No mitigation measures are required.

**XV. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

**Discussion Item XV-1:**

Multiple agencies provide fire service within unincorporated Placer County. For western Placer County, where existing winery and farm brewery facilities are located, a total of nine special districts provide fire service, as well as CAL FIRE through contract with the Placer County Fire Department (PCF). The respective service areas for these providers are shown in Figure 2. As illustrated in Figure 2 and Figure 3, the majority of western Placer County, including the area where the existing facilities are located, is provided fire protection services by CAL FIRE via contract with PCF.

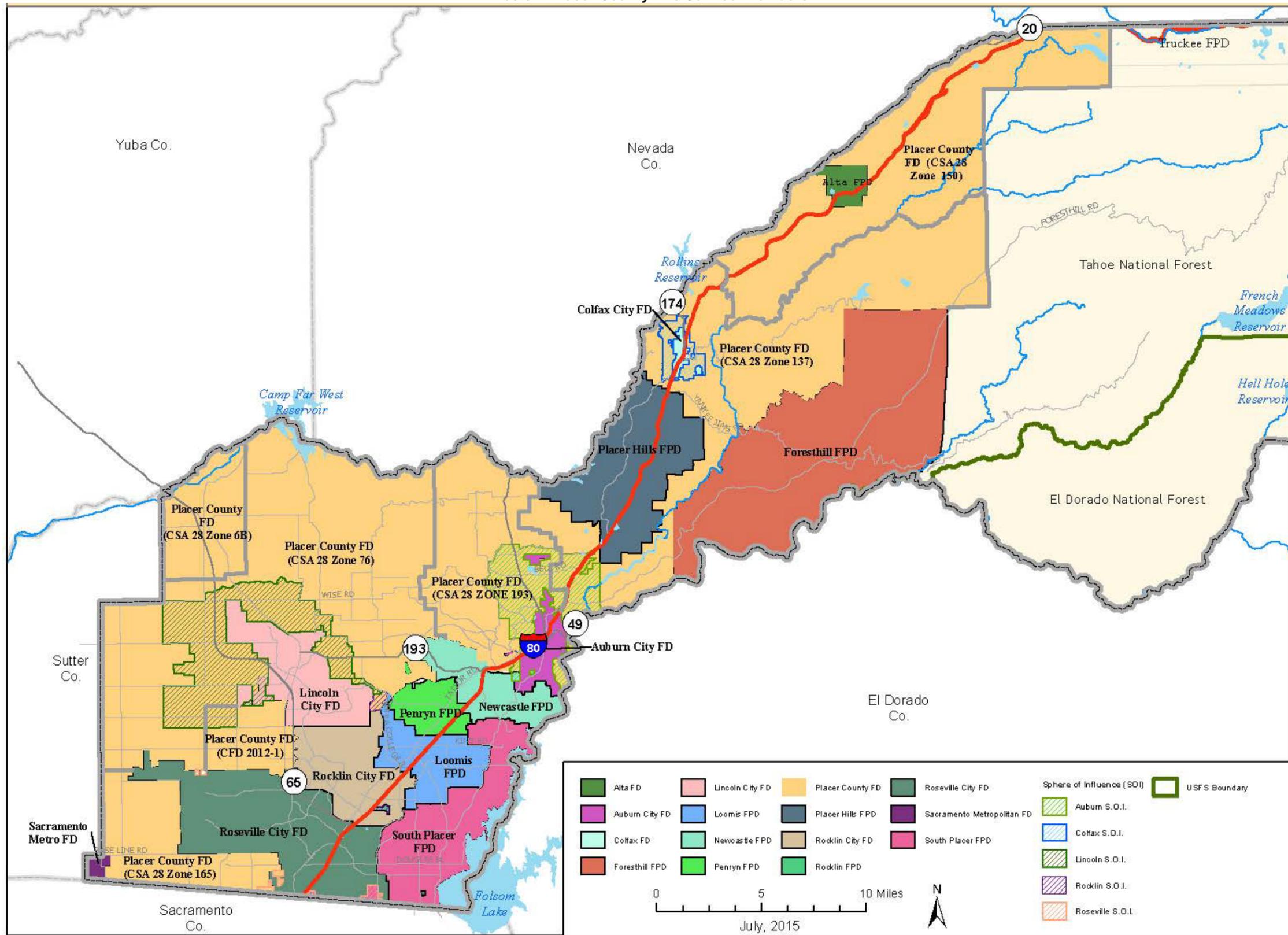
PCF is a department of the County of Placer overseen by the County Office of Emergency Services. In addition, PCF personnel comprise the members of the Central Division of the County’s Interagency Hazardous Materials Response Team (Hazmat team), which responds with other fire entities, law enforcement, and the Environmental Health Division of the Placer County Department of Health and Human Services countywide.

The territory served by PCF is consistent with the boundaries of County Service Area (CSA) 28, which is used as a means to fund the services offered by the Department. CSA 28 is broken down into ten zones based on the territories previously served by independent fire districts that have dissolved at some point in the past with services transferred to the County or areas originally served by the County, seven of which are active with revenues and budgets, consisting of Dry Creek (Zone 165), Dutch Flat (Zone 150), Sheridan (Zone 6B), Western Placer (Zone 76), Bickford Ranch (Zone 189), Auburn vicinity (Zone 193) and Sunset Industrial Area (Zone 97). The other three zones of benefit (Serene Lakes (Zone 16), Summit Area (Zone 143), Bowman and Colfax vicinity (Zone 137)) are inactive with no dedicated revenue sources or adopted budgets.

PCF is a signatory of the Western Placer County Cooperative Fire Services Response Agreement along with the 12 other fire protection agencies in western Placer County. According to the agreement, the agencies provide automatic aid to each other and make use of the closest resource dispatching fire, rescue, and medical emergency response without regard to jurisdiction or statutory responsibility.

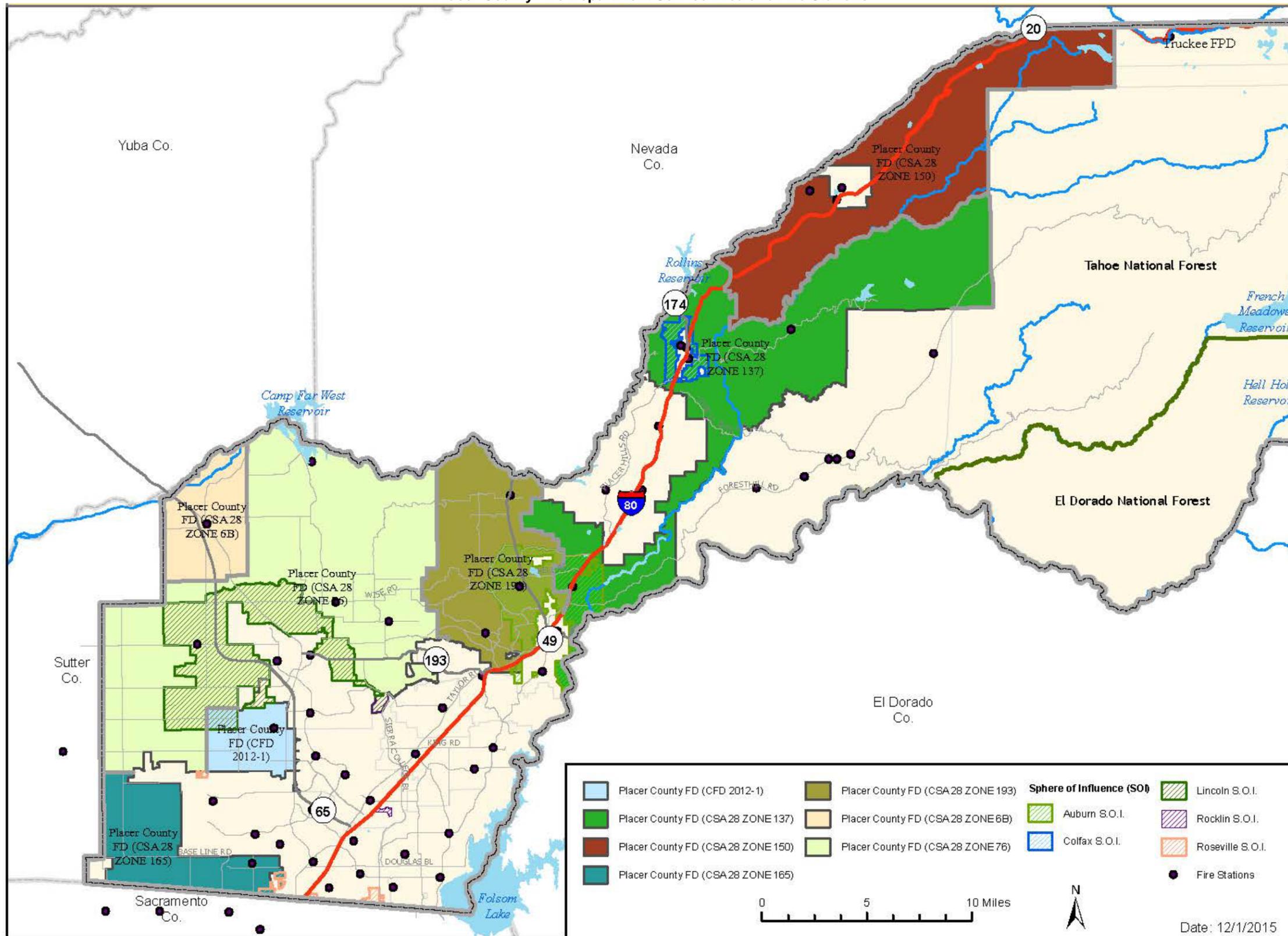
Among the services provided by PCF include structural and wildland fire protection, as well as emergency medical services and hazardous materials emergency response. PCF has a total of 14 fire stations throughout western Placer County (see Figure 3), 69 full-time personnel, and 101 volunteers.

**Figure 2**  
**Western Placer County Fire Service Providers**



Source: Municipal Service Review for Fire and Emergency Services West Placer County Area. May 25, 2017.

**Figure 3  
Placer County Fire Department Service Area and Fire Stations**



Source: Municipal Service Review for Fire and Emergency Services West Placer County Area. May 25, 2017.

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not be expected to result in an increase in the demand for fire protection services, with the possible exception of additional emergency medical response calls for health related incidents. However, the question, per Appendix G, is whether the demand is sufficient to require physical improvements to existing fire stations, or the construction of new stations, to meet service demands. Such physical improvements would not be required to accommodate increased emergency medical-related calls.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would have the potential to increase the demand for fire protection services. PCF would be expected to be the primary service provider for any new facilities on RES-zoned properties in western Placer County. The incremental level of demand would not be expected to result in the need for new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. PCF has reported that its fire stations are not in need of infrastructure with the exception of Station 70 in Lincoln, which is in need of another apparatus bay.<sup>6</sup> Vehicle needs and a schedule to address those needs are outlined in the Vehicle Replacement Plan. In addition, any structures would be built in compliance with State and local codes, which include provisions for fire protection.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not result in increased demand on fire service providers that would result in the need to construction new facilities, or alter existing facilities. This is considered a **less-than-significant** impact. No mitigation measures are required.

#### **Discussion Item XV-2:**

Law enforcement services in unincorporated areas of western Placer County are provided by the Placer County Sheriff's Office. The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Incremental increases in activity associated with wine and beer consumption and events within western Placer County has the potential to increase demand for police services. These could include responses to noise complaints, driving while under the influence, public intoxication, etc. Increased visitation and events associated with existing facilities could incrementally increase demand for law enforcement officers. However, the question, per Appendix G, is whether the demand is sufficient to require physical improvements to existing police stations, or the construction of new stations, to meet service demands. Such physical improvements would not be required to accommodate increased law enforcement-related calls.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County would have the potential to increase the demand for law enforcement services. The incremental level of demand would not be expected to result in the need for new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

The proposed project would also provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries subject to the proposed Zoning Text Amendment. However, any future increase in events would not result in increased demand on the Sheriff's Office that would result in the need to construction new facilities, or alter existing facilities. This is considered a **less-than-significant** impact. No mitigation measures are required.

#### **Discussion Item XV-3, 4, 5:**

The proposed Zoning Text Amendment would result in the ability for existing facilities that are the subject of this Initial Study, as well as future facilities subject to the Amendment, to host an unlimited number of Agricultural Promotional Events. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. Such events would not have the potential to increase demand on schools,

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<sup>6</sup> Placer County Local Agency Formation Commission. *Municipal Service Review for Fire and Emergency Services West Placer County Area. May 25, 2017, p. 521.*

parcs, or other governmental facilities to the extent that additional facilities would be required, the construction of which could cause physical environmental impacts. Similarly, potential by-right construction of a limited number of new facilities on RES-zoned properties in western Placer County would not create new demand on schools, parks, or other governmental facilities, which would require the construction of new facilities. This is considered a **less-than-significant** impact. No mitigation measures are required.

**XVI. RECREATION** – Would the project result in:

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, 2:**

The proposed Zoning Text Amendment would result in the ability for existing facilities that are the subject of this Initial Study, as well as future facilities subject to the Amendment, to host an unlimited number of Agricultural Promotional Events. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. Such events would not have the potential to increase demand on recreational facilities to the extent that additional facilities would be required, the construction of which could cause physical environmental impacts. Similarly, potential by-right construction of a limited number of new facilities on RES-zoned properties in western Placer County would not create new demand on recreational facilities, which would require the construction of new facilities. This is considered a **less-than-significant** impact. No mitigation measures are required.

**XVII. TRANSPORTATION & TRAFFIC** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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			
2. 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			
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			
4. Inadequate emergency access or access to nearby uses? (ESD)	X			
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)	X			
6. Hazards or barriers for pedestrians or bicyclists? (ESD)	X			

7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)	X			
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)			X	

**Discussion Item XVII-1, 2, 3, 4, 5, 6, 7:**

The proposed Zoning Text Amendment would allow existing facilities to host an unlimited number of Agricultural Promotional Events at the existing facilities that are the subject of this Initial Study. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. This increased activity would result in additional vehicle traffic that could be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system.

Similarly, while the Zoning Text Amendment would not be expected to directly induce the development of additional wineries/farm breweries, with the possible exception of winery/farm brewery development on a few RES-zoned properties, the proposed project would provide greater flexibility with respect to the amount of Agricultural Promotional Events that may occur at future wineries/farm breweries. In addition, for new facilities on parcels greater than 20 acres, the proposed project would allow six more Special Events per year. As a result, the proposed Zoning Text Amendment could indirectly induce vehicle trips associated with future facilities subject to the Ordinance. The potential increased vehicle trips could adversely affect roadway capacities and result in incompatibilities with rural farm equipment traffic. This is a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**Discussion Item XVII-8:**

Two public airports are located within western Placer County, where the existing wineries and farm brewery are located – Auburn Municipal Airport and Lincoln Regional Airport. Based upon a review of the Land Use Compatibility Plans for the airports, the influence areas for these two airports do not currently overlap within any existing facilities. Therefore, the increased operations (e.g., Agricultural Promotional Events) associated with the proposed Zoning Text Amendment would not change air traffic patterns.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in facilities being developed within airport influence areas; however, this would not be expected to result in a change in air traffic patterns or substantial safety risks. For example, according to the Lincoln Regional Airport Compatibility Plan, agriculture, including vineyards, is conditionally compatible in all airport overlay zones, with the limited condition being that vineyards should avoid new features that attract birds. This is considered a **less-than-significant** impact. No mitigation measures are required.

**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	X			
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant	X			

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.				
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**Discussion Item XVIII-1, 2:**

The existing wineries and farm brewery that are being evaluated in this Initial Study are located on agricultural lands within western Placer County. The proposed Zoning Text Amendment would not lead to the physical alteration of the existing wineries and farm brewery, such that any on-site tribal cultural resources could be disturbed. Rather, the Zoning Text Amendment would allow the existing facilities to hold an unlimited number of Agricultural Promotional Events, and for the two existing facilities on parcels greater than 20 acres, an additional six Special Events per year. Such by-right allowances would not directly result in the disturbance of tribal cultural resources.

Future by-right development of wineries or farm breweries on the limited RES-zoned properties in western Placer County could result in the subsurface disturbance of tribal cultural resources. This is considered a **potentially significant** impact. It should also be noted that, pursuant to AB 52/Public Resources Code Section 21080.3.1, Placer County has notified tribes of this proposed project, the geographic area of which is traditionally and culturally affiliated with the tribes.

*Further analysis of these impacts will be discussed in the Cultural Resources chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**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. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)	X			
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)	X			
3. Require or result in the construction of new on-site sewage systems? (EHS)	X			
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)	X			
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)	X			
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)	X			

**Discussion Item XIX-1, 2, 3, 6:**

The California Regional Water Quality Control Board, Central Valley Region, approved Resolution R5-2015-0005, on February 5, 2015, Approving Waiver of Waste Discharge Requirements for Small Food Processors, Wineries and Related Agricultural Processors within the Central Valley Region. Several of the existing facilities in Placer County have received coverage under the Waiver for land application of process wastewater, with specific limits set on the amount of

land application allowed. The unlimited Agricultural Promotional Events allowable under the proposed Zoning Text Amendment, and the additional Special Events that would be allowable for the two existing facilities on parcels greater than 20 acres, would not be anticipated to require production of more wine and beer that could increase process wastewater rates.

However, the specific sewer systems for each existing facility (e.g., septic, public sewer connection) could be impacted by additional activity allowable under the proposed Zoning Text Amendment. The wastewater impacts associated with potential by-right wineries or farm breweries in RES-zoned properties in western Placer County would be considered a **potentially significant** impact.

*Further analysis of these impacts will be discussed in the Utilities and Service Systems chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**Discussion Item XIX-4:**

The proposed Zoning Text Amendment would allow existing facilities that are the subject of this Initial Study to host an unlimited number of Agricultural Promotional Events. In addition, the Zoning Text Amendment would allow up to six more Special Events at the two existing facilities on parcels greater than 20 acres. Such events would not be expected to result in the construction of new storm water drainage facilities, which could cause significant environmental effects, for the reasons set forth in Section IX, Hydrology and Water Quality, of this Initial Study. This is considered a **less-than-significant** impact. No mitigation measures are required.

**Discussion Item XIX-5:**

The proposed Zoning Text Amendment would allow the existing facilities that are the subject of this Initial Study to conduct an unlimited number of Agricultural Promotional Events. Such increased activity would result in additional demand for groundwater resources for those facilities having groundwater wells. Should additional by-right development of wineries or farm breweries occur at RES-zoned properties within western Placer County, they too, could increase the demand on groundwater resources. This would be considered a **potentially significant** impact if the additional demand would result in substantial depletion of groundwater resources.

*Further analysis of these impacts will be discussed in the Utilities and Service Systems chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**Discussion Item XIX-7:**

The proposed Zoning Text Amendment would allow the existing facilities that are the subject of this Initial Study to conduct an unlimited number of Agricultural Promotional Events. Such increased activity would generate additional solid waste. Should additional by-right development of wineries or farm breweries occur at RES-zoned properties within western Placer County, they too, would generate solid waste during construction and operation. This would be considered a **potentially significant** impact if the receiving landfill does not have sufficient capacity.

*Further analysis of these impacts will be discussed in the Utilities and Service Systems chapter of the Winery and Farm Brewery Zoning Text Amendment EIR.*

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>	
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.)	<b>X</b>	



**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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" 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 type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Storm Water Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Storm Water Quality Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Storm water & Surface Water Quality BMP Plan
		<input 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 type="checkbox"/> Utility Plan
	<input type="checkbox"/> Tentative Map	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____

	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input 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"/> _____