

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2015072019**

Project Title: Winery and Farm Brewery Zoning Text Amendment Project

Lead Agency: County of Placer, Community Development Resource Agency Contact Person: Shirlee Herrington
 Street Address: 3091 County Center Drive, Suite 190 Phone: (530) 745-3132
 City: Auburn Zip: 95603 County: Placer

Project Location: County: Placer City/Nearest Community: N/A
 Cross Streets: N/A Zip code: 95603
 Lat/Long/: 38 ° 94 ' 11.53 " N -121 ° 10 ' 68.14 " W Total Acres: 961,280
 Assessor's Parcel No. Multiple Section: 32 Twp: 13N Range: 8E Base: MDBM
 Within 2 miles: State Hwy#: SR 49, 65, 89, 174, and 193, Hwy 80 Waterways: Sugar Pine Reservoir, French Meadows Reservoir, Hell Hole Reservoir, Lake Tahoe, Lake Clementine and various other waterways
 Railways: Union Pacific Railroad Schools: Multiple
 Airports: Auburn Municipal Airport, Lincoln Regional Airport, Placerville Airport PVF-1

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Other: _____
 Early Cons Neg Dec Mit Neg Dec
NEPA: NOI EA Draft EIS
Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Zoning Text Amendment

Development Type:

Residential: Units _____ Acres _____ Employees _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
 Other: No direct development

Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: The proposed project amends the existing Winery Ordinance that regulates wineries in the unincorporated portions of Placer County. All of the existing wineries, and current and pending farm breweries, are located in the western-central portion of the County. The proposed project is a County-wide Zoning Text Amendment and applies to multiple General Plan land use and zoning designations.

Project Description: See attached.

State Clearinghouse Contact: _____
 (916) 445-0613

State Review Began: 4-19 - 2019

SCH COMPLIANCE 6-3 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl.& Recovery
<input type="checkbox"/> Colorado Rvr Bd	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Div. Drinking Wtr # <u>62</u>
<input checked="" type="checkbox"/> CDFW # <u>2</u>	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Wtr Quality
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> Reg. WQCB # <u>55</u>
<input type="checkbox"/> Bay Cons & Dev Comm.	<input type="checkbox"/> Toxic Sub Ctrl-CTC _____
<input checked="" type="checkbox"/> DWR	Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
CalSTA	Independent Comm
<input checked="" type="checkbox"/> Aeronautics	<input checked="" type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> CHP	<input checked="" type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> Caltrans# <u>3</u>	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> NAHC
Other	<input type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Education	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> HCD	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> OES	<input type="checkbox"/> Conservancy
State/Consumer Svcs	<input type="checkbox"/> Other: _____
<input type="checkbox"/> General Services	

Please note State Clearinghouse Number (SCH#) on all Comments

SCH# **2015072019**

Please forward late comments directly to the Lead Agency

AQMD/APCD 24

(Resources: 4 / 20)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5S |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 2 | <input checked="" type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period

Starting Date 4/19/2019 Ending Date 6/3/2019

Lead Agency: County of Placer **Applicant:** County of Placer

Consulting Firm: Raney Planning & Management, Inc. **Address:** 3091 County Center Drive, Suite 190

Address: 1501 Sports Drive, Suite A **City/State/Zip:** Auburn, CA 95603

City/State/Zip: Sacramento, CA 95834 **Phone:** (530) 745-3132

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: The proposed project includes several text amendments to the County's 2008 Winery Ordinance, which regulates wineries in the unincorporated portions of Placer County. The draft Winery and Farm Brewery Ordinance language includes the following substantive changes to the current Winery Ordinance:

- Add definition of "Farm Brewery" to the Ordinance
- Amend "Winery" definition to reference appropriate California Alcohol Beverage Control (ABC) license
- Add definition of "Tasting Room" to the Ordinance
- Modify definition of "Event" in the Ordinance
- Define new 10-acre minimum parcel size requirements for Production-only Facilities and Tasting Rooms
- Create table outlining "Event" allowances, maximum capacity, and use permit requirement
- Clarify hours of operation of all facilities
- Update the potable water standards for facility water systems
- Update the wastewater disposal standards for all facilities
- Update the standards for facility access roadways
- Add "Accessory Use - Restaurant" as allowable land use subject to CUP

The policy focus of the proposed Zoning Text Amendment is to preserve and protect farmland while also enhancing the economic viability of Placer County's agricultural operations and supporting the tenants of agri-tourism, which is a type of tourism that brings visitors directly to a farm or ranch. The Zoning Text Amendment is intended to balance the needs of various stakeholder groups and support the core principle that the primary use of the property is to cultivate and process agriculture in order to make a locally grown and value-added product.

