



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**MEMORANDUM**

**TO: BOARD OF SUPERVISORS**

**FROM: MICHAEL J. JOHNSON, AICP**  
Director of Planning

**DATE: June 26, 2007**

**SUBJECT: ZONING TEXT AMENDMENTS - (ZTA 20050609)**

**ACTION REQUESTED**

The Board of Supervisors is being asked to consider Zoning Text Amendments related to Medical Services-Clinics and Laboratories, Antennae and Communication Facilities and Temporary Uses and Events, as recommended by the Planning Commission at a public hearing on April 12, 2007.

**BACKGROUND:**

For the past year, the Planning Department has brought forward a series of proposed Zoning Text Amendments designed to simplify, clarify and streamline the Zoning Code. This proposed Zoning Text Amendment package is the fourth set of amendments brought forward to the Board of Supervisors. Previously enacted Zoning Text Amendments related to Hotels and Motels, Height Limits, Exceptions to Lot Coverage Requirements for Parking Structures, Planned Developments, Density Bonus Provisions, Senior Housing Projects, Banks and Kennels, Introductory Provisions, Definitions, Allowable Land Use and Permit Requirements, and Off-Site Agricultural Directional Signs.

Project Description

The Board of Supervisors is being asked to consider an amendment to the Placer County Zoning Ordinance as follows:

1. **Sections 17.06.050 and 17.44.010 – Medical Services – Clinics and Laboratories:** Amend the Residential-Agricultural Zoning District to allow Medical Services and Laboratories with a Conditional Use Permit under a limited set of circumstances.
2. **Section 17.56.060 – Antennae Which Are Not Visually Obtrusive:** Add an additional category of antennae that are not visually intrusive and can therefore be exempted from the Minor Use Permit process. This category consists of antennae located on existing lattice power transmission towers.

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3. **Section 17.56.300 – Temporary Uses and Events:** Reinstate Zoning Ordinance provisions that allow the processing of a Temporary Outdoor Event Permit, rather than a Minor Use Permit, for one-time events.

#### Planning Commission Hearing

The Planning Commission conducted a public hearing on April 12, 2007. Separate discussions were conducted and votes taken by the Planning Commission on the three Zoning Text Amendments as follows:

**Medical Services – Clinics and Laboratories** - A property owner interested in establishing a Medical Clinic and Laboratory facility on property zoned Residential-Agricultural located adjacent to a new commercial center, spoke in favor of the Zoning Text Amendment related to this issue. One member of the public spoke against this text amendment as it could precedent setting, and could inappropriately apply to a number of sites countywide. Planning Commissioners expressed concern that this Zoning Text Amendment was an inappropriate change to the Residential-Agricultural zoning district and indicated that such changes to benefit specific projects should not be approved. The Commission indicated that the site may be appropriate for a Medical facility, but that the proper approach would be to amend the Community Plan and zoning, rather than amend the Zoning Ordinance. The Planning Commission voted unanimously (5-0, with Commissioners Forman and Sevison absent) to recommend denial of the Zoning Text Amendment related to Medical Services – Clinics and Laboratories to the Board of Supervisors, because Medical offices are inappropriate in the Residential-Agricultural Zoning District and the proposed footnote unnecessarily complicates the Zoning Ordinance for the benefit of an individual property owner.

**Antennae Which Are Not Visually Intrusive** - One member of the public indicated that he did not see a reason to create an additional category of antenna exempted from the Minor Use Permit process, for antennae located on existing lattice power transmission towers. In addition, one Planning Commissioner asked why the proposed category would apply only to antennae that extend no more than 12 feet above an existing lattice tower. In response to that question, staff responded that a 12 foot height increase would allow the placement of two separate antenna facilities and would not be visually obtrusive, whereas further height increases could become more visible, which should therefore be evaluated through the Minor Use Permit process. The Planning Commission voted unanimously (5-0, with Commissioners Forman and Sevison absent) to recommend to the Board of Supervisors adoption of the proposed Zoning Text Amendment adding the new antenna category as described below and as worded in the attached Draft Ordinance.

**Temporary Uses and Events** - There were several questions from Planning Commissioners and comments by several members of the audience about the re-establishment of the Temporary Outdoor Event Permit provisions. Christine Turner, Agricultural Commissioner, recommended adoption of proposed language that would allow approval of one-time events, like the Farm and Barn Tour, by the Planning Director after consultation with numerous local agency representatives, to insure life/safety issues are adequately addressed. Several members of the public indicated that they believed this process should include public noticing and a hearing

before the Zoning Administrator. In the interest of expediting this type of permit for single events, not to exceed two per year on any given site, the Planning Commission voted (4-0-1 with Commissioner Burris abstaining and Commissioners Forman and Sevison absent) to recommend approval of the proposed Zoning Text Amendment as outlined in the Draft Ordinance, without a public notice and hearing requirement.

## **DISCUSSION OF ISSUES:**

### **Medical Services – Clinics and Laboratories (Sections 17.06.050 and 17.44.010)**

The Planning Department has received a request to consider establishment of a medical office and laboratory facility on land zoned Residential-Agricultural, located adjacent to the recently constructed Quarry Pond Commercial Center in Granite Bay. The Residential-Agricultural Zoning District allows “Medical Services - Hospitals and Extended Care”, but not “Medical Services – Clinics and Laboratories”. Given that hospitals tend to present more neighborhood compatibility issues because of their 24-hour operations and the use of ambulances with sirens, the question was raised as to the reason the Zoning Ordinance allows this more intrusive use in this residential zone, but does not allow medical offices. Staff determined that the Zoning Ordinance provides more latitude for locating hospitals and extended care facilities than medical offices in residential zones for two reasons: 1) hospitals provide a critical public need and location in proximity to residential uses can save lives; and 2) establishment of medical offices occurs much more frequently than establishment of hospitals, and are more appropriately located in commercial locations.

Staff has concluded that the subject parcel may be an appropriate location for a proposed medical facility. The subject parcel is located on Douglas Boulevard, is adjacent to a newly constructed commercial center that is zoned General Commercial, and is owned by the same property owner as the commercial center. The property owner is interested in developing the medical office complex to meet an identified need in the Granite Bay community and plans to connect the two uses by a bridge over the creek and pedestrian paths. This would allow office workers to walk next door to eat lunch, buy coffee, purchase limited grocery items as well as shop for general merchandise. Similarly, employees at the commercial center could take care of medical needs at the proposed medical center. When the applicant and Planning Department staff discussed this issue at the Granite Bay MAC, the MAC members as well as other members of the public expressed support for the project, while recommending against a change to the General Plan and zoning to a commercial designation on this parcel. The MAC indicated support for a Zoning Text Amendment that would allow a medical office complex to be considered for approval through the use permit process.

Planning Department staff, however, is concerned that such a change to the Residential-Agricultural zoning district, could create an opportunity for establishing medical office complexes throughout Placer County, in much more rural locations, as the Residential-Agricultural zoning designation is quite widely spread. The applicant has suggested that a notation be included within the Zoning Ordinance allowable use charts indicating that a medical office complex can only be considered under a limited set of circumstances. This type of footnote is already utilized within the Placer County Zoning Ordinance. Staff proposes that “Medical Services - Clinics and Laboratories” be allowed with a Conditional Use Permit in the Residential-Agricultural zoning district with the following footnote: “Permitted only where the parcel on which the proposed use would be located

is adjacent to commercially zoned property and is located on a major arterial roadway". In this way, this type of medical facility could be analyzed in the context of a Conditional Use Permit, which requires approval by the Planning Commission and a finding of neighborhood compatibility, and only under a limited set of circumstances.

#### **Section 17.56.060 – Antennae Which Are Not Visually Obtrusive**

Section 17.56.060 outlines the zoning regulations for the establishment and operation of antennae and communication facilities. Most antennae require the processing of a Minor Use Permit. Subsection 17.56.060(F) allows exemptions from the Minor Use Permit process if the proposed antenna fits one of the established categories of antennae which are not visually obtrusive. If a project fits one of the categories of antennae, then it can be approved through the Administrative Approval process. This reduced regulatory process encourages the establishment of less obtrusive antennae like tree poles or locations on existing buildings or communication facilities. Staff is recommending a new category that would allow the exemption to apply to the location of communication antennae on existing lattice power transmission towers, where the overall height of the tower would not be increased by more than 12 feet. This will ease the regulations and encourage the establishment of this new type of unobtrusive antenna facility.

#### **Section 17.56.300 - Temporary Uses and Events**

Section 17.56.300 outlines the zoning regulations for temporary uses and events. Most specifically, Subsection 17.56.300(B) outlines the regulations for temporary events and requires the processing of a Minor Use Permit, except for events that are proposed at approved public assembly sites, within public road rights-of-way, or in a public park or other publicly-owned land. In addition, the Zoning Ordinance used to allow an alternative process for one-time events with the following notation: "See also Chapter 5, Placer County Code, Section 5.100 through 5.106 (Outdoor Festivals) for alternative permit requirements for one-time events such as concerts, etc." The Zoning Ordinance reference to these separate County Code Sections, was present in Edition No. 5 of the Zoning Ordinance, published in 1998, but was eliminated when the Zoning Ordinance was re-codified and re-published in 2001. The process outlined in the former Chapter 5, Article VI, Temporary Outdoor Events; Regulations and Permitting, was apparently eliminated at the same time. The former provisions outlined an alternative review process for temporary outdoor events, not exceeding more than three consecutive days and occurring not more than two times in one location, in a given calendar year. Those former regulations were several pages long and outlined a process that included consultation with the Sheriff, the County Health Officer, the Director of Public Works, Chief Building Inspector and the Assistant Emergency Services Director, to make sure life safety issues would be adequately addressed, without the need for a formal Minor Use Permit process. Although the process outlined in former County Code Sections 5.100 through 5.106 called for a public hearing by the Zoning Administrator, the process followed by the Planning Department over the last several years did not include a hearing before the Zoning Administrator, but rather a decision by the Planning Director after consultation with numerous public agencies.

Because this process is extremely useful and meets an identified need for short-term events, the Planning Department has continued to process Temporary Outdoor Event permits that fall within the limits described above. An average of two such permits are evaluated each month and are

applied to a variety of events, many of them proposed and carried out by non-profit organizations as fund-raising events. The fee for a Special Event Minor Use Permit is currently \$1,785, whereas the processing of a Temporary Outdoor Event permit is currently \$380.

The Planning Director has determined that, although this an appropriate process, the County could be challenged for approving this type of permit, which is no longer authorized by the County Code. Staff recommends that this process be re-established and described within the Zoning Ordinance. Staff recommends that the following provisions be added to Section 17.56.300.B.1.b. to read as follows:

“However, for one-time events (not to exceed three consecutive days nor two times in one location in a calendar year), the Planning Director may approve a Temporary Outdoor Event permit in lieu of a Minor Use Permit. Detailed event information shall be provided including time, date, location, estimated number of participants, security measures and sanitation. Such information shall be provided by the Planning Department to the Sheriff, the County Health Director, Chief Building Official, Department of Public Works, CHP, the Assistant Emergency Services Director, and appropriate state, federal, and local fire jurisdictions, prior to a decision by the Planning Director. Conditions addressed in Section 17.56.300.B.4.a through d may be required of any such event.”

#### **Alternative**

If the Board of Supervisors deems it appropriate, an alternative to the above described process would be to require a public hearing before the Zoning Administrator. This would be similar to a Minor Use Permit, but would not require use permit findings or extensive conditioning. Nevertheless, this would require additional processing time and costs. Staff continues to support the Planning Commission’s recommendation to reinstate the Temporary Outdoor Event Permit as an administrative process as outlined in the language included in the Draft Ordinance.

#### **CEQA COMPLIANCE:**

The proposed Zoning Text Amendments were addressed in a previously approved Negative Declaration. The Board of Supervisors adopted the Negative Declaration when approving Zoning Text Amendments on May 24, 2005. The currently proposed Zoning Text Amendments fall within the scope of the previously adopted Negative Declaration, and no changes to existing circumstances have occurred that warrant further environmental review for these Zoning Text Amendments. The Board of Supervisors must make a finding to that effect.

#### **RECOMMENDATION:**

Staff brings forward the Planning Commission’s recommendation that the Board of Supervisors approve the Zoning Text Amendments related to Communication Antennae on Lattice Towers and Temporary Outdoor Events through adoption of the attached Ordinance. In addition, staff brings forward the Planning Commission’s recommendation that the Board of Supervisors deny the Zoning Text Amendments related to Medical Services – Clinics and Laboratories.

**FINDINGS:**

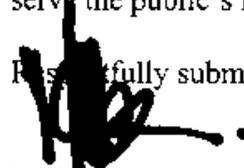
CEQA

The proposed Zoning Text Amendments were addressed in a previously approved Negative Declaration. The Board of Supervisors adopted the Negative Declaration when approving Zoning Text Amendments on May 24, 2005. The currently proposed Zoning Text Amendments fall within the scope of the previously adopted Negative Declaration, and no changes to existing circumstances have occurred that warrant further environmental review for these Zoning Text Amendments.

Zoning Text Amendments

The Zoning Text Amendments are consistent with the Placer County General Plan, and will serve the public's interests as highlighted in this staff report.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP  
Director of Planning

**EXHIBITS:**

- Exhibit 1 – Proposed Ordinance
- Exhibit A – Chapter 17 – Zoning Text Amendments
- Exhibit 2 – Negative Declaration

Cc: BIA

- Dave Wegner
- Mike Abbott
- Mike Giles
- All MAC's

Copies Sent by Planning:

- Wes Zicker – Engineering and Surveying Department
- Dana Wynniger – Environmental Health Services
- Public Works Department
- Scott Finley – County Counsel
- Christa Darlington - County Counsel
- Holly Heinzen – CEO Office
- Christine Turner – Agricultural Commissioner
- CDRA – John Marin
- Emergency Services – Bob Eicholtz
- Subject/chrono files

# Before the Board of Supervisors County of Placer, State of California

In the matter of:

An Ordinance amending the Placer County Code, Chapter 17, Zoning Text Amendment (ZTA20050609) related to Antennae Which Are Not Visually Obtrusive and Temporary Outdoor Events.

Ordinance No: \_\_\_\_\_

First Reading: \_\_\_\_\_

The following ORDINANCE was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board

\_\_\_\_\_  
Ann Holman

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

Placer County Code, Chapter 17, Zoning Text is amended as shown on Exhibit A, attached hereto and incorporated by reference.

The Board finds the Zoning Text Amendment is in compliance with the Placer County General Plan, and will serve the public's interests.

## EXHIBIT "A"

### 17.56.060 Antennae, Communications Facilities

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F. **Antennae Which Are Not Visually Obtrusive.** Antennae (including any supporting structures and appurtenances) which are installed to meet the following standards (as determined by the Planning Director), shall not require the approval of a Minor Use Permit or a Conditional Use Permit. Any such installation must also be found not to create the potential for adverse noise (from generators or other accessory equipment), access or grading problems. These types of installations may also require building, electrical or other construction permits, as well as design review approval. It will be necessary for an applicant to submit site plans, drawings, photographs, simulations and any related information deemed necessary by the Planning Director to determine that a proposed installation meets the above criteria. The Planning Director's approval shall be called an Administrative Approval and shall be given in written form as determined to be appropriate by the Planning Director.

1. Antennae located entirely within an otherwise approved sign. May include antennae placed within the sign face or attached to a support structure so long as the design is such that the antennae is effectively unnoticeable. Such antennae may not be placed on a non-conforming sign.
2. Flush mounted, color coordinated panels on existing buildings where equipment is not visible above the roof line. All equipment shelters, cabinets, or other accessory structures shall be located within the building utilized for the antennae, or on the ground located outside of any required setback or parking space.
3. Antennae built into architectural features or which appear to be architectural features themselves, added to existing structures (such as chimneys, cupolas, dormers, bell towers, steeples, water tanks, stadium lights, utility poles, and other similar features) where the height limit for such architectural features is not exceeded. All equipment must be located as described in Subsection (F)(2) of this section.
4. Antennae constructed such that they appear to be natural features indigenous to the site (such as trees and rocks).
5. Co-location on existing facilities with the same types of antennae as those currently present and where the height of the existing antennae pole does not increase.
6. Installations which are located so far from any prospective viewer and in such a way as to have a backdrop of terrain which obscures the visibility of the antennae as to make it visibly unobtrusive and effectively unnoticeable.
7. Antennae located on existing lattice power transmission towers where the overall height of the tower would not increase by more than 12 feet. A maximum of two service providers may "stack" antennae in this arrangement, unless authorized by a Minor Use Permit approval. All equipment shelters, cabinets, or other accessory structures shall be located within the footprint of the tower.

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**17.56.300 Temporary Uses and Events**

\* \* \* \* \*

**B. Temporary Events.** Temporary events involve the use of land or a building for an event of limited duration (see the definition of "Temporary uses and events" in Section 17.04.030). Where allowed by Sections 17.06.050 et seq., (Land use and permit tables), temporary events are subject to the following requirements:

**1. Applicability**

- a. **Commercial Recreational Events.** Temporary commercial recreational events such as circuses, carnivals, open air theaters, or other similar situations involving temporary large assemblages of people may be conducted in any district provided that a Minor Use Permit is first secured for the establishment, maintenance and operation of such uses. [Note: Provisions for permanent outdoor commercial recreation uses, rural recreation uses and sports facilities and outdoor public assembly uses are found in Sections 17.06.030 et seq., (Allowable land uses and permit requirements) and in 17.04.030 (Definitions).]
- b. **Outdoor Festivals/Concerts, etc.** Outdoor festivals/concerts, arts and crafts fairs and similar short-term events may be authorized in any district provided that a Minor Use Permit is first approved for the event. However, for one-time events (not to exceed three consecutive days nor two times in one location in a calendar year), the Planning Director may approve a Temporary Outdoor Event permit in lieu of a Minor Use Permit. Detailed event information shall be provided including time, date, location, estimated number of participants, security measures and sanitation. Such information shall be provided by the Planning Department to the Sheriff, the County Health Director, Chief Building Official, Department of Public Works, California Highway Patrol, the Assistant Emergency Services Director, and appropriate state, federal, and local fire jurisdictions, prior to a decision by the Planning Director. Conditions addressed in Section 17.56.300 B4 a through d below, may be required of any such event. [Note: These events differ from those described in Section 17.56.300(B)(1) in that they are of limited duration and do not require the construction of any improvements.]
- c. **Temporary Events not subject to this section.** The following types of temporary events are not subject to the requirements of this section, and are also not subject to the permit requirements established by Sections 17.06.050 (Land use and permit tables) and 17.06.060 et seq., (Zone district regulations):
  - i. **Approved Public Assembly Sites.** A temporary event conducted in an approved place of public assembly, such as a theater, convention center, meeting hall, sports facility, or fairgrounds.
  - ii. **Parades and Street Events.** Parades and other temporary events within a public road right-of-way, provided that all requirements of the director of Public Works and the Placer County sheriff are met.

- iii. **Public Events.** Admission-free events, and events with admission charges where the organization or individuals conducting the event qualify for a free business license pursuant to Chapter 5 of the Placer County Code (Business Licenses and Regulations), where the event is conducted at a public park or on other publicly-owned land with the permission of the landowner, and the event also satisfies the requirements of Subsections (B)(2) through (B)(5) of this section for other types of temporary events.
2. **Permit Requirement.** As required by Sections 17.06.060 et seq., (Zone district regulations) for the applicable zone district, or by Sections 17.56.300(B)(1)(a) and 17.56.300(B)(1)(b) above.
  3. **Time Limits.** A temporary event shall be conducted for no more than nine consecutive days, or four successive weekends per year, except where a shorter time limit is established by the granting authority through permit conditions of approval.
  4. **Site Design and Development Standards.** All temporary events are subject to the following standards, except where alternate standards are established by Placer County Chapter 5 (Business Licenses and Regulations), Placer County Code or by the granting authority through permit conditions of approval.
    - a. **Access.** Outdoor temporary events shall be provided at least two unobstructed vehicle access points, each a minimum of eighteen (18) feet wide, from the event site to a publicly maintained road. Additional access points shall be provided as required by the Public Works director or County sheriff.
    - b. **Parking.** Off-street parking shall be provided as follows, with such parking consisting at minimum, of an open area with a slope of ten (10) percent or less, at a ratio of four hundred (400) square feet per car, on a lot free of combustible material.
      - i. **Seated spectator events:** One parking space for each twelve (12) square feet of seating area.
      - ii. **Exhibit Event:** One parking space for each seventy-five (75) square feet of exhibit area.
    - c. **Fire Protection.** Facilities shall be provided as required by the appropriate serving fire protection agency and/or the California Department of Forestry and Fire Protection.
    - d. **Water Supply and Sanitation.** Facilities shall be provided as required by the Placer County Environmental Health Division.
  5. **Guarantee of Site Restoration.** A bond or cash deposit may be required for approval of a temporary event to guarantee site restoration after use, and operation as required by this section. The guarantee shall cover both operation and restoration, and is subject to the provisions of Section 17.58.190 (Security for performance).

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PLACER COUNTY PLANNING DEPARTMENT  
11414 B AVENUE  
AUBURN, CA 95603

## NEGATIVE DECLARATION

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

The proposed project will not have a significant adverse effect on the environment, therefore, it does not require the preparation of an Environmental Impact Report and this Negative Declaration has been prepared.

Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.

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

### PROJECT INFORMATION

Title: 2005 Placer County Zoning Ordinance Text Amendments

Description: Proposal to amend the Placer County Zoning Ordinance (see attached Initial Study for a detailed project description)

Location: Placer County

Project Proponent: Placer County County Contact Person: Melanie Heckel (530) 886-3000

### PUBLIC NOTICE

The comment period for this document closes on 8/8/05. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Auburn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Placer County Planning Department at (530) 886-3000 between the hours of 8:00 a.m. and 5:00 p.m. at 11414 "B" Avenue, Auburn, CA 95603.

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

RECORDER'S CERTIFICATION:

EXHIBIT 2

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## PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 886-3000/FAX (530) 886-3080

### INITIAL STUDY

*In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.*

#### I. BACKGROUND

##### TITLE OF PROJECT: 2005 PLACER COUNTY ZONING ORDINANCE TEXT AMENDMENTS

##### Background:

The Planning Department is bringing forward revisions to the zoning ordinance in order to provide for certain types of uses not currently allowed to meet identified needs, to implement new State regulations, and to make assorted clarifications and minor changes to ease implementation and interpretation for staff and the public as follows:

1. Hotels in industrial zoning districts - There have been numerous requests for hotels in the Sunset Industrial Area, primarily zoned Industrial, Industrial Park or Business Park. Recent development patterns make the location of one or more hotels in this area desirable to meet the needs of existing and proposed development. Most particularly, the Thunder Valley Casino has generated a need for nearby overnight accommodations. In addition, proposed universities and associated commercial and industrial uses, particularly in the proposed Placer Ranch project, will similarly generate a need for overnight accommodations for parents of college students and for business travelers.
2. Revised density bonus provisions - As mandated by SB 1818 passed by the State Legislature last year, the County is required to revise our density bonus provisions to implement the provisions of the new state law.
3. Agricultural Directional Signs - The Agricultural Commission has requested that we establish provisions for directional signs to locations where agricultural products are available for sale on site.
4. Multi-service housing centers - In order to implement the provisions of the County Housing Element, provisions for multi-service housing centers (aka homeless shelters) will be established in several zoning districts.
5. Administrative citation process for code enforcement - A new administrative citation and hearing process is proposed for code enforcement activities in order to provide a more efficient enforcement process and avoid utilizing the county courts for this process.
6. Minor changes, clarifications and elimination of conflicts - Planning Department staff continues to analyze internal conflicts, difficulties in interpretation and minor suggestions for change to provide on-going updating of the zoning ordinance to meet current standards and practices and to make it more user friendly.

##### Location:

Placer County is located 80 miles northeast of San Francisco. The City of Auburn and the government center of Placer County, is located 120 miles southwest of Reno. The county encompasses 1,506 square miles (including 82 square miles of water) or 964,140 acres (including 52,780 acres of water). Placer County is bounded by Nevada County to the north, the State of Nevada to the east, El Dorado and Sacramento counties to the south, and Sutter and Yuba counties to the west. The amendments to the Placer County Zoning Ordinance will apply to the entire county with the exception of the incorporated Cities of Auburn, Roseville, Rocklin, Lincoln, Loomis and Colfax, and Tahoe Basin and Squaw Valley areas separately regulated through individual General Plans and Zoning ordinances.

##### Project Description:

Amend the Placer County Zoning Ordinance as follows:

1. Hotels and motels - Allow hotels and motels with a CUP in the Industrial and Industrial Parks districts and an MUP in the Business Park district.

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Environmental Issues (See attachments for information sources)	No Impact:	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Commercial Planned Development, Highway Services, Motel, Resort and Airport zoning districts. This ordinance revision is eliminating the Motel zoning district and special regulations that apply in that district because there are no properties with that zoning designation and there appears to be no reason to have such a limited use zoning district. The definition of hotels and motels has been revised to include conference facilities.

2. **Height limits** - Amend the Height Limit and Exception section to indicate that in those zoning districts that have a height limit of 50 feet (includes the Industrial, Industrial Park and Business Park zoning districts), higher structures may be approved for special uses, including hotels, with a Conditional Use Permit that includes environmental review and a visual impact analysis with photo simulations.

3. **Exceptions to lot coverage requirements for parking structures** - Exclude parking structures from lot coverage limitations in the Industrial and Industrial Park zoning districts as long as overall coverage does not exceed 75% with 15% of the site devoted to landscaping.

4. **Density bonus provisions** - Delete current density bonus provisions and replace with new provisions as mandated by the State. The new provisions are complex. Key provisions allow density bonuses for a wider range of affordable housing types at lower percentages, allow higher bonuses and greater concessions or incentives. However, such units are required to remain affordable through enforceable means for at least 30 years whereas the current ordinance is more flexible and requires 30 years for projects with County funding and 10 years for privately financed projects.

5. **Agricultural directional signs** - Establish a directional agricultural sign program to allow off-site signs that direct the touring public to agricultural businesses that sell agricultural products directly to the public. As proposed, these signs would be similar to winery signs located in several other counties but would direct the public to other types of agricultural products. The signs would be of uniform height, color and design and could be placed at corners or crossroads with arrows to indicate the direction of the agricultural product site. The signs would include a post and panels to depict each particular agricultural sales site.

6. **Multi-service housing centers** - Establish a definition for multi-service housing centers, otherwise known as homeless shelters and ancillary services, and allow them in each district that allows multi-family residential uses: Residential Multi-Family, Neighborhood Commercial, General Commercial, Commercial Planned Development, Highway Services and Resort.

7. **Administrative citation process for code enforcement** - Several changes are proposed to Article 17.62 of the Zoning Ordinance (Code Enforcement), primarily to add an Administrative Citation Ordinance that authorizes Code Enforcement staff to issue administrative citations, establishes fines, defines procedures for a request for a hearing, and allows a hearing before a Hearing Officer. Substantial changes to the sections regarding Recovery of Costs are also proposed to bring those sections in line with changes in the law, county practice, and the addition of the Administrative Citation process.

8. **Agricultural accessory structures** - Places limitations on the size of agricultural accessory structures on parcels that are less than 4.6 acres in size that are identical to size limitations for residential accessory structures. However, where zoning allows both uses, each type of structure (residential and agricultural) is permitted the allowable floor area as outlined in Section 17.56.180.

9. **Minor changes, clarifications and elimination of conflicts** - A long list of changes is proposed in this category, too numerous to list here. Examples include changes necessary to eliminate conflicts between the allowable use chart in Section 17.06.050, charts within each zoning district and Specific Use Requirements in Article 17.56, revisions to commercial and industrial zoning districts to provide greater consistency, clarifications to regulations on temporary structures and revisions to the public hearing process to allow the Planning Commission to conduct public hearings on projects before the Final EIR is prepared if subsequent approval is required by the Board of Supervisors.

**Documents incorporated by Reference**

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, and applicable maps. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following documents are incorporated herein by reference and are available for review at the County of Placer, Planning Department, 11414 B Avenue, Auburn, CA 95603 and at the appropriate county offices identified herein:

1. Air Quality Thresholds of Significance, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
2. County of Placer General Plan Update, County of Placer, August 1994
3. County of Placer Zoning Code, County of Placer, <http://ordlink.com/codes/placer/preface.htm>
4. Draft General Plan Background Report, Placer County General Plan Update, Volumes I and II, County of Placer, September 15, 1992.

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- 5. Final Environmental Impact Report, County of Placer Countywide General Plan Update Volume I, County of Placer, SCH#93082012, June 26, 1994.
- 6. Placer County Air Pollution Control Board, Rules and Regulation, <http://www.placer.ca.gov/airpollution/regs/complete-rules-regs.pdf>
- 7. Placer County Water Agency (PCWA) website, <http://www.pcwa.net>

**II. EVALUATION OF ENVIRONMENTAL IMPACTS:**

- A. A brief explanation is required for all answers except "No Impact" answers
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" 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 Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is 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, 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 [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist
- G. References to information sources for potential impacts (e.g., 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

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Items b, c: The zoning ordinance revisions, in and of themselves, will not impact scenic resources. They may, however,

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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authorize certain types of uses that could affect scenic qualities within Placer County. The three areas of revision that could affect scenic resources are: 1) allowance for certain types of uses (including hotels) to exceed the 50 foot height limit in the industrial zoning districts if a conditional use permit is granted, 2) establishment of a directional off-site agricultural sign program and 3) reduction in certain setback requirements in commercial zoning districts.

1) Higher heights - These would affect parcels that are industrially zoned which are not generally placed within scenic vistas, in scenic resources areas or along state scenic highways, but rather in areas devoted to industrial uses, away from residences and recreational and other visually sensitive use areas. However, several potential hotel sites are within views from Highway 65. These uses could potentially degrade the existing visual character or quality of the particular site and its surroundings. Although such hotels and other taller uses could be located on any industrially zoned parcels in unincorporated Placer County to date, interest has been primarily focused in the Sunset Industrial Area due to proximity to the Casino, the proposed university specific plan and to meet the needs of business travelers. At this time it is too speculative to determine how high such structures may be proposed or approved. The zoning text amendment indicates that higher than the 50 foot height limit may be approved only through the conditional use permit process, including environmental review with photo simulations. In this way, each individual proposal can be fully analyzed so that aesthetic considerations can be evaluated and mitigated. Therefore, the proposed text amendment would be considered less than significant.

2) Off-site directional agricultural signs - These signs would be located generally in rural areas. Their purpose is to direct members of the public to agricultural sites where products can be purchased where grown or processed. Examples include wineries, mandarin orange farms, etc. These signs would be of uniform size, color and design and would be located at intersections to direct the public which direction to go. They would include a sign post and individual panels with arrows. This type of directional sign can often be seen in wine growing regions like Napa and Sonoma Counties and has become an accepted part of the rural environment. With a uniformly designed sign program consisting of a post with panels, visual impacts are considered less than significant.

3) Reductions to setbacks - The front setback is proposed for reduction in the Highway Services district from 25 to 10 and in the Office Professional district from 20 to 10. The reason for the reduction is to make the front setback consistent with the other commercial zoning districts. Despite the reduction in setback requirements, proposed uses will still need to be consistent with the applicable Community Plan including design guidelines and in most cases will be subject to Design Review. Therefore, aesthetic impacts are considered less than significant.

Item d: The primary potential impact on light or glare would be due to allowing hotels in industrial zoning districts where they are not currently allowed. However, even without this change, a wide range of urban industrial and commercial uses are allowed in these areas. Streetlights will be included in any required street improvements. Because these areas are already urbanized and designated for industrial development, the incremental increase in lighting associated with new development would be less-than-significant. Any hotel proposal would be required to be in compliance with the county zoning ordinance standards and design guidelines. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from and properly shielded to eliminate glare on existing land uses and roadways. Light and glare impacts would have a less than significant impact with adherence to county requirements.

Potentially Significant impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES-- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project

**Environmental Issues**

(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item c: Potential impacts on agricultural resources would be related to allowing hotels in industrial areas, providing agricultural directional signs in agricultural areas, and placing limits on the size of agricultural accessory structures on parcels less than 4.6 acres in size. Although some existing zoned industrial lands are adjacent to agricultural land on the urban fringe, zoning standards and general plan policies have been developed to manage the interface between the two land uses. None of the changes proposed would increase the land currently designated agricultural for potential conversion to a non-agricultural use. The agricultural sign program will not adversely affect agricultural resources, but can actually enhance economic viability of agricultural operations by directing customers to on site sales locations. The limitation on the size of agricultural accessory structures is appropriate in that it only affects parcels less than 4.6 acres in size where agricultural activities would be of a very small scale. If a parcel is less than an acre in size, an agricultural accessory structure is limited 2,000 sq. ft.; for parcels one acre to 2.29 acres, an agricultural structure can be 2400 sq. ft. and for parcels 2.3 acre to 4.59 acres in size, an agricultural accessory structure can be 3,000 sq. ft. in size. Each of these parcels could also contain a residence and a residential accessory structure with the same size limitations described above. With an unlimited size for agricultural accessory structures on small parcels the potential exists that there would be very little land left for actually growing farm products. Therefore the zoning ordinance revisions are appropriate and would have a *less than significant effect* on agricultural resources or operations.

Potentially Significant Impact      Less Than Significant with Mitigation      Less Than Significant Impact      No Impact

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item a-e: The Placer County Zoning Ordinance is located within the Placer County Air Pollution Control District (District), a local governmental agency responsible for protecting the air quality in the county area. Placer County includes portions of three California air basins: Sacramento County, Mountain Counties and Lake Tahoe. Existing air quality varies substantially between these air basins. The Sacramento Valley and Mountain Counties basins are classified as non-

**Environmental Issues**

*(See attachments for information sources)*

No Impact

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attainment areas for the state and federal ozone standards.

Before anyone builds, alters, replaces, operates, or uses machinery or equipment that may cause air pollution, that person must obtain a permit from the air pollution control officer of the District. *(California Health and Safety Code, Ch. 4, Art. 1, 42300)*

Since Placer County does not meet the air quality standards for PM-10 and ozone set forth by the United States Environmental Protection Agency or those of the California Air Resources Board the District issues permits allowing the District to work with businesses to be sure their operations follow federal, state and local regulations and are coordinated with the District's air quality strategy.

The proposed Zoning Ordinance revisions do not significantly alter the types of uses allowable within unincorporated Placer County. It would allow hotels to be located on industrially zoned land. This could potentially reduce stationary sources of air pollution by replacing potential industrial generators of air pollution with hotels that would not typically emit significant air pollution. The Air District permits and inspects stationary sources of air pollution, such as industrial operations. Permits are required of both small and large businesses by state and federal law for any operation or equipment that has the potential to emit air contaminants. They are required 1) before construction begins for a new operation; 2) whenever a change of ownership occurs; 3) before a modification takes place; or 4) before equipment is replaced or relocated. Permits are issued to ensure that all equipment and processes comply with federal, state, and District rules. Before any person builds, erects, alters, replaces, operates, or uses any article, machine, equipment, or other contrivance which may cause the issuance of air contaminants, such person must obtain a permit to do so from the air pollution control officer of the district *(California Health and Safety Code, Ch. 4, Art. 1, 42300)*.

Development activities would also result in additional auto related emissions over existing conditions relating to both construction and operations. Again, no substantial increase in development activities is anticipated as a result of changes in the zoning ordinance. As indicated above, there would be new opportunities to construct hotels on lands already designated for industrial development. In addition, greater residential densities may be allowed due to changes in the residential density bonuses. However, increased densities allowed through bonuses would also include certain provisions for affordable housing. This could potentially reduce commuting necessary for workers in Placer County by providing more affordable housing near to jobs. Each development project within Placer County must be assessed against the following AQMD recommended significance criteria:

- Criteria Pollutants: Construction and operation impacts are considered potentially significant if the project would result in a net increase of 85 pounds per day (lbs/day) of reactive organic compounds (ROGs), 85 lbs/day of nitrogen oxides (NO<sub>x</sub>), 275 lbs/day of PM<sub>10</sub> or 150 lbs/day of sulfur dioxide (SO<sub>2</sub>). Operational impacts for carbon monoxide (CO) are considered potentially significant if CO "hot spots" exceeding state 1-hour and 8-hour State Ambient Air Quality Standards are generated near major thoroughfares and congested surface streets.

With future development, air pollutants would be emitted by construction equipment and fugitive dust would be generated during interior grading and site preparation. The county, as well as the Air Quality Management District regulates construction activities. Construction could include demolition of some structures and grading preparation for any new construction. PM<sub>10</sub> emissions in the form of fugitive dusts would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather. Phase I emissions from construction equipment (i.e. graders, back hoes, haul trucks etc.) would generate PM<sub>10</sub>, NO<sub>x</sub>, and ROG emissions.

Phase II construction emissions are primarily associated with construction, employee commute vehicles, asphalt paving operations, mobile construction equipment (i.e. bulldozers, forklifts, etc.), stationary construction equipment, and architectural coatings. Phase II construction emissions will principally be generated from diesel-powered mobile construction equipment as well as architectural coatings. Phase II construction emission mitigation measures involve the routine maintenance and tuning of all mobile and stationary powered construction equipment, as well as construction employee commute vehicle trip reductions. Construction paving materials and coatings are required to conform to the rules outlined in the PCAQMD's Rule 217 and Rule 218 governing the manufacture and use of asphalt and architectural coatings.

Employee customer and/or delivery vehicle trips associated with new development would generate NO<sub>x</sub> and ROG emissions, contributing to regional ambient ozone (O<sub>3</sub>) concentrations, and would generate vehicular dust emissions that would contribute to regional ambient PM<sub>10</sub> concentrations. Additionally, the combustion of natural gas for space heating

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

will contribute NO<sub>x</sub> and ROG emissions.

However, facility-specific vehicle trip emissions that may be generated by new uses authorized by the zoning ordinance revisions (hotels in industrial areas, higher residential densities through change in the bonus provisions for affordable housing) may be offset by providing convenient locations, thus decreasing vehicular traffic. In the case of hotels in the Sunset Industrial Area, there is a demand for overnight accommodations for casino patrons closer to the casino than currently available. Higher residential densities with affordable housing provisions could reduce commuting between jobs and housing.

PCAQMD requires site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed. Potential impacts to sensitive receptors would be analyzed at the project level, depending on adjacent land uses and the proposed uses for a given site.

The PCAQMD considers development projects to be cumulatively significant if the project requires a change in the existing land use designation (i.e., general plan amendment, rezone), and projected emissions (ROG, NO<sub>x</sub>, or PM<sub>10</sub>) of the proposed project are greater than the emissions anticipated for the site if developed under the existing land use designation. The proposed zoning text amendments provide for development that is consistent with the existing land use designations, thus *no cumulative impact* on air quality would result from the zoning text amendments.

e) The Zoning Text amendment does not authorize new uses that would generate objectionable odors. However, the proximity of hotel patrons to potential odor-generating industrial uses could potentially create a conflict. However, the air district and jurisdictions require site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed over time. The proposed zoning text amendments would have a *less than significant impact* on the creation of objectionable odors.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES -- Would the project:</b>				
a) 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 and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?

Item a-c, e: The proposed zoning text amendment would not substantially change the types of uses allowed in unincorporated Placer County. It is possible that future hotel facilities could be proposed on biologically sensitive properties. However, such hotels would be located in areas specifically planned and zoned for industrial uses. Potential impacts to biological resources will be considered during planning approvals for those lands, specific project level review will be required at the project specific level. The Placer County Zoning Ordinance requires hotels to obtain a Conditional Use Permit or Minor Use Permit in the industrial zoning districts and an appropriate environmental document, which would include an assessment of biological resources.

Placer County has a Tree Protection Ordinance to preserve and protect the remaining native oak and other species of trees within the county. Placer County Zoning ordinance 12.16.010 states:

"The spirit of this article is to encourage an atmosphere of mutual cooperation between members of the development community, private citizens, and county officials in attempting to retain tree cover within the county. Furthermore, the article is to provide for educational programs and materials to promote an awareness of the value of trees, and provide information to the public relating to the care, maintenance, and planting of trees.

Thus, it shall be the policy of this county to preserve trees wherever feasible, through the review of all proposed development activities where trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. In the spirit of reasonableness this article does not categorically prohibit tree removal and contains numerous exemptions for specific types of activities. It is also recognized, that due to the extremely diverse terrain and vegetation within the county, different policies may be applicable to specific areas of the county."

County policies encourage revegetation and landscaping with native plant species, avoidance of non-indigenous species and protection of native trees and oaks.

Potential impacts to environmental resources would be mitigated at the project specific level, therefore the changes to the zoning ordinance and site specific facility construction would have a *less than significant impact* on biological resources.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §5064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §5064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item a No specific development is proposed as part of the zoning text amendment. If a project affecting historic

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

resources were proposed, it would be required to assess potential impacts as part of the local permit review process, as required by CEQA. Potential impacts to historic resources would be mitigated at the project specific level. The proposed zoning text amendments would have a *less than significant impact* on historic resources.

Item b-d. The county has standard construction requirements that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. Furthermore, site specific cultural resource studies are required in sensitive areas as part of the environmental review on specific project proposals. The County has adopted programs and have adequate safeguards to assure that such resources would not be impacted for new projects therefore, the proposed zoning text amendment would have a *less than significant impact* on cultural resources.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS -- Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Environmental Issues</b> <i>(See attachments for information sources)</i>				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

**Item a:** Development authorized by the County General Plan could be exposed to potentially damaging seismically induced ground shaking. The zoning text amendments do not authorize any new land to be converted to or made available for any new use susceptible to damage from geologic, soils, nor seismic activity. Like any California community, the region is subject to potential seismic activity. The South Placer area, as designated by the State Division of Mines and Geology, is classified as a low-severity earthquake zone. Expected intensity on the Modified Mercalli Scale would range between VI and VII. Events typical of this intensity level would include cracks in weak masonry and chimneys, shaking or rustling of trees and bushes, furniture movement, and breaking of glassware.

A major seismic event in the South Placer area could occur from earthquake activity along faults some distance away and, in an extreme situation, could conceivably result in severe property damage and injury to building occupants or passersby. Further damage could result from breakage of electrical, water and gas lines, causing additional problems in the course of post-earthquake repairs. The last seismic event recorded in the South Placer area, measuring at least 4.0 on the Richter Scale, occurred in 1908 on a north-south fault line between Folsom and Auburn and on an east-west line between Placerville and Roseville. No significant seismic events have been recorded since that time within the Roseville vicinity. However, the State Division of Mines and Geology indicates that increased earthquake activity throughout California may cause tectonic movement along now "inactive" fault systems.

Several moderately large earthquakes have occurred within and near eastern Placer County within the past few years, and topographic, structural and hydrothermal evidence of recent faulting is also present.

Seismic and geologic hazards in Placer County result from potential surface rupture of faults, ground-shaking and liquefaction during earthquakes, landslides resulting from earthquakes, expansion and shrinking of soils, soil erosion, and snow avalanches. These conditions are identified below.

**Seismicity**

Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults of coastal California. The western and central parts of the county generally have generally low seismicity, while the eastern area in the vicinity of Lake Tahoe has rather high seismicity.

**Surface Rupture Hazards From Faulting**

Within the historical period, earthquakes in Placer County have not caused any surface rupture as a result of faulting. No inferred faults or fault zones in Placer County are considered well-defined enough to warrant designation as hazard zones requiring site-specific studies before land development. Although precise zones cannot be located, there is some potential for surface rupture along fault zones in the Tahoe-Truckee area.

**Ground-shaking Hazards**

During major earthquakes, ground-shaking is generally responsible for between 80 and 100 percent of total damage. Ground-shaking can cause severe damage even when faulting does not rupture the ground surface. The area of Placer County with the largest ground-shaking risk is in the vicinity of Stampede Valley and Tahoe faults in the Truckee-Tahoe area. Much of this area is governed by separate zoning ordinances and is therefore unaffected by these zoning text amendments.

**Liquefaction Hazards**

Liquefaction is the transformation of uncemented, saturated clay-free sand or silt to a liquefied state resulting from increased pore-water pressures caused by ground-shaking during an earthquake. Structures in area that are prone to liquefaction can be damaged by this failure in soil strength. Soils that are prone to liquefaction are located throughout the county.

**Slope Instability**

Landslides can occur in natural and manufactured slopes due to unstable soil and rock, undercutting, and unfavorable soil moisture or drainage conditions. Slope instability can occur throughout the hilly and mountainous parts of the county.

**Expansive Soils**

Certain soils with high clay content may expand or shrink under different soil moisture conditions. This could lead to structural damage unless this condition is anticipated and special features are incorporated into their design. Soils considered to have moderate to high shrink-swell potential are generally limited to the low-lying areas, which are

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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concentrated in western Placer County, from the city of Rocklin to the county line.

Erosion

The hazard of soil erosion can lead to other hazards including slope instability and sedimentation of nearby streams and rivers. Most soils in eastern Placer County are subject to high erosion potential, although some soils have moderate to very-high erosion potential.

Avalanche Hazards

Avalanche hazards exist in certain locations throughout eastern Placer County where steep slopes, abundant snow, and certain weather and snow-pack conditions combine to cause an avalanche episode.

Structural Hazards

Historic and modern buildings that are not reinforced to meet current building codes could be substantially damaged by earthquake-induced ground-shaking. Un-reinforced masonry (URM) buildings, which are located throughout the county, present the most widespread structural hazard.

Additional information on seismic and geologic conditions in Placer County can be found in Chapter 10 of the General Plan Background Report (September 1992).

Any new development could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support that could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material that leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults would be strong enough in the Sunset Industrial Area to induce liquefaction in susceptible sand layers.

The Placer County General Plan Update, August 1994, adopted policies as a part of their Health and Safety Elements that mitigate seismic and geological hazards, including liquefaction. Development authorized by the zoning ordinance would not occur across any currently identified fault. In addition, the county requires soils reports and geological investigations for determining liquefaction, expansive soils and subsidence problems on sites for new buildings as a condition of approval, and that such information be incorporated into the project design and construction to eliminate hazards. These policies are required for new construction projects and reduce potential seismic impacts to *less than significant* levels.

Item b: The proposed zoning text amendments could encourage new construction, resulting in the excavation, displacement, backfill and compaction of a significant amount of soil. Wind and water soil erosion could also occur. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of the proposed improvements. This impact would be temporary and would be controlled by standard grading practices. *No significant impact* is anticipated to occur due to required compliance with local ordinances.

Item c-e: Soils in the appropriately zoned industrial areas are categorized as Urban Land and consist of areas covered by up to 70 percent impervious surfaces. In the western parts of the county, topography is generally flat, and there are no outstanding topographic or ground surface relief features that would be disturbed as a result of new development occurring as a result of the zoning text amendments.

Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the County. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies are required at the project level in the County. As a result, the proposed zoning text amendments would have a *less than significant impact* relative to landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.

**Environmental Issues**

(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 85962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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 PCRMDZ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the PCRMDZ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a-c: It is not anticipated that any new uses allowed by the zoning text amendments would likely generate hazardous materials.

Federal, state and local requirements must be considered for any new business permit that would be located within one quarter mile of any school, prior to issuance of a permit for operation.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act) requires that a business that uses, handles, or stores hazardous substances prepare a plan, which must include: 1) details, including floor plans, of the facility, 2) an inventory of hazardous substances handled or stored, 3) an emergency response plan; and 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

Should any toxic and/or flammable materials be proposed for any new commercial uses authorized by the zoning ordinance, a disclosure statement must be filed with the Placer County Department of Environmental Health, which includes a list of these materials, the maximum amounts anticipated and how and where these materials are stored and used. The Fire Department prepares an emergency plan, which contains this information, thereby minimizing the release of hazardous substances in the event of an explosion or fire, and reducing potential impacts to a less than significant level.

Item d. The zoning text amendments do not authorize uses that involve unique or unusual human health concerns. Any

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**Environmental Issues**

(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

new uses are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials.

Existing federal, state and local regulations would mitigate any potential impacts to a *less than significant* level.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY -- Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a.f: The proposed zoning text amendments do not authorize development on lands not previously designated for some level of development. New construction authorized by the current zoning ordinance and potentially encouraged by the zoning text amendments could include earth disturbing activities. This could result in increases in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. Construction activities may also contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic, which may contribute grease, oils, and other materials that may contaminate runoff from streets, driveways and parking lots.

As of October 1, 1992, general storm water discharge permits are required by the State for storm water discharges

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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associated with construction activities involving the disturbance of five acres or more. Landowners are responsible for obtaining and complying with the permits, but may delegate duties associated with them to developers and contractors by mutual consent.

Permit applicants are required to prepare, and retain at the construction site, a Storm Water Pollution Prevention Plan which includes a description of (1) the site, (2) erosion and sediment controls, (3) means of waste disposal, (4) implementation of approved local plans, (5) control of post-construction sediment and erosion control measures and maintenance responsibilities, and (6) non-storm water management controls. Dischargers are also required to inspect their construction sites before and after storms to identify storm water discharge associated with construction activity and to identify and implement controls where necessary.

The County conditions all construction activities that will disturb five acres or more of land. A Notice of Intent for coverage must be filed and requirements contained on the State General Construction Activity Storm Water Permit must be complied with. In addition, staging of heavy equipment must be established so that spills of oil, grease or other petroleum by-products are not discharged into the stream course. All machinery must be properly maintained and cleaned to prevent spills.

The County also has a local grading, erosion and sediment control ordinance. These ordinances require that "Best Management Practices" (BMPs) be employed before, during, and after construction. BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. Minor increases in soil erosion leading to increased sediment loads in storm runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the required BMPs, resulting in a *less than significant* impact.

Item b. Potential new development authorized by the zoning text amendment, particularly hotels in the Sunset Industrial Areas, would not affect the direction or rate of flow of groundwater or surface water. Water supplies for any project are provided by the appropriate water purveyor for that area, from surface water supplies that have been identified to supply planned growth. Future development must tie into public water systems and provide adequate fire flow to the satisfaction of the County Public Works Department and County Fire Marshal. The proposed zoning text amendments would have a *less than significant impact* on the direction or rate of flow of groundwater or surface water.

Item c-e Drainage and flood control systems throughout Placer County vary widely across the county. System characteristics differ due to vast topographical and geological changes across the county, ranging from the eastern mountainous areas to the western, low elevation flat lands adjacent to Sacramento and Sutter Counties.

The Placer County Flood Control and Water Conservation District was established in 1984 by the State Legislature as a Special District, separate from county government, to address flood control issues arising with growth. District boundaries are the same as Placer County boundaries.

The primary purpose of the District is to protect lives and property from the effects of flooding by comprehensive, coordinated flood prevention planning, using consistent standards to evaluate flood risk, and by implementing flood control measures such as requiring new development to construct detention basins and operation and management of a flood warning system.

The District:

- Develops and implements master plans for selected watersheds in the county
- Provides technical support and information on flood control for the cities, the county, and the development community
- Operates and maintains the county flood warning system
- Reviews proposed development projects to see they meet District standards
- Develops hydrologic and hydraulic models for county watersheds

**Environmental Issues**  
*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- Provides technical support for Office of Emergency Services activities

The District Stormwater Management Manual includes the following goals and policies:

1. Provide protection from periodic inundation, which could result in loss of life and property
2. Protect and enhance natural resources belonging to the stream environment.
3. Prevent significant erosion and adverse effects on water quality.
4. Provide a regional approach to stormwater management, which is both internally consistent and consistent with other community goals and plans.
5. Achieve maximum use of resources through multiple compatible uses.
6. Assure orderly growth and development and minimize its adverse effects.

Storm drainage planning and design in Western Placer County shall adhere to the criteria presented in the District Stormwater Management Manual. Governmental agencies and engineers shall utilize the manual in the planning of new facilities and in their reviews of proposed works by developers, private parties, and other governmental agencies, including the California Department of Transportation, other elements of the State Government and the Federal Government.

However, none of the criteria or guidelines are intended to substitute for the sound application of fundamental engineering or scientific principles or to conflict with stated goals and policies

The 100-year flood shall be the criterion for measures intended to minimize property damage, injury, and loss of life. Improvements of any kind shall not transfer a problem from one location to another except when the transfer is part of a regional solution to flood problems.

Channel modifications that create problems downstream shall be avoided. Potential problems include erosion, downstream sediment deposition, increase of runoff peaks, and debris transport. Diversions from one watershed to another shall generally be avoided. The diversion of storm runoff from one watershed to another may introduce significant legal problems. All land development proposals shall be evaluated for their effects on runoff and flooding, both offsite and onsite.

Floodplain management is an important component of overall stormwater management strategies. Local jurisdictions are encouraged to adopt and implement measures which will lessen the exposure of property and facilities to flood losses, improve the long-range land management and use of flood-prone areas, and inhibit, to the maximum extent feasible, incompatible development and encourage compatible uses in such areas. Compatible uses are those which do not reduce instream flood storage, create higher flood elevations, or adversely effect riparian or aquatic resources. Compatible uses can include open space, parks and recreation, and agriculture

Floodplain information will be reviewed and updated as necessary and appropriate to reflect changes due to urbanization, changed conditions, and new information, including the occurrences of extraordinary hydrologic events. Floodplain boundaries shall be shown on preliminary and final subdivision plats, and the area inundated should be indicated as a flow easement or dedicated in fee. This would encompass even the smaller streams which are often overlooked even though they may have a large flood damage potential

The Flood Control District shall develop comprehensive plans and criteria for the maintenance of designated regional stream channels. In order to maintain their effectiveness, natural streams must be managed. Erosion, widening and meandering stream alignments are natural processes which may be accelerated by increased runoff due to development. Over time, selective improvements such as drop structures and bank protection may be required to help stabilize channels at specific locations to protect structures and public facilities. Vegetation may be used to help stabilize channels as well

Flood Preparedness, Warnings, and Response Planning

The Flood Control District shall assist local jurisdictions and the Placer County Office of Emergency Services in the preparation of flood warning and response plans. The Flood Control District shall assist local jurisdictions in the planning

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

implementation, and operation of flood warning systems. The Flood Control District shall provide advise and consultation to local jurisdictions and the Placer County Office of Emergency Services in evaluating imminent or ongoing flood events.

Water Quality

The Flood Control District shall compile, evaluate and incorporate in this manual policies, criteria and guidelines for the planning and development of systems for the treatment of runoff to protect water quality.

The Flood Control District shall provide a regional forum to facilitate and participate in the development of programs and plans to satisfy the requirements of the Federal Non-Point Discharge Elimination System (NPDES) permit.

The Flood Control District will incorporate final rules and regulations when plans for nonpoint source management have been approved by the EPA and California State Regional Water Quality Control Board.

Based on the Flood Control District oversight, the proposed zoning text amendments would not result in a change in the direction of flow within local water bodies, and would have a *less than significant impact* on drainage patterns.

Item g: Flood zones are mapped on numerous Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) covering the county of Placer.

Any new uses authorized by zoning text amendments, although they do not expand areas where development can occur, could result in exposure of people and/or property to the risk of injury and damage in the event of a 100-year, or greater, flood. However, any development in these areas will be further studied on a project specific basis using the County and Cities Flood Zone Land Use Policies and all such projects are required to avoid or mitigate any direct or cumulative flooding impact within the 100-year floodplain and must comply with the County's Flood Damage Prevention Ordinance.

Item j: Placer County is not in a coastal zone. Changes in land uses authorized through the zoning text amendments are very limited. No hazard from seiche, tsunami or mudflow is anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a,b: The only notable land use change authorized by these zoning text amendments is allowance for hotels within the industrial zoning districts. These uses will require a Conditional or Minor Use Permit and an environmental document will be prepared when analyzing individual proposals. The Objectives, Goals and Policies of the General Plan and the Sunset Industrial Plan do not specifically authorize overnight accommodations in industrial areas, but they do not prohibit them as they do residential uses. The primary goal of the Sunset Industrial Plan is as follows: "To improve the opportunities for industrial and other employment-based development in the Sunset Industrial Area Plan in order to attract new industries, retain existing industries, to allow existing industries to expand, and to provide the necessary public and private sector services and facilities for all area employers, businesses and patrons." Circumstances have changed since the SIA Plan was adopted. These include the establishment of the Thunder Valley Casino as well as proposed large scale business developments and universities that would generate a need for overnight accommodations for casino patrons, visitors and business travelers. Hotel projects would be required to be consistent with county and city General Plan designations.

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**Environmental Issues**

(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

zoning, and adopted plans and policies, and would not adversely impact the physical arrangement of the community.

Item c: The zoning text amendment would allow hotels in industrial zoning districts. No new lands are being made available for development as a result of these zoning text amendments. Protected lands to meet the habitat conservation or natural communities conservation plan objectives would not be directly affected by future development authorized by the zoning text amendments. Future projects in western Placer County may be required to contribute to or provide off-site mitigation to alleviate any on-site natural community habitat loss.

Potentially Significant Impact      Less Than Significant with Mitigation      Less Than Significant Impact      No Impact

**X. MINERAL RESOURCES - Would the project:**

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Item a-b: The proposed zoning text amendments would not affect properties zoned for resource extraction. The proposed zoning text amendment should not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. Since a Use Permit is required for siting a hotel in Industrial zones, a determination could be made as to any impacts on a locally-important mineral resource.

Potentially Significant Impact      Less Than Significant with Mitigation      Less Than Significant Impact      No Impact

**XI. NOISE - Would the project result in:**

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) 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 PCRMDZ to excessive noise levels?

Item a-f: The industrial zoning districts where hotels would be allowed are located in an urbanized environment which is subject to noise from traffic corridors, trucks, aircraft, trains and other noise sources typical of a location near major arterials and commercial activities. Increased traffic and facility noise generated by hotels would be consistent with the underlying zoning where industrial uses were anticipated when the zoning for the area was adopted. To the extent that such uses may

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**Environmental Issues**

(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

be located in proximity to noise sensitive land uses, the county Noise Element must be adhered to as part of the project level review.

Construction activities, including the erection, excavation, demolition, alteration or repair of any building or structure, are conditionally exempt from the county noise ordinances but subject to limitations on construction hours. Construction noise resulting from any development authorized by the Zoning text amendments would not be expected to exceed typical construction levels anticipated with or without changes to the zoning ordinance. Therefore, the Zoning Text amendments would result in *less than significant* permanent or temporary noise impacts.

Potentially Significant Impact      Less Than Significant with Mitigation      Less Than Significant Impact      No Impact

**XII. POPULATION AND HOUSING - Would the project:**

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The County has developed policies and plans to provide for long-term population and housing needs, with documents such as the General Plan, community plans and redevelopment plans that guide planning and development in the area.

Item a: The Zoning Text amendment will have minimal effects on population and housing. The two amendments that could alter land uses are allowance for hotels in industrial districts and amendments to the density bonus provisions. The allowance for hotels in the industrial zoning districts should not induce residential growth, which is not allowed in industrial zones, nor generate substantial additional needs for housing units, as the Sunset Industrial Area is already intended to accommodate a large employment base. The density bonus changes are mandated by State legislation. Although they do allow increased density bonuses for lower percentages of affordable units, such increased incentives may not be feasible in many cases due to an increase in the length of required affordability provisions to 30 years. It is unlikely that the new provisions will substantially alter housing, growth patterns and population.

Item b,c: Development occurring as a result of allowing hotels in industrial zoning districts would occur in industrial areas, and would not be expected to reduce the supply of low- and moderate-income housing. Therefore, *no significant impacts* on housing would occur as a result of the Zoning text amendment.

Potentially Significant Impact      Less Than Significant with Mitigation      Less Than Significant Impact      No Impact

**XIII. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the

**Environmental Issues**

(See attachments for information sources)

No Impact     
  Less Than Significant Impact     
  Potentially Significant Unless Mitigation Incorporated     
  Potentially Significant Impact

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:

- |                             |                          |                          |                                     |                          |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1) Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Item a 1-5: Police/fire personnel, schools, libraries and parks provide a wide range of services that are affected by population increases but impacts to public services are expected to be less than significant. The density of particular projects may be increased as a result of changes to the density bonus provisions. The placement of hotels in industrial zoning districts could affect fire protection, police protection and parks, but not as substantially as residential growth. Individual projects will be analyzed through a use permit and environmental review process and any potential impacts can be mitigated at that time.

Fire/police protection and emergency medical services: Any proposed new development authorized by zoning text amendments will be required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. The city police and county sheriff departments and the fire departments are given the opportunity to review and comment on the design of any proposed new development that could affect public or fire safety. The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and county permitting requirements are expected to reduce any physical public safety impacts associated with development authorized by the zoning text amendments to a *less than significant* level.

Schools. Allowance for hotels in the industrial zoning districts will not affect schools. Additional residential units that may be approved as a result of the new density bonus program will be dispersed and located in areas zoned for residential units and should not substantially impact any particular school district. Therefore there would be a *less than significant impact* on schools.

Parks. The County General Fund and Parks Mitigation fees provide the financial support to achieve basic park services. The Zoning text amendments will not generate substantial growth or demand for parks facilities. Thus, the proposed Zoning Text amendment would have a *less than significant impact* upon the quality or quantity of park facilities.

Potentially Significant Impact     
  Less Than Significant with Mitigation     
  Less Than Significant Impact     
  No Impact

**XIV. RECREATION**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Item a,b: No substantial additional demand for Parks facilities is anticipated as a result of the Zoning Text amendment. No recreational facilities are proposed by the text amendment, so no physical effects are anticipated.

The proposed Zoning Text amendment would have *no significant impact* upon the quality or quantity of recreational facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC--</b> Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street 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?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Items a,b,d,e: The proposed Zoning Text amendment to allow hotels in the industrial zones will generate additional traffic, but this may be offset by making overnight accommodations locally available to casino patrons, business travelers or parents of students who would otherwise have to travel out of the area to stay. This additional development could generate some additional vehicular movements throughout the industrial zoning districts over existing conditions. At the time general plan and zoning designations were adopted, the public infrastructure required to accommodate growth consistent with the land use designations was identified, and the county adopted transportation plans consistent with planned growth. Any site specific circulation issues relating to a future project's design and location must be analyzed at the time a project is proposed, consistent with the County's development review process. On a programmatic level, the addition of vehicle trips generated by development allowed by the Zoning Text amendments would be consistent with the County general plan. The proposed Zoning text amendment would have a *less than significant impact* on area roadways.

Item c: The proposed zoning text amendments have no effect on air traffic patterns.

Item f: Any new development allowed by the Zoning text amendments would be required to meet county parking requirements. The proposed Zoning Text amendments would have a *less than significant impact* on parking.

Item g: Placer County Transit (PCT) provides transit service for western Placer County residents with a goal to provide a safe and direct means of travel. PCT serves the areas of Roseville, Granite Bay, Loomis, Rocklin, Auburn, Colfax, and

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

Alta. The Tahoe Area Regional Transit systems serves the eastern portions of the county and connects to Greyhound and Amtrak at the Truckee Depot. The proposed Zoning text amendments would have a *less than significant impact* on alternative transportation modes.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project.</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item a,b,e: Wastewater. Wastewater collection, treatment and disposal in Placer County takes two forms: community systems and individual onsite systems. Community wastewater systems range in complexity from simple flow systems to highly technical, large capacity systems serving extended areas.

The Placer County General Plan Background Report (Volume 1, September 1992) outlines wastewater management methodologies generally available and the types, conditions and capacities of the existing wastewater facilities used in Placer County. The Background Report describes thirty-seven (37) community wastewater systems included in the regional Water Quality Control Board's permitted facility list.

Community facilities must continue to comply with changing regulations that mandate technological upgrades to meet increasingly stringent discharge requirements. Design and technological advancements will assist in improving the use of community facilities and will, thereby, reduce some of the detrimental impacts associated with their use. Commercial/industrial dischargers will continue to be required to employ pretreatment systems to assist in source reduction of contaminants being exported to community wastewater facilities.

The County General Plan includes several policies and programs related to wastewater collection, treatment and disposal that are intended to protect public health and water quality.

These policies provide for new development only where it can be served by adequate wastewater treatment systems, promote water conservation to reduce the need for unnecessary wastewater facility capacity, promote improvements in

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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existing wastewater treatment systems including improvements to areas that currently have failing onsite systems. Policies also limit newer onsite sewage treatment and disposal to areas where the soils and other characteristics will allow for such facilities without threatening surface or groundwater and where such facilities can meet all other County requirements and standards.

As development occurs, any necessary collection system upgrades are required prior to the issuance of building permits. The zoning text amendments would have a *less than significant impact* on wastewater services.

Item b, d: Water Service Currently in Placer County, coordination and planning for water resources countywide is not under any one agency or jurisdiction. Groundwater and surface water management is accommodated through various combinations of public and private water agencies and districts, all eventually governed by state and federal regulations.

Most water provided to the community is from surface supplies from water rights held by the Bureau of Reclamation, Pacific Gas and Electric Company, or the Nevada Irrigation District. Well water or combinations of well and reservoir water account for the remainder. The Pacific Gas and Electric Company and Bureau of Reclamation are major suppliers that wholesale water to Placer County.

The Yuba and Bear Rivers supplying Lake Spaulding are Placer County's largest sources of surface water. The Placer County Water Agency (PCWA) subsequently purchases this water from PG&E. A second source appropriated to PCWA is from the American River. A third source is through the Reclamation Central Valley Project. Nevada Irrigation District provides a fourth source of surface water, however contracts expire in the year 2013. Lake Tahoe provides the fifth significant surface water source. Groundwater is also available in much of the County; however, quantities can be limited and is used primarily in rural areas.

PCWA Water System Division supplies irrigation and treated drinking water in four service zones in central and western Placer County, generally located along the Interstate 80 corridor between Roseville and Alta; and one service zone in the Martis Valley, south of Truckee, in eastern Placer County. PCWA has determined that it has sufficient water rights to meet the projected demand of projects likely to develop in western Placer County through 2030.

Although PCWA seeks to obtain sufficient water supplies to serve the build-out of all local General Plans in its service areas, the agency satisfies requests for water service only on a first come, first-serve basis. PCWA follows a policy of extending water pipelines only when an adequate supply of water exists, thus ensuring that it does not take on new customers without a firm supply of water needed to serve them.

New projects in the PCWA service area would be subject to water use and conservation measures as provided for in applicable codes. These include regulations concerning required fire flows in the Uniform Fire Code, low flush toilets and low water use fixtures. Water demands for new projects will be evaluated by PCWA, and a determination made in each case as to whether the Agency has adequate water supplies to meet the long-term demands for water service.

Additionally, uses authorized by the zoning text amendment would be required to contribute towards its share of expanding any necessary water treatment facilities to accommodate increases in flow through the system, thus water supply impacts would be *less than significant*.

Item c: See Section VIII: Hydrology and Water Quality

Item f,g: Solid waste from the western portion of the county is currently transported to the Western Placer Waste Management Authority's Materials Recovery Facility (MRF) located at the intersection of Athens Road and Fiddymont Road for sorting. The Western Placer Waste Management Authority (WPWMA), a regional agency comprised of the cities of Lincoln, Rocklin, Roseville and the County of Placer.

The WPWMA provides recycling and waste disposal services to the County and cities. The MRF is the region's predominant recycling strategy because of its potential to achieve high levels of diversion at a lower rate of processing cost-per-ton than other recycling strategies. The MRF has the flexibility to handle all waste, whether mixed waste from the Auburn-Placer Disposal Service, or source-separated recyclables from other recycling programs in the communities. The MRF recovers recyclable materials such as glass, metals, paper, plastics, wood waste and other compostable materials (e.g., yard waste, food scraps) from the incoming waste stream. The MRF has a composting facility that processes yard wastes and other organic materials into high-quality materials suitable for use as a soil amendment or mulch. A Buy-

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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back/Drop-off Center for source-separated recyclables, as well as a Household Hazardous Waste Drop-off Facility, are located at the MRF. Un-recyclable solid waste received at the MRF is then disposed of at the adjacent Western Regional Landfill that has a disposal acreage of 291 acres. An additional 465 acres for landfill expansion are located to the west of the current landfill site, which is not yet permitted for landfill uses by the Integrated Waste Management Board. In addition to Municipal Solid Waste from the MRF, the landfill directly accepts sewage sludge and other materials. The landfill is permitted to accept Class II and Class III wastes. The landfill may accept about 2,400 cubic yards per day or 861,600 cubic yards per year (1,200 tons per day or 430,800 tons per year).

The service life of the landfill is calculated and permitted at this time to the year 2025. The Placer County Health Department serves as the Local Enforcement Agency for the landfill.

The Zoning Text amendments would have a less than significant impact on solid waste generation and landfills.

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? NO  YES
- B. 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.) NO  YES
- C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? NO  YES

**IV. EARLIER ANALYSIS**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets:

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **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.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," 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.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Lecroff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

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V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

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

VI. DETERMINATION (to be completed by the Lead Agency)

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

VII. ENVIRONMENTAL REVIEW STAFF

Planning Department

Signature: Melanie Heckel  
MELANIE HECKEL, ASSISTANT PLANNING DIRECTOR

7/6/05  
Date

RECEIVED

DATE 5/18/07

May 12, 2007

MAY 17 2007

CLERK OF THE BOARD OF SUPERVISORS

Board of Supervisors - 6  
 County Executive Office  
 City Counsel  
 Mike Pardo Assistant  
 Planning (FAX)

RECEIVED  
MAY 17 2007  
CLERK OF THE BOARD OF SUPERVISORS

Honorable Supervisor Rockholm  
Placer County Board of Supervisors  
175 Fulweiler Avenue,  
Auburn, CA 95603

Re: **Rezoning Local Wineries  
Placer County**

Dear Supervisor Rockholm:

For many years, my wife and I have enjoyed visiting the small and quaint shops and wineries of Placer and El Dorado Counties. They are now as much a part of the character and landscape of the area as apple pie and twisting country roads. You can imagine our recent disappointment upon learning that the existence of small wineries in Placer County may be in jeopardy by a proposal to rezone the properties as retail. I am in complete concurrence with the vintners I have spoken with that such an action shall place them in a severe economic disadvantage in competing with wineries outside the County. I find it difficult to believe such an action would serve the County's and its residents' best interests.

If the Board's motivation behind rezoning the properties to retail is the Americans with Disability Act, I respectfully suggest the Board consider being less aggressive with its noble intention and wait for more specific legal precedence to take place. The financial burden on the small vintner, otherwise, is too much and the costs to the County's ambiance too great.

Sincerely,

  
Jeffery C. Coker  
5059 Trajan Drive  
Fair Oaks, CA 95628

cc: Files

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BOARD OF SUPERVISORS			
3 BOS Rec'd	MB	DW	
Other	TS	COB	
17			
Sup D1	Sup D4	Aide D1	Aide D4
Sup D2	Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	

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RECEIVED

JUN 21 2007

CLERK OF THE  
BOARD OF SUPERVISORS



County of Placer  
**WEIMAR/APPLEGATE/COLFAX**  
**MUNICIPAL ADVISORY COUNCIL**  
P. O. Box 1025 - Colfax, CA 95713  
County Contact: Lisa Buescher (530) 889-4010

Bruce Kranz, Chairman  
Placer County Board of Supervisors  
175 Fulweiler Ave  
Auburn, CA 95603

June 20, 2007

Dear Supervisor Kranz,

The WAC MAC is deeply concerned about current Zoning Text Amendments in front of the BOS for your approval.

**1. Sections 17.06.050 and 17.44.010 – Medical Services – Clinics and Laboratories**

This Amendment arose to facilitate *one* Property Owner's Permit. Interestingly, Staff admitted to the Planning Commission of exploring many different solutions before this one was recommended. The Commissioners, unanimously recommend that you *not* approve this Amendment. The WAC MAC agrees. The Property Owners should seek to rezone their property or find another solution rather than have you effect a blanket change and impose a new provision that affects the entire County.

**2. Sections 17.56.300 – Temporary Uses and Events**

- This Temporary Events Amendment was admittedly developed from memory and derived from operating practice – *not developed from existing Zoning Text, (See Sections 5.1 – 5.106 for existing Text).*
- At the Planning Commission Meeting, Barn and Ag. Tours as well as Non-Profits were held up to benefit from this new Amendment. *Had Staff reviewed the 'missing' Sections, it would have been recognized that Section 5.110 provides exemption of Permit Application Fee for Non-Profits.*
- While keeping multi-Department Notifications/Sign-off and Public Safety Review provisions somewhat intact – the proposed Text *ignores* multiple references back to Ord.4639 and thereby guts its provisions, while also giving discretion to the Planning Director.
- *The Proposed Replacement Text:*
  - Unilaterally eliminates the Public Hearing process (whether in front of the Zoning Administrator or, as previously practiced, before the Board of Supervisors), wherein concerned Citizens have a mechanism to provide updated information or illustrate unknown circumstances of import.
  - Ignores the safety valve that an Indemnity Bonding mechanism provides, as currently exists.
  - Disregards the Non-Profit Exemption.

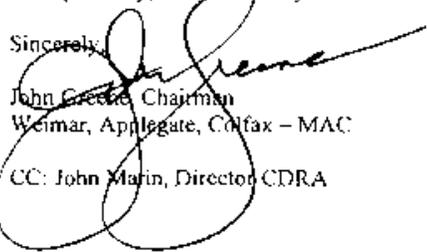
*We are concerned for the erosion of good governance, the lack of transparency and the legal exposure that this proposed Zoning text represents to the County and for its Citizens.*

***In order to provide a constructive solution we recommend that the BOS send this Amendment back to the CDRA for revision – using Sections 5.1 – 5.106 to:***

- ***Develop an Application Form that would then be codified into the Zoning Ordinance – while reducing the 'page count' of these Sections by at least half.***
- ***And leave both the remainder and the intent of the existing Text intact.***
- ***Direct Staff to investigate and report to the BOS instances of overcharges and to see to the reimbursement of any improperly charged Permit Fees.***

This modification should satisfy the desired streamlining while keeping necessary protections in place, guarding the County and its Citizens from unnecessary exposure. Also, this approach will fulfill necessary standards to maintain transparency, accountability and valuable feedback mechanisms.

Sincerely,

  
John Creech, Chairman  
Weimar, Applegate, Colfax – MAC

CC: John Marin, Director CDRA

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*New paragraph meant to replace 5.1 - 5.106  
5.1 - 5.106 somehow disappeared from the ordinances.*

(11)

ARTICLE VI: TEMPORARY OUTDOOR EVENTS; REGULATING AND PERMITTING

SEC. 5.100 TEMPORARY OUTDOOR EVENT PERMITS DEFINED

For the purpose of this Article, temporary outdoor events shall mean and include any outdoor gathering of individuals--1) for the purpose of participation in concerts, dances or similar musical or theatrical type performances, 2) to attend arts and craft fairs, 3) to participate in carnivals, circuses, or similar outdoor recreation, 4) to participate or be a spectator at an outdoor sporting event to which the public is admitted with or without the payment of admission charges and which occurs at a location not specifically authorized by the County through the zoning and land use permit approval process authorized in Chapters 30, 40, 41 or 42 of the County Code. (ORD. 1776, 4214, 4639)

Temporary Outdoor Events, regulated by this section, may be permitted for not more than 3 consecutive days and not more than two (2) times in one location, in a given calendar year. Longer term events are regulated by Chapters 30, 40, 41, or 42 of the County Code.

SEC. 5.101 EXCLUSIONS

The following events shall not be considered temporary outdoor events as defined and regulated herein. Public school events taking place on school property; private non-commercial events/parties held at a private residence, events held on public land over which the County has no control and where the responsible agency e.g. (USFS, State) has granted permission for such events. Also excluded are outdoor music fairs or carnivals provided as an incidental activity to the primary permitted commercial use of a site, such as dinner music, music provided incidental to a wedding, and similar cases where the primary activity is serving food, holding a wedding, etc., not listening to the music or participating in the fair, carnival or other temporary outdoor event. (Ord. 4639)

SEC. 5.102 APPLICATION FOR PERMIT AND FEE

It shall be unlawful for any individual, partnership or corporation to operate, maintain, conduct, advertise, sell or furnish tickets or other types of written authority for admission to a temporary outdoor event in the unincorporated area of the County unless first obtaining a Permit from the County of Placer to operate or conduct such an event.

SEC. 5.102

Application for a Permit to conduct a single temporary outdoor event as defined herein shall be made in writing to the County Planning Department on an application form prescribed by them. Applications for other or more frequent events shall be subject to the permit requirements of the Placer County Zoning Ordinance.

Applications submitted to the Planning Department for a Permit under this section shall be accompanied by a non-refundable application fee of \$300.00, and shall contain the following information: (Ord. 4639)

- (a) The name, residence, mailing address and telephone number of the Applicant. If the application is made by a partnership, the names and address of all general partners shall be included. If the Applicant is a corporation, the application shall be signed by the President and attested to by the Secretary thereof and shall contain the names and addresses of all corporate officers, and a certified copy of the Articles of Incorporation shall be attached to the application. The address and telephone number of the principal place of business of the Applicant shall also be included in the application.
- (b) The location and assessors' parcel number(s) of the premises where the temporary outdoor event is proposed to be conducted, including all lands to be used for parking or other uses incidental to the outdoor activity. The applicant shall submit proof of ownership of said premises or written consent of all owners thereof for the proposed use.
- (c) The date and the hours during which the event is to be conducted. (Ord. 4639)
- (d) An estimate of the maximum number of spectators, participants and other persons expected to attend the temporary outdoor event for each day it is conducted.

- (e) A detailed explanation of the applicant's program and plans to provide security protection (including that necessary to prevent trespass), water supply, food supply, sanitation facilities, medical facilities and services, fire protection, vehicle parking space, vehicle access and on site traffic control; and if it is proposed or expected that spectators or participants will remain at night or overnight, the arrangements for illuminating the premises and for camping or similar facilities; applicant's plans to provide for numbers of spectators in excess of the estimate, and provisions for cleanup of the premises and removal of rubbish after the event has concluded. (Ord. 4639)
- (f) A detailed explanation of the applicant's plan for policing the activity with particular emphasis on the control and prevention of alcoholic and drug consumption.
- (g) Expected noise levels at the nearest residential and/or property lines. (Ord. 4639)

Such application shall be filed with the Planning Department at least sixty (60) days prior to the time indicated for the commencement of the planned activity and no Permit shall be issued until heard and approved by the Zoning Administrator. (Ord. 4639)

FIXING TIME FOR HEARING, INVESTIGATION AND REPORT

Upon receipt of a complete application, the Planning Department shall set a time and date for a public hearing; a public hearing shall take place not more than thirty (30) days thereafter, and the County shall give not less than ten (10) days' written notice thereof to the applicant. The Planning Department shall provide copies of the application to the Sheriff, the County Health Officer, the Director of Public Works, Planning Director, Chief Building Inspector, the Assistant Emergency Services Director, and appropriate state, federal and local fire jurisdictions. The Planning Department shall coordinate review of the application with the other named departments and agencies, and submit a report to the Zoning Administrator not later than the time set for the hearing, with appropriate recommendations concerning the activity. The Zoning Administrator shall render a decision at a hearing held within the time frames discussed above. (Ord. 4639)

CONDITIONS OF APPROVAL AND SECURITY BONDS

The Zoning Administrator shall consider the documentary and testimonial evidence of witnesses presented at said hearing, including all reports of investigation, and shall thereafter grant the Permit without conditions, or grant the Permit with conditions which must be met, including security required from the applicant as a guarantee that the conditions will be met, before a Permit is granted, or shall deny the application. (Ord. 4639)

If conditions are imposed by the Zoning Administrator, the applicant shall furnish or cause to be furnished, to the Planning Department, proof that all conditions have been met, and the required security has been given, before the Permit may be issued by the Planning Department. (Ord. 4639)

The Zoning Administrator may attach any reasonable conditions to the permit, including, but not limited to, those necessary to protect the health, safety, and welfare of participants, spectators, or the general public. Conditions may also be placed to protect property, resources, or to avoid adverse impacts which may result from such events. Conditions may, in the discretion of the Zoning Administrator, require payment of any or all costs incurred by the County as a result of the event, including but not limited to costs of County provided services.

Security required by the Zoning Administrator may include the posting of an Indemnity Bond and/or Performance Bond in favor of the County in connection with the operation of a temporary outdoor event as defined in this Ordinance. Such Bond or Bonds shall be prepared by a Corporate Bonding Company authorized to do business in the State of California by the Department of Insurance, in an amount determined by the Zoning Administrator of Placer County. Said Bond or Bonds shall indemnify the County of Placer, its agents, officers, employees and the Board of Supervisors of said County against any and all loss, injury and damage of any nature whatsoever arising out of, or in any way connected with, said outdoor festival and shall indemnify against loss, injury and damage to both person and property. (Ord. 4639)

SEC. 5.106

The Zoning Administrator may also require that the applicant provide a Corporation Surety Bond prepared by a Corporate Bonding Company authorized to do business in the State of California, indemnifying the County of Placer and the owners of property adjoining the temporary outdoor event site for all costs necessitated by such activity to clean up and/or remove debris, trash, garbage or other waste from, in and around the premises. Such Bond shall be in an amount determined by the Placer County Zoning Administrator to adequately provide for such indemnification.

SEC. 5.107 APPEALS

Decisions of the Zoning Administrator may be appealed as provided in Section 25.140 of Chapter 30 of the Placer County Code.

SEC. 5.108 ISSUANCE OF PERMIT

Upon determining that the Zoning Administrator has ordered the issuance of the Permit and that the Conditions, if any, imposed by said Zoning Administrator have been complied with by the applicant, the Planning Department shall issue a Permit to the applicant for the specific location authorized for the event and for the specific days for which the event is authorized. The permit shall state the maximum number of persons allowed to attend the event.

SEC. 5.110 NON PROFIT EXEMPTION

No permit application fee under this Chapter shall be required of any nonprofit institution, corporation, organization or association organized or conducted for nonprofit purposes only, when receipts derived are to be wholly for the benefit of such organization and not in whole or part for the private gain of any person. This exemption shall not apply to promoters employed by such nonprofit institutions, corporations or associations.

SEC. 5.112 REVOCAION OF PERMIT

The Zoning Administrator shall have the right to revoke any Permit issued pursuant to this article after a public hearing held, after oral or written notice is given to the Permittee at least twenty-four (24) hours prior to such hearing, for any of the following causes: