2 EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the Environmental Impact Report (EIR) provides an overview of the Winery and Farm Brewery Zoning Text Amendment Project (proposed project) (See Chapter 3, Project Description, for further detail) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4 through 12. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 13, Alternatives Analysis. Table 2-1 contains the potential environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The proposed project includes the amendment of the existing Winery Ordinance that regulates wineries in the unincorporated portions of Placer County. All of the existing wineries, as well as current and pending farm breweries, are located in the western-central portion of the County. While the Winery Ordinance applies to all unincorporated portions of Placer County, the geographic study area of this EIR is appropriately focused on the areas of western Placer County where wineries and farm breweries are currently concentrated. The policy focus of the proposed Zoning Text Amendment is to preserve and protect farmland while supporting the tenets of agri-tourism. The existing Winery Ordinance consists of Section 17.56.330 (Wineries) and Section 17.04.030 (Definitions) of the Placer County Code. Generally, the proposed amendments include the following substantive changes: redefine the term Events; define the term Farm Brewery; modify the minimum parcel size; create a table outlining special event allowances and maximum capacity at certain types of events; clarify the hours of operation; update the standards for potable water and waste disposal; and update the standards for access. A detailed project description can be found in Chapter 3, Project Description, of this EIR.

2.3 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION

Under the California Environmental Quality Act (CEQA), a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Although the proposed project would not result in direct development of new wineries or farm breweries, implementation of the proposed project could cause significant impacts related to the ability to hold events by right, as further discussed in the Project Description chapter of this EIR. If an impact is determined to be significant, applicable mitigation measures are identified, as appropriate. This EIR requires mitigation measures to be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are

found in the following technical chapters: Biological Resources; Cultural Resources; and Noise. These mitigation measures are also summarized in Table 2-1 at the end of this chapter. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. An impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

2.4 SUMMARY OF PROJECT ALTERNATIVES

This section presents a summary of the evaluation and alternatives considered for the proposed project, which include the following:

- No Project Alternative;
- Wedding CUP Requirement Alternative; and
- Reduced Intensity Alternative.

The following summary provides brief descriptions of the three alternatives to the proposed project that are evaluated in this EIR. For a more thorough discussion of project alternatives, please refer to Chapter 13, Alternatives Analysis.

No Project Alternative

The County has decided to evaluate a No Project Alternative, which assumes that the County would not approve the proposed Zoning Text Amendment and the currently adopted Winery Ordinance would not be altered. The adopted Winery Ordinance would continue to apply to existing and future wineries within Placer County, but would not explicitly address farm breweries.

A total of six promotional events per year would continue to be permitted at the existing facilities with an Administrative Review Permit (ARP). An ARP requires review by Planning Department staff and the Zoning Administrator, who must be able to make the findings set forth in Section 17.58.140(A) of the County Code of Ordinances. In addition, the minimum parcel size for establishment of a winery in the Residential (RA and RF) and Agricultural and Resource (AE, F, FOR) zoning districts would continue to be 4.6 acres. Large production wineries (20,000+ cases annually) would not require a 10-acre minimum parcel size. Furthermore, because the Winery Ordinance would not be updated to include clarified hours of operation, existing and future wineries within the County would continue to operate with unrestricted hours.

Because the No Project Alternative would not increase the minimum requirement of on-site planted vineyards from one acre to two acres for future wineries, future wineries developed within the County would not be required to provide the same focus on production of agricultural goods as would be required under the proposed Zoning Text Amendment. In addition, because the No Project Alternative would not require a 10-acre minimum parcel size for by-right development of new wineries within the Residential and Agricultural and Resource zoning districts, potential incompatibilities with existing agricultural operations could continue to occur. Thus, the No Project Alternative would not meet the project objectives.

Wedding CUP Requirement Alternative

Under the Wedding CUP Requirement Alternative, all of the changes included in the proposed Zoning Text Amendment would still apply, with the exception of the inclusion of weddings as a category of Special Event. Weddings would not be permitted by-right at wineries/farm breweries within the County. Rather, each facility would be required to obtain discretionary approval of a Conditional Use Permit (CUP) by the Placer County Planning Commission, which would ensure site-specific review of the facility. For facilities which are granted a CUP to conduct weddings, such weddings would still be subject to all applicable restrictions included in the proposed Zoning Text Amendment.

Although weddings hosted at wineries and farm breweries would help to support agri-tourism within the County, the Wedding CUP Requirement Alternative would require additional approvals prior to hosting weddings. Thus, the Alternative would be less supportive of agri-tourism and the needs of winery/farm brewery owners within the County. However, generally, the project objectives would be met under the Wedding CUP Requirement Alternative.

Reduced Intensity Alternative

The Reduced Intensity Alternative is tied to the State's public water system requirements. Pursuant to Section 116275 of the California Health and Safety Code, a public water system is required if a facility serves more than 24 people daily, 60 days or more per year. Such standards currently apply to all wineries and farm breweries within Placer County. The type of public water system required is a Transient-Noncommunity (TNC) water system, which includes restaurants, campgrounds, small wineries, motels and other non-residential facilities. Consequently, existing and future study facilities seeking to host more than 24 people daily, 60 days or more per year, as a result of the proposed Zoning Text Amendment, would be required to install a public water system and obtain a permit from the State Water Resources Control Board (SWRCB). Any new public water wells would need to be constructed in accordance with the California Department of Water Resources Bulletin 74-81, "Water Well Standards, State of California."

In addition to the restrictions on the number of Special Events permitted per year under the proposed project, the Reduced Intensity Alternative would limit the total number of event days permitted at each study facility to 59 per year. The other changes included in the proposed Zoning Text Amendment would still apply. The event quota could be met with Agricultural Promotional Events only, or with a mix of Agricultural Promotional Events and Special Events. By restricting the number of event days permitted annually to 59 total, events at existing and future study facilities within the County would not necessitate the installation of new public water wells and associated improvements, and any associated environmental effects would be avoided.

Because the Reduced Intensity Alternative would substantially curtail the total number of events permitted annually at existing and future study facilities, the Alternative could conflict with the needs of winery/farm brewery owners within the County. In addition, because Agricultural Promotional Events would help to support agri-tourism and agricultural production at wineries and farm breweries within the County, limiting such events could conflict with the County's goals of

supporting agriculture. Therefore, the project objectives would be only partially met under the Reduced Intensity Alternative.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." In this case, the No Project Alternative would be considered the environmentally superior alternative. As discussed in Chapter 13 of this EIR, all impacts resulting from the proposed Zoning Text Amendment would be fewer under the No Project Alternative. In addition, the significant and unavoidable cumulative traffic impact identified for the proposed Zoning Text Amendment would be avoided.

Under the Wedding CUP Alternative, impacts related to biological resources, cultural resources, and transportation and circulation would be similar to the proposed Zoning Text Amendment. Impacts related to noise would be fewer, as Mitigation Measures 9-3 and 12-8 related to weddings would not be required. Under the Reduced Intensity Alternative, impacts to biological resources, cultural resources, and noise would be similar to the proposed Zoning Text Amendment, while impacts related to transportation and circulation would be fewer as a result of the reduced number of annual events occurring at study facilities within the County. In addition, while impacts related to utilities and service systems were dismissed as less than significant in this EIR, such impacts would be fewer under the Reduced Intensity Alternative. The significant and unavoidable cumulative traffic impact identified for the proposed Zoning Text Amendment would not be avoided under either the Wedding CUP Alternative or the Reduced Intensity Alternative.

Given that the Wedding CUP Alternative and the Reduced Intensity Alternative would result in generally similar environmental impacts, neither alternative is clearly environmentally superior to the other. However, due to the fact that the Wedding CUP Alternative would result in fewer impacts such that mitigation measures identified for the proposed project related to noise would not be necessary, whereas the Reduced Intensity Alternative would still require all the same mitigation measures as the proposed project, the Wedding CUP Alternative would be considered the environmentally superior alternative.

2.5 AREAS OF CONTROVERSY

Areas of controversy that were identified in NOP comment letters, and are otherwise known for the region include the following:

- Preservation of the agricultural and rural character of the area;
- Traffic increases along smaller County roads;
- Increases in noise associated with events;
- Impacts to groundwater supply;
- Incompatible land uses;

- County enforcement of the Winery Ordinance;
- Safety hazards related to winery and brewery events;
- Cumulative effects on the environment from concurrent events at multiple facilities;
- Issues related to adequate parking for events; and
- Wastewater disposal.

2.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 2-1 summarizes the impacts identified in the technical chapters of this Draft EIR. In Table 2-1, the proposed project's impacts are identified for each technical chapter (Chapters 4 through 12) in the Draft EIR. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact and the resulting level of significance after implementation of mitigation measures for each impact.

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
	4. Agricultural Resources			
4-1	**Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Farmland"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, or involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use.**	LS	*None required.*	N/A
4-2	**Conflict with General Plan or other policies regarding land use buffers for agricultural operations.**	LS	*None required.*	N/A
4-3	**Conflict with existing zoning for agricultural use, a**	LS	*None required.*	N/A

N/A = *Not Applicable;* LS = *Less-than-Significant;* S = *Significant;* SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
	Williamson Act contract, or a Right-to-Farm Policy.			
4-4	**Conflict with forest land or timberland zoning, affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses), or result in the loss of forest land or conversion of forest land to non-forest use.**	LS	*None required.*	N/A
	5. Air Quality			
5-1	**Conflict with or obstruct implementation of the applicable air quality plan.**	LS	*None required.*	N/A
5-2	**Expose sensitive receptors to substantial pollutant concentrations.**	LS	*None required.*	N/A
5-3	**Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.**	LS	*None required.*	N/A

N/A = *Not Applicable;* LS = *Less-than-Significant;* S = *Significant;* SU = *Significant and Unavoidable*

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	6. Biological Resources				
6-1	**Have a substantial adverse effect or cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of an endangered, rare, or threatened species, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries.**	S	*6-1(a)*	*All grading activity within existing and future wineries and farm breweries not meeting the exemptions within Section 15.48.070 of the Placer County Code shall obtain a grading permit from the County prior to initiation of grading activity. Prior to approval and issuance of any grading permits for existing and future wineries and farm breweries, the County shall impose biological resource protection measures as conditions of the grading permit. Such protection measures shall specify that grading activity shall avoid any aquatic features and riparian areas. Avoidance of such features shall be insured through the placement of high visibility and silt fencing at the edge of construction/maintenance footprint if work is anticipated to occur within 50 feet of aquatic features and riparian areas.*	LS
			6-1(b)	*All ground-disturbing activity requiring the removal of protected trees within existing and future wineries and farm breweries shall be required to obtain a Tree Removal Permit prior to the initiation of tree removal activity, in compliance with Placer County Code Section 12.16. Prior to approval and issuance of any Tree Removal Permits for existing and future wineries and farm breweries, the County shall impose biological resource protection measures as conditions of the Tree*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Removal Permits. Such protection measures shall include, but are not necessarily limited to the following measures: • *Prior to initiation of any tree-removal activity, the owner/operator shall provide proof to the Placer County Community Development Resource Agency that nesting birds are not present within the tree or trees to be removed. Such proof shall be provided in the form of a pre-removal nesting bird survey, conducted by a qualified biologist, no more than three days prior to the proposed tree removal activity.* • *If tree removal activity is proposed to occur outside of the February 1 to August 31 breeding season, a pre-removal survey for active nests shall not be required.* *The applicant shall also comply with the following permit condition required by the Planning Services Division for removal of protected trees: 1:1 tree replacement using five-gallon size trees or greater, or in-lieu fees, or a combination of both, in accordance with Section 12.16.080 of the Placer County Code.*	
6-2 **Have a substantial adverse effect on riparian habitat or other sensitive natural**	S	*6-2* *Implement Mitigation Measure 6-1(a).*	LS

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
	community, or federal or State protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by State statute, through direct removal, filling, hydrological interruption, or other means.			
6-3	**Have a substantial adverse effect on the environment through the conversion of oak woodlands, or conflict with local policies or ordinances related to the protection of biological resources, including oak woodlands.**	S	*6-3 Implement Mitigation Measure 6-1(b).*	LS
6-4	**Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
6-5	**Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan.**	LS	*None required.*	N/A
	7. Cultural Resources			
7-1	**Cause a substantial adverse change in the significance of a historical or unique archeological resource as defined in CEQA Guidelines, Section 15064.5, and/or a Tribal Cultural Resource as defined in Public Resources Code, Section 21074.**	S	*7-1(a)* *All grading activity within existing and future wineries and farm breweries not meeting the exemptions within Section 15.48.070 of the Placer County Code shall obtain a grading permit from the County prior to initiation of grading activity. Prior to approval and issuance of any grading permits for existing and future wineries and farm breweries, the County shall impose cultural resource protection measures as conditions of the grading permit. Such protection measures shall include, but are not limited to the following measures:* *1. If potential archaeological resources, cultural resources, articulated, or disarticulated human remains are discovered during ground-disturbing activities associated with the proposed project, all work within 100 feet of the find shall cease, the Placer County Community Development Resource Agency shall be notified, and the applicant shall retain an archaeologist meeting the Secretary of the Interior's Professional*	LS

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds. Native American Representatives from culturally affiliated Native American Tribes shall also be notified. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans approved by the Placer County Engineering and Surveying Division for the proposed project; and 2. *During construction activities, if any vertebrate bones or teeth are found, all work shall be halted in the immediate vicinity of the discovery, and the owner/operator shall notify the Placer County Community Development Resource Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant with respect to*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology (UCMP) or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans approved by the Placer County Engineering and Surveying Division for future grading within existing or future wineries and farm breweries in the County, where excavation work would be required. 3. *If any bones, teeth, or other remains found during construction activity are determined to be human in origin, such remains on non-federal lands must be handled in compliance with all relevant State regulations. As mandated by Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e) (CEQA), should human remains be encountered, during ground disturbing activity in any existing or future wineries or farm breweries within the County, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner has 24 hours to notify the NAHC, which shall determine and notify a Most Likely Descendent (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner of the winery or farm brewery where such remains are discovered shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner of the winery or farm brewery where such remains are discovered does not accept the MLD's recommendations, the owner of the winery or farm brewery where such remains are discovered or the descendent may request mediation by the NAHC.	
		7-1(b) The County shall prepare a notice containing information that summarizes the proper methodology for identifying and protecting historic, paleontological, archeological, cultural, and tribal cultural resources. Furthermore, the notice shall inform the reader of the reader's	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
				responsibility to protect such resources and notify the Placer County Community Development Resource Agency of the existence of such resources. Once prepared, the notice shall be distributed to the owners of all existing wineries and farm breweries within the County. In addition to the distribution of such notices to the owners of existing facilities, the County shall also distribute such notices to owners of any future wineries or farm breweries receiving approvals from the County.	
7-2	**Disturb any human remains, including those interred outside dedicated cemeteries.**	S	*7-2*	*Implement Mitigation Measure 7-1(a).*	LS
	8. Land Use and Planning				
8-1	**Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect.**	LS	*None required.*		N/A
8-2	**Result in the development of incompatible uses and/or the creation of land use conflicts, or result in a substantial alteration of the present or planned land use of an area.**	LS	*None required.*		N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
	9. Noise			
9-1	**Exposure of persons to or generation of off-site traffic noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.**	LS	*None required.*	N/A
9-2	**Exposure of persons to or generation of on-site traffic noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or result in a substantial permanent increase in ambient noise levels in the project**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	vicinity above levels existing without the project.				
9-3	**Exposure of persons to or generation of non-transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies.**	S	*9-3*	*The Zoning Text Amendment shall be revised to state that prior to hosting any weddings under the Special Event allowances set forth in Table 3 of the Winery and Farm Brewery Ordinance, the owner/operator shall submit a site plan of the existing facility to the Placer County Community Development Resource Agency. The Site Plan shall identify the proposed outdoor location of the wedding reception and distance(s) to nearest residential receptors. The County shall review the Site Plan and compare the appropriate Table 9-11 setback requirements for wedding receptions to the actual distance(s) between the proposed sound source location and nearest sensitive receptor property line(s). If the actual setback distances are greater than those identified in Table 9-11, then additional acoustical analysis shall not be required. If, however, the actual distances between the proposed sound source location and nearest sensitive receptor locations are less than those shown in Table 9-11, a site-specific noise analysis shall be required to evaluate compliance with the County's noise standards.* *The distances to the noise contours shown in Table 9-11 do not include any attenuation of sound caused by intervening structures, vegetation, or topography. In addition, the Table 9-11 contours do not take into account*	LS

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		the directionality of amplified sound system speakers, which can be 10 to 15 dB lower behind the speaker than in front of the speaker. As a result, the Table 9-11 data should be considered worst-case. Therefore, it is likely that in most cases, the actual distances to the noise contours will be considerably less than those shown in Table 9-11. It shall be the function of the site-specific noise analysis to quantify the additional sound attenuation which would result from natural features, such as intervening topography (i.e. hills), structures, or vegetation, which are specific to the location for which the event permit is being processed. Specific information which shall be included in project-specific noise analyses is as follows: *1. <u>Shielding by Barriers, Structures, or Topography</u>* *Shielding of noise sources, which results in reduced sound levels at locations affected by such shielding, can result from intervening noise barriers, structures or topography. Site specific noise studies should include an evaluation of such shielding. If needed for compliance with the County's noise standards, additional shielding of sound sources can be obtained by placing walls or other structures between the*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		noise source and the receiver. The effectiveness of a barrier depends upon blocking line-of-sight between the source and receiver, and is improved with increasing the distance the sound must travel to pass over the barrier as compared to a straight line from source to receiver. The difference between the distance over a barrier and a straight line between source and receiver is called the "path length difference," and is the basis for calculating barrier noise reduction. *Barrier effectiveness depends upon the relative heights of the source, barrier and receiver. In general, barriers are most effective when placed close to either the receiver or the source. An intermediate barrier location yields a smaller path-length-difference for a given increase in barrier height than does a location closer to either source or receiver.* *As a rule of thumb, sound barriers located relatively close to the source or sensitive receptor generally provide an initial noise reduction of 5 dB once line of sight between the noise source and receiver has been interrupted by the barrier, and an additional noise reduction*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		of approximately 1 dB per foot of barrier height after the barrier intercepts line of sight. 2. *Shielding and Absorption Provided by Vegetation* *Trees and other vegetation are often thought to provide significant noise attenuation. However, approximately 50 to 100 feet of dense foliage (so that no visual path extends through the foliage) is typically required to achieve a 5 dB attenuation of noise. Thus the use of vegetation as a noise barrier is, therefore, frequently an impractical method of noise control unless large tracts of dense foliage are part of the existing landscape. However, in cases where such vegetation exists between the proposed events and nearby sensitive receptors, an evaluation of the sound attenuation provided by such vegetation should be included in the project-specific noise analysis.* *Vegetation can be used to acoustically "soften" intervening ground between a noise source and receiver, increasing ground absorption of sound and thus increasing the attenuation of sound with distance. Planting of trees and shrubs is also of aesthetic and psychological value, and may reduce adverse public reaction to a noise source*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		by removing the source from view, even though noise levels will be largely unaffected. *In summary, the effects of vegetation upon noise transmission are minor unless there is considerable intervening vegetation between the source and receptor. Where the amount of intervening vegetation is not substantial, the benefits may be limited to some increased absorption of high frequency sounds and in reducing adverse public reaction to the noise by providing aesthetic benefits.* 3. *Direction of Sound Travel* *Sound propagation is not affected by gravity. As a result, sound travels uphill similar to sound traveling downhill, provided all other variables are equal. In cases where sensitive receptors are located above or below a noise source with no intervening structures, topography, or substantial vegetation, no additional shielding offsets should be applied for these features.* 4. *Other Sound Mitigation Options* *Other options for sound attenuation which should*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		be considered when evaluating permit applications for winery and farm brewery events include the following: • *Locating the events or loudest components of those events indoors.* • *Orienting speakers in directions away from the nearest sensitive receptors.* • *Locating speakers in positions which provide the maximum distances to the nearest noise-sensitive receptors.* • *Using a larger number of speakers with lower individual output arranged in such a manner as to focus the sound at the desired locations rather than fewer speakers with higher sound output.* • *Setting limits on the sound level output of the amplified speech or music equipment.* • *Restricting sound amplification equipment entirely.*	
10. Transportation and Circulation			
10-1 Study roadway segments under the Existing Plus Project Condition.	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
10-2	**Study intersections under the Existing Plus Project Condition.**	LS	*None required.*	N/A
10-3	**Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access or access to nearby uses.**	LS	*None required.*	N/A
10-4	**Insufficient parking capacity on-site or off-site.**	LS	*None required.*	N/A
10-5	**Hazards or barriers for pedestrians or bicyclists or conflict with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities.**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
	11. Utilities and Service Systems			
11-1	**Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.**	LS	*None required.*	N/A
11-2	**Require or result in the relocation or construction of new or expanded water or wastewater delivery, collection or treatment facilities, the construction or relocation of which could cause significant environmental effects, or require or result in the construction of new on-site sewage systems.**	LS	*None required.*	N/A
11-3	**Have sufficient water supplies available to serve the project and reasonably foreseeable development during normal, dry and multiple dry years; or substantially decrease**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
	groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.			
11-4	**Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste.**	LS	*None required.*	N/A
	12. Cumulative Impacts and Other CEQA Sections			
12-1	**Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use.**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
12-2	**Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.**	LS	*None required.*	N/A
12-3	**Cumulative loss of habitat in the Placer County area for special-status species.**	LS	*None required.*	N/A
12-4	**Cumulative loss of cultural resources.**	LS	*None required.*	N/A
12-5	**Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.**	LS	*None required.*	N/A
12-6	**Cumulative land use and planning incompatibilities.**	LS	*None required.*	N/A
12-7	**Result in exposure of persons to or generation of traffic noise**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.				
12-8	**Result in exposure of persons to or generation of non-transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.**	S	*12-8*	*The Zoning Text Amendment shall be revised to state that when reviewing applications for new winery and/or farm brewery building permits, Placer County should compare the appropriate Table 12-12 setback requirements to the actual distances between the proposed sound source location and nearest sensitive receptor property line(s). If the actual setback distances are greater than those identified in Table 12-12 for the proposed type of sound source(s), then no additional acoustical analysis would typically be required. If, however, the actual distances between the proposed sound source locations and nearest sensitive receptor location(s) are less than those shown in Table 12-12, then a site-specific noise analysis should be required to evaluate compliance with the County's noise standards.*	LS

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		The distances to the noise contours shown in Table 12-12 do not include any attenuation of sound caused by intervening structures, vegetation, or topography. In addition, the Table 12-12 contours do not take into account the directionality of amplified sound system speakers, which can be 10 to 15 dB lower behind the speaker than in front of the speaker. As a result, the Table 12-12 data should be considered worst-case. Therefore, it is likely that in most cases, the actual distances to the noise contours will be considerably less than those shown in Table 12-12. It shall be the function of the site-specific noise analysis to quantify the additional sound attenuation that would result from natural features, such as intervening topography (i.e. hills), structures, or vegetation, which are specific to the location for which the event permit is being processed. Specific information, which shall be included in project-specific noise analyses, is as follows: 1. *Shielding by Barriers, Structures, or Topography* *Shielding of noise sources, which results in reduced sound levels at locations affected by such shielding, can result from intervening noise barriers, structures or topography. Site specific noise studies should include an evaluation of such shielding. If needed for compliance with the*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		County's noise standards, additional shielding of sound sources can be obtained by placing walls or other structures between the noise source and the receiver. The effectiveness of a barrier depends upon blocking line-of-sight between the source and receiver, and is improved with increasing the distance the sound must travel to pass over the barrier as compared to a straight line from source to receiver. The difference between the distance over a barrier and a straight line between source and receiver is called the "path length difference," and is the basis for calculating barrier noise reduction. *Barrier effectiveness depends upon the relative heights of the source, barrier and receiver. In general, barriers are most effective when placed close to either the receiver or the source. An intermediate barrier location yields a smaller path-length-difference for a given increase in barrier height than does a location closer to either source or receiver.* *As a rule of thumb, sound barriers located relatively close to the source or sensitive receptor generally provide an initial noise reduction of 5 dB once line of sight between the noise source and*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		receiver has been interrupted by the barrier, and an additional noise reduction of approximately 1 dB per foot of barrier height after the barrier intercepts line of sight. 2. *Shielding and Absorption Provided by Vegetation* *Trees and other vegetation are often thought to provide significant noise attenuation. However, approximately 50 to 100 feet of dense foliage (so that no visual path extends through the foliage) is typically required to achieve a 5 dB attenuation of noise. Thus the use of vegetation as a noise barrier is, therefore, frequently an impractical method of noise control unless large tracts of dense foliage are part of the existing landscape. However, in cases where such vegetation exists between the proposed events and nearby sensitive receptors, an evaluation of the sound attenuation provided by such vegetation should be included in the project-specific noise analysis.* *Vegetation can be used to acoustically "soften" intervening ground between a noise source and receiver, increasing ground absorption of sound and thus increasing the attenuation of sound with distance. Planting of trees and shrubs is also of*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		aesthetic and psychological value, and may reduce adverse public reaction to a noise source by removing the source from view, even though noise levels will be largely unaffected. *In summary, the effects of vegetation upon noise transmission are minor unless there is considerable intervening vegetation between the source and receptor. Where the amount of intervening vegetation is not substantial, the benefits may be limited to some increased absorption of high frequency sounds and in reducing adverse public reaction to the noise by providing aesthetic benefits.* 3. *Direction of Sound Travel* *Sound propagation is not affected by gravity. As a result, sound travels uphill similar to sound traveling downhill, provided all other variables are equal. In cases where sensitive receptors are located above or below a noise source with no intervening structures, topography, or substantial vegetation, no additional shielding offsets should be applied for these features.*	

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
			4. *Other Sound Mitigation Options* *Other options for sound attenuation which should be considered when evaluating permit applications for winery and farm brewery events include the following:* • *Locating the events or loudest components of those events indoors.* • *Orienting speakers in directions away from the nearest sensitive receptors.* • *Locating speakers in positions which provide the maximum distances to the nearest noise-sensitive receptors.* • *Using a larger number of speakers with lower individual output arranged in such a manner as to focus the sound at the desired locations rather than fewer speakers with higher sound output.* • *Setting limits on the sound level output of the amplified speech or music equipment.* • *Restricting sound amplification equipment entirely.*	
12-9	**Study roadway segments under the Cumulative Plus Project Condition.**	LS	*None required.*	N/A

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TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
12-10	**Study intersections under Cumulative Plus Project Conditions. Based on the analysis below, impacts to all study intersections under Cumulative Plus Project Conditions would be less than significant, with the exception of the SR 49/Cramer Road intersection.**	S	*12-10*	*Prior to issuance of any Building Permits, future wineries and farm breweries shall be subject to the payment of traffic impact fees that are in effect in the area of development, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPWF:* *A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code* *B. South Placer Regional Transportation Authority (SPRTA)* *The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.* ***(ESD)***	SU
12-11	**Increase demand on utilities and service systems.**	LS	*None required.*		N/A

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