



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services Division**

NOTICE OF AVAILABILITY OF ERRATUM TO DRAFT EIR FOR PUBLIC REVIEW

Placer County has released Erratum to Draft Environmental Impact Report (EIR) for the project listed below:

PROPOSED PROJECT: Winery and Farm Brewery Zoning Text Amendment (PCPJ 20130151)
(State Clearinghouse No. 2015072019)

PUBLIC REVIEW AND COMMENT PERIOD: April 19, 2019, and extended to June 10, 2019

PROJECT LOCATION: The project location consists of the unincorporated portions of Placer County.

PROJECT DESCRIPTION: The proposed project consists of a revision to the existing Winery Ordinance that regulates wineries located in unincorporated Placer County. The existing Winery Ordinance consists of Section 17.56.330 (Wineries) and Section 17.04.030 (Definitions) of the Placer County Code. Generally, the proposed amendments include but are not limited to the following changes: redefine the term Events; add definition of the terms Farm Brewery and Tasting Room; modify the minimum parcel size requirements for production-only facilities and tasting rooms; create a table outlining special event allowances, maximum capacity, and use permit requirement; clarify the hours of operation; update the standards for potable water and waste disposal; update the standards for access; and add "Accessory Use – Restaurant" as an allowable use subject to a Conditional Use Permit.

The Erratum addresses a clerical correction to the proposed zone districts where an "Accessory Use – Restaurant" would be allowed, which would allow the use in Residential Agricultural and Residential Forest zone districts, in addition to the already-stated Agricultural Exclusive, Farm, and Forest zone districts, and subject to a conditional use permit.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR and Erratum identified potentially significant project impacts with respect to Biological Resources, Cultural Resources, Noise, and Traffic (Cumulative only). Most potentially significant adverse impacts would be mitigable to less-than-significant levels, with the exception of the Cumulative traffic impact.

PUBLIC MEETINGS: The following public meeting will be held during the public review period to receive comments on the Draft EIR and Erratum:

- ▲ May 23, 2019 – Placer County Planning Commission, 3091 County Center Drive, Auburn, California. Meeting begins at 10:00 a.m.

The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, the proposed project is not time certain. Please refer to the meeting agendas at the following link up to 1 week prior to the meetings for updated information: <https://www.placer.ca.gov/2403/Planning-Commission>

WHERE DRAFT EIR AND ERRATUM MAY BE REVIEWED: The Draft EIR and Erratum is available for review during normal business hours at the Auburn Library (350 Nevada Street, Auburn), the City of Lincoln Public Library (485 Twelve Bridges Drive, Lincoln), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn) and the County Clerk's Office (2954 Richardson Drive, Auburn). The Draft EIR and Erratum is also available online at:

<https://www.placer.ca.gov/2799/Winery-Farm-Brewery-Ordinance>

SEND COMMENTS TO: Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or fax (530)745-3080; or email cdraecs@placer.ca.gov no later than 5:00 p.m. on June 3, 2019.

For more information on the project, please contact the project planner, Nikki Streegan, at (530) 745-3577.

**ERRATUM TO
PLACER COUNTY WINERY AND FARM BREWERY
ZONING TEXT AMENDMENT
DRAFT ENVIRONMENTAL IMPACT REPORT
(APRIL 26, 2019)**

INTRODUCTION

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

CHANGES TO THE DRAFT ENVIRONMENTAL IMPACT REPORT

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

Chapter 3 Project Description, Section 3.4 Project Components

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

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

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

Appendix A – Proposed Winery and Farm Brewery Zoning Text Amendment

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

Table 1: Permit Requirements

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

[1] 4.6 acre minimum required.

[2] Ten acre minimum required.

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

