COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: January 13, 2022

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Project 8 Winery**

REVIEW PERIOD: **January 13, 2022 to February 11, 2022**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Project 8 Winery Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Location: The project site is located at 7615 Callison Road in the community of Penryn, within unincorporated Placer County. The proposed project would be located on portions of several parcels consisting of Assessor's Parcel Numbers [APNs] 031-220-061, 032-124-080, and 032-124-044, and totaling 44.14 acres. The proposed project site, or improvement area, consists of approximately 18 acres of the 44.14-acre parcel area. The project site is surrounded by oak woodlands and scattered rural residences, with Union Pacific Railroad (UPRR) tracks to the north and south. Access to the site is provided by Callison Road, which forms the southern boundary of the project site. The project site is bisected by Antelope Canal and consists of agricultural-related uses, including dirt roadways and graded surfaces, as well as oak woodland and grassland habitats. The dirt roadways provide access to recently planted wine grapes that are outside of the project boundaries but located within the same 44.14-acre parcel area. The northern portion of the site rises to a hilltop, the plateau and slopes of which contain oak woodlands. The Placer County General Plan designates the site as Rural Residential (1-10 ac min and 2.3-4.6 ac min); the site is zoned Farm Building 20-Acre Minimum (F-B-X 20) and Residential Agricultural Building 100,000-square foot Minimum (RA-B-100).

Project Description: The proposed project would develop a full production winery, generally including wine production facilities, a tasting room, an underground wine cave, an accessory restaurant, and associated facilities on approximately 17.96 acres of the 44.14-acre parcel area. When fully operational, the winery would process grapes grown on-site and purchased from specialized vineyards and would produce approximately 50,000 cases of wine annually. Above-ground structures would primarily consist of a 75-foot tall, 29,250-square-foot (sf) octagon building on the northern hillside of the project site, and a 23,500-sf processing/warehouse building to the south of the octagon building. The octagon building would be made up of five levels. The top level would house the gravity filtration processing operation which is critical to achieving the highest level of quality possible. The other four levels of the octagon building would include a rotating tasting room and accessory restaurant, a commercial kitchen, restrooms, storage, a residence, and an administration area on the ground floor with a main entry and porte cochère. Beneath the octagon building would be a level for grape processing and storage. The processing building would be linked to the octagon building by a continuous meandering walkway, which would serve as a surface connection between the two buildings. In addition, a 72-stall minimum parking lot would be developed east of the octagon building, and a 19-stall minimum parking lot would be developed to the west of the processing building. Other on-site development would include a 180-sf guard shack and a 900-sf outdoor utility pad. Primary site access would be from Callison Road to the south. The proposed project would include a new driveway encroachment into the site from Callison Road. The new gated, private driveway would begin at Callison Road and wind up the hillside, connecting to the processing building and octagon building, before ending at the parking lot east of the octagon building. The proposed project would require the approval of a Conditional Use Permit (CUP) for the construction and operation of a Large Winery on 40+ acres, the operation of an accessory restaurant, and to allow an increase from 50 to 75 maximum attendees (at one time) for Agricultural Promotional Events; as well as a Variance to allow the octagon building to reach a height of 75 feet from the finished grade (plus rooftop mechanical equipment that will be screened from view).

Contact Information: For more information regarding the proposed project, please refer to the following detailed

project description or contact Jennifer Byous, Supervising Planner, at (530) 745-3008 or JByous@placer.ca.gov. A copy of the NOP is available for review at the Rocklin and Roseville Public Libraries, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

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

NOP Comment Period: Written comments should be submitted at the earliest possible date, but no later than 5:00 PM on February 11, 2022 to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in-person and virtually via Zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

EIR Scoping Meeting on the Project 8 Winery Project
Tuesday, February 8, 2021 | 1:00PM
In-Person:
Planning Commission Hearing Room
3091 County Center Drive, Auburn, CA
or
Virtual:
Zoom: https://placer-ca-gov.zoom.us/j/94633061323
Phone: 1-888-788-0099 | Webinar ID: 946 3306 1323

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The project site is located at 7615 Callison Road in the community of Penryn, within unincorporated Placer County (see Figure 1). The proposed project would be located on portions of several parcels consisting of APNs 031-220-061, 032-124-080, and 032-124-044, and totaling 44.14 acres. The southerly portion of the project site, through which the proposed access road would meander, is located within the Horseshoe Bar/Penryn Community Plan area. The remaining portion of the project site, on which the winery facilities would be located, is outside of the Community Plan area. The Placer County General Plan designates the northerly APN (031-220-061) as Rural Residential (1-10 ac min), while the two parcels within the Community Plan area are designated by the Horseshoe Bar/Penryn Community Plan as Rural Residential (2.3-4.6 ac min), consistent with the Placer County General Plan. The northerly parcel is zoned F-B-X 20-Acre Minimum; and the remaining parcels are zoned RA-B-100. Roadways in the immediate project vicinity include Callison Road, which forms the southern boundary of the project site, Ridgeview Lane to the west, and Taylor Road to the east, approximately 0.3-mile from project site. Interstate 80 (I-80) is located approximately 1.5-miles to the east. Two UPRR tracks pass through the project area, with one track bordering the northern site boundary and the other track bordering the southern site boundary. These spurs are used to move Union Pacific freights trains and Amtrak passenger trains.

The project site is bisected by Antelope Canal and consists of agricultural-related uses, including dirt roadways and graded surfaces, as well as oak woodland and grassland habitats. The dirt roadways provide access to recently planted wine grapes that are outside of the project boundaries, but located within the same 44.14-acre parcel area. The Antelope Canal, owned by Placer County Water Agency (PCWA), traverses the entire property from east to west and is fed by the Dutch Canal. The northern portion of the site rises to a hilltop, the plateau and slopes of which contain oak woodlands. Site elevation ranges from approximately 700 feet to 950 feet. Historically, the project site has been used for agricultural purposes (e.g., cattle grazing), though available evidence suggests that the agricultural activities did not cover the site entirely and appear to have tapered off between the early 1950s and mid-1960s. A single-family residence, which is still currently in use, was constructed on the lower parcel in 1973.

Figure 1
Regional Location

1.2 Surrounding Land Uses

The project site is located within a rural residential area of Placer County. The current zoning of adjacent properties is a mixture of RA-B-100, F-B-X 4.6-Acre Minimum, and F-B-X 20-Acre Minimum. Other than undeveloped land to the north, the project site is surrounded by scattered single-family residences (see Figure 2).

A more detailed breakdown of the land uses adjacent to the project site is as follows:

- **North:** Land uses to the north of the project site include UPRR railroad tracks, beyond which is undeveloped land and single-family residential homes (103, 113 Spring Lane, 7850, 7880, 7890, and 7895 Armes Lane, 420 Skyview Drive). The current zoning designation of the land to the north of the project site is F-B-X 4.6-Acre Minimum.
- **South:** Land uses to the south of the project site include rural residences (7541 Ridgeview Lane and 7585, 7685 Callison Road), Callison Road, and UPRR railroad tracks, beyond which are rural residences (1203, 1366 Sisley Road, 7880, 7945 Callison Road). The current zoning designation of the land to the south of the project site is RA-B-100, 2.3-Acre Minimum.
- **East:** Land uses to the east of the project site include rural residences (7665 Callison Road), beyond which are UPRR railroad tracks. The current zoning designation of the land to the east of the project site is F-B-X, 20-Acre Minimum.
- **West:** Land uses to the west of the project site include rural residences (7429 Allen Lane, 7450, 7455 Ridgeview Lane). The current zoning designation of the land to the east of the project site is RA-B-100, 2.3-Acre Minimum.

1.3 Project Components

The proposed project would develop a full production winery, including wine production facilities, a tasting room, and underground wine cave, an accessory restaurant, and other associated facilities, on approximately 17.96 acres of the 44.14-acre parcel area (see Figure 3 through Figure 5). The proposed project components, along with all required entitlements and approvals, are described in the following sections.

It is important to note that “crop production” associated with the existing vineyards within the 44.14-acre parcel area is an existing use allowed by right under the property’s current zoning designations of F-B-X 20-Acre Minimum and RA-B-100 (see County Code Sections 17.10.010 (B) and 17.44.010 (B)). Crop production is defined in Section 17.04.030 as crop preparation services and harvesting activities including, but not limited to, mechanical soil preparation, irrigation system construction, spraying, crop processing, and sales of the agricultural crop only. As a result, the EIR for the proposed project is not required to evaluate the effects of the existing vineyard’s crop production and harvesting operations.

<u>Proposed Development</u>
The following provides a description of the proposed on-site development.

Octagon Building
The octagon building would total 29,250 sf and would consist of a sub-level as well as four above-ground levels, reaching a height of 75 feet from the finished grade (plus rooftop mechanical equipment that will be screened from view). The building would sit atop the hill located in the northern portion of the project site in order to allow for gravity filtration down to the wine cave level, as well as to provide views overlooking the existing vineyards below (see Figure 6). The exterior of the building would include a living façade comprised of an exoskeletal structure covered with plant life to blend in with the surrounding environment. A minimum of 72 surface parking stalls would be included atop the hill for use by patrons of the octagon building, including ADA-compliant parking stalls. A portion of this parking area would be covered by solar canopies.

Figure 2
Project Location

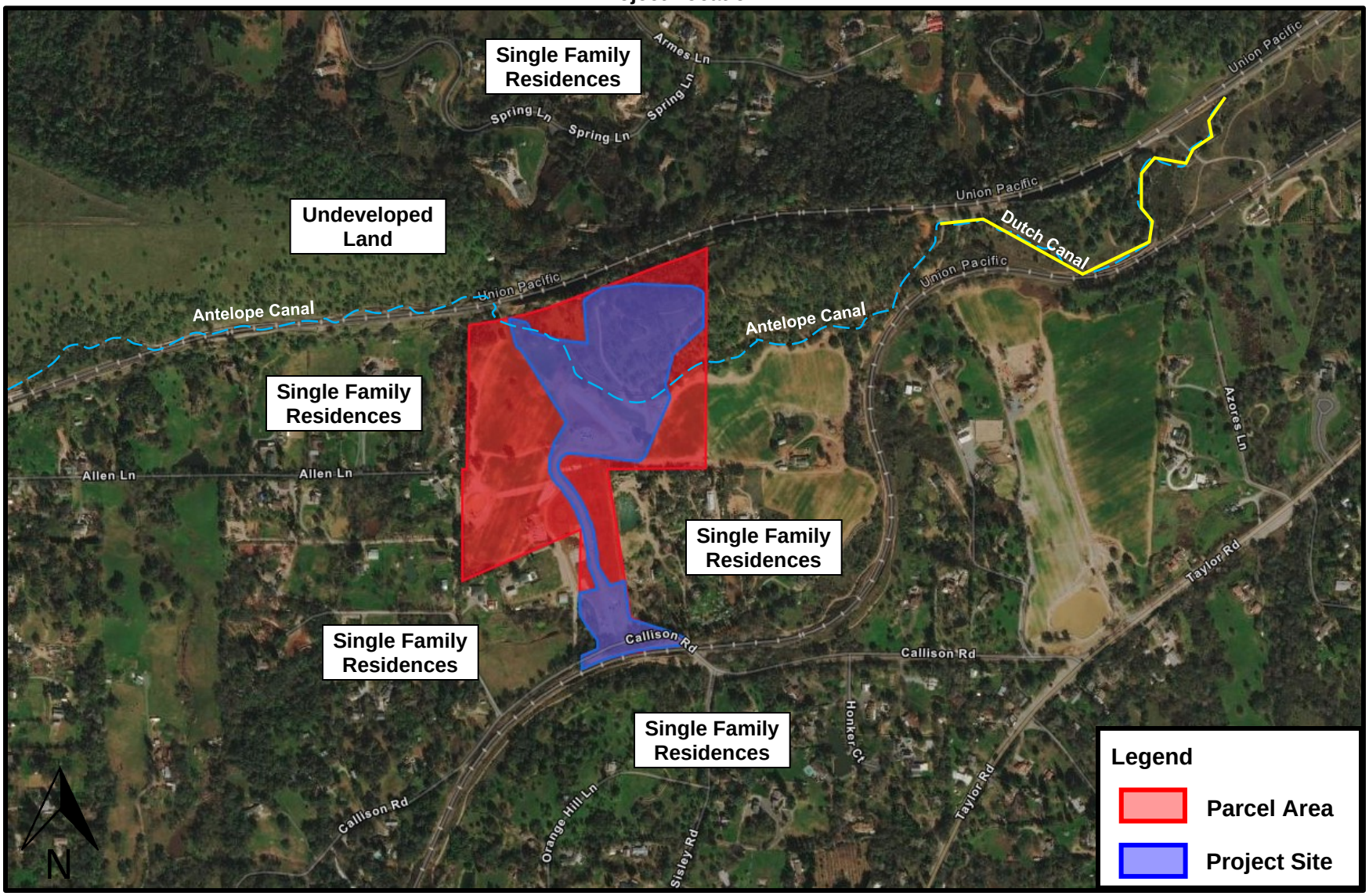


Figure 3
Site Plan

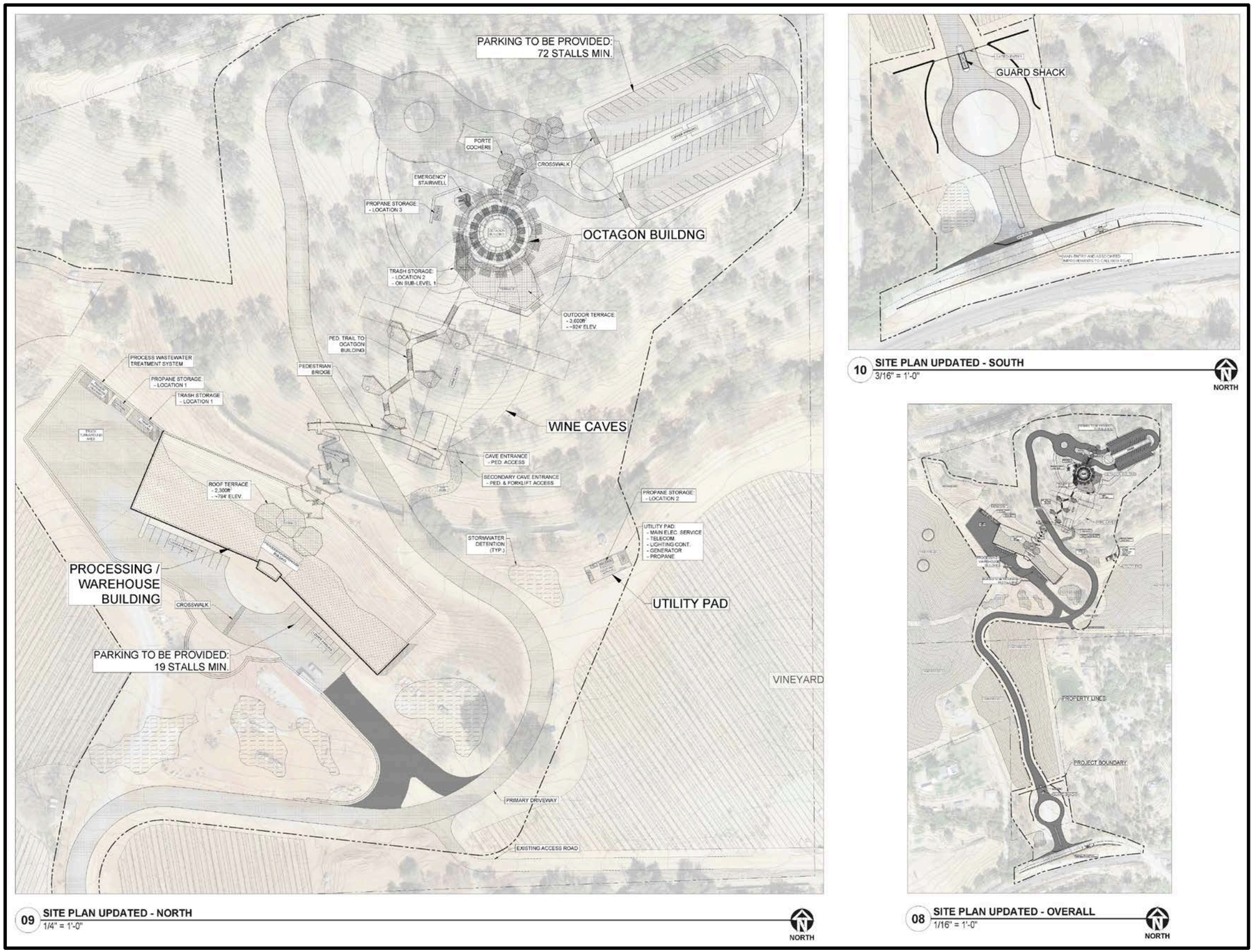


Figure 4
Illustration of Project Entry and Proposed Winery Features

Figure 5
Illustration of Proposed Winery Features [e.g., Processing/Warehouse Building and Octagon Building]

Figure 6
Cross-Section View of Octagon

The sub-level would be approximately 20 feet below grade and would total 8,000 sf. The sub-level would house the upper intake grape processing, miscellaneous utility systems for potable water, and a refrigerated area for temporary storage of incoming grapes.

Level one would be located at ground level and would serve as the primary entry for the octagon building. Level one would cover 5,600 sf, including a restroom and a 1,900-sf administration area. Level one would also include a porte cochère where wine could be picked up by patrons. The porte cochère would serve as the point of entry to the reception area where two elevators and a stairway would be provided for access to the upper levels, the below-grade processing level, and the wine cave. A 3,600-sf outdoor terrace would also be accessible from level one.

Levels two and three would be approximately 3,700 sf each. Level two would consist of an on-site residential unit, while level three would contain a commercial kitchen, storage, and patron restrooms.

The fourth above-ground level would be comprised of a tasting room and accessory restaurant. A portion of level four would be located on a turntable, which would slowly rotate 360 degrees every 45 minutes. Level four would be circular in shape and approximately 4,750 sf. Of the 4,750 sf, 950 sf along the outer perimeter of the circular floor area would be dedicated to emergency egress and 800 sf in the center of the floor area would be used for the primary ingress/egress from the elevators and stairwell. A separate elevator would be provided for staff use only that would connect the kitchen on level three to levels four and five. The remaining 3,000 sf would be divided between a 600-sf wine tasting bar, a 250-sf dedicated restaurant counter, and a 2,150-sf common seating/dining area. Please refer to the below discussion for more details of the accessory restaurant.

The top 15 feet of the structure and final level (level five) would be 3,500 sf and would primarily be used to facilitate gravity filtration of the wine during processing. Gravity filtration would be carried out by bringing the unfinished wine to the top level in 550-gallon vessels and allowing the wine to flow down to the level of the wine cave (approximately 160 feet), which would create the necessary pressure (70 pounds per square inch [psi]) for the wine to be filtered, when necessary, without the use of pumps, thus preserving the ideal molecular structure of the wine. Additionally, a private tasting room to be called the “550 Room”, totaling 550 sf, would be located on level five.

Pursuant to Section 17.44.010 and Section 17.10.010 of the Placer County Code, the maximum allowable building height for the project site is 36 feet. Therefore, the proposed project would require a variance to allow the octagon building to be built at a height of 75 feet from the finished grade (plus rooftop mechanical equipment). The rooftop mechanical equipment would be screened from view.

Processing/Warehouse Building
The processing/warehouse building would be used for bottling, product storage, supply storage, equipment storage, and shipping/receiving with an enclosed truck dock. The building would cover 23,500 sf on the ground level, 1,000 sf on a mezzanine level, and would include a 2,300-sf rooftop overlook. Approximately one third of the roof would be a “green roof”, consisting of a layer of vegetation planted over a waterproofing system. The remaining two thirds would be allocated to solar power generation. The processing/warehouse building would be located at the base of the hillside on which the octagon building would be constructed; and the warehouse building would be linked to the octagon building by a continuous meandering walkway, which would provide a surface connection between the two buildings. A minimum of 19 parking stalls, including required Americans with Disabilities Act (ADA)-compliant parking provisions, would be dedicated to the processing/warehouse building. The parking stalls would be located just west of the building, along either side of the building entrance.

Wine Cave
A network of wine caves would be constructed south of the octagon building at a maximum vertical depth of 90 feet below grade and would consist of a fermentation tank room, barrel aging rooms, collection room, two meeting rooms, and two restrooms. The wine cave would cover approximately 32,000 sf. Access would be provided from the octagon building by way of the aforementioned elevator and stairwell. In addition, pedestrian access to the southern end of the wine cave would be provided at grade level through two

pedestrian access points. A secondary access would be provided to serve as access for forklifts and utility vehicles. A minimum of 27 parking stalls to be located adjacent to the octagon building would be dedicated to serve the wine cave.

Guard Shack
A guard shack is proposed to be developed adjacent to the gates at the main entrance from Callison Road, north of the roundabout. The guard shack would consist of a 180-sf building with a bathroom and would house controls for the gates and exterior lighting for the entrance and lower roadway. One parking stall and a charging station for an electric vehicle would be provided at the guard shack.

Utility Pad
An approximately 900-sf outdoor, covered utility pad would be built into the hillside, approximately 40 feet south of the Antelope Canal, near the eastern boundary of the project site. The utility pad would be surrounded by walls on all sides and covered by a shade structure. The utility pad would host the main electrical service, a 660 kilovolt-ampere (kVA) minimum diesel or propane generator with required electrical interlock, interlock to on-site solar arrays, telecommunication panel enclosure, propane tank, and a small house panel and controller for site lighting. Access will be provided to the utility pad by the on-site roadway.

Project Operations
The principal proposed land use would be the operation of a winery that would focus on the agricultural production of high-quality wines by integrating advanced technologies. The winery's on-site business model would focus on attracting groups to learn about both the agricultural journey of the region and of the winery primarily in the form of small agricultural promotional events. Additional special events would occasionally be held, as further discussed below. It is noted that, consistent with Section 17.56.330(B) of the Winery and Farm Brewery Ordinance, tasting is allowed concurrent with on-site events.

Agricultural Promotional Events and Special Events
Agricultural Promotional Events are proposed as part of project operations in accordance with the Placer County Winery and Farm Brewery Ordinance, Section 17.56.330. In general, these events would consist of professional events and/or gatherings that support the promotion of wine being produced on-site and at other wine-making facilities in Placer County, as well as the promotion of pairing wine with food prepared with a focus on locally-sourced ingredients. Agricultural Promotional Events could occur any day of the week from 7:00 AM to 10:00 PM.

Pursuant to Section 17.56.330(D)(4)(a), Agricultural Promotional Events are not limited in number. The project applicant has indicated that up to approximately 208 Agricultural Promotional Events could take place on-site annually. The Winery and Farm Brewery Ordinance also states that an Agricultural Promotional Event accommodates fifty (50) people or less at one time (excluding staff and tasting room patrons). However, Section 17.56.330(D)(4)(a) states that, for large wineries located on forty (40) acres or greater, additional attendees may be permitted subject to a CUP. The project applicant is requesting a CUP to increase the maximum attendees at one time for Agricultural Promotional Events from 50 to 75.

Special Events, as defined by the Placer County Winery and Farm Brewery Ordinance, include greater than 50 people at one time, excluding staff and tasting room patrons. Pursuant to Section 17.56.330(B), Special Events could include private parties, fundraisers, social or educational gatherings where outside alcohol may be allowed, and events where the property owner is compensated in exchange for the use of the site and facility (referred to as a facility rental). Weddings are included in the aforementioned general categories of allowable Special Events. Special events do not include industry-wide events, the normal patronage of a tasting room, and private gatherings of the owner where the general public does not attend.

Pursuant to Table 3 of the Winery and Farm Brewery Ordinance, Special Events are allowed by right, but limited to a maximum of 12 per year. A maximum of 200 people at one time are allowed at Special Events. The proposed project would comply with the requirements included in Table 3 of the Winery and Farm Brewery Ordinance.

Outdoor Activities

Outdoor activities are proposed to take place on the terrace outside the entry level of the octagon building, as well as on the roof terrace of the processing/warehouse building during some events and throughout tasting room hours. Amplified music/live speech would occasionally take place at the aforementioned locations during outdoor activities to create ambiance. Proposed amplified music would include, but would not be limited to, live, light music such as a string quartet, chamber group, or pianist played through a small single amplifier, and would comply with Section 9.36, Noise, of the Placer County Code, as required by the Placer County Winery and Farm Brewery Ordinance. Any amplified music exceeding a volume commensurate with creating ambiance would be restricted to indoor locations only. Amplified music could take place from 10:00 AM to 5:00 PM, during events and tasting room hours, and occasionally from 5:00 PM to 8:00 PM for events only. Neither indoor nor outdoor concerts would be included in project operations.

Accessory Use – Restaurant

The proposed project would require approval of a CUP to operate a reservation-only Accessory Use – Restaurant, as defined by and allowed pursuant to the Placer County Winery and Farm Brewery Ordinance. Though subordinate to the primary services offered to guests, and while small as compared to the overall operation, the accessory restaurant is a vital component of the winery's business model. The opportunity to experience the pairing of professionally prepared foods with premiere wines is a long-established expectation in the industry and among wine afficionados and plays a pivotal role in the success of a high-end winery. The reservation-only accessory restaurant/commercial kitchen would operate from 10:00 AM to 5:00 PM for tasting room support; 11:00 AM to 2:30 PM for lunch support; 5:30 PM to 10:00 PM for formal dinner support; 7:00 AM to 10:00 PM for Agricultural Promotional Event support; and 10:00 AM to 10:00 PM for Special Event support (see Figure 7). Lunch service would be limited to a maximum of 75 patrons per day with an anticipated annual average of 27 patrons per day. Dinner service would be limited to a maximum of 98 patrons per night over multiple servings, with an anticipated annual average of 35 patrons per night. Lunch and dinner service would be offered for a maximum annual average of five days a week.

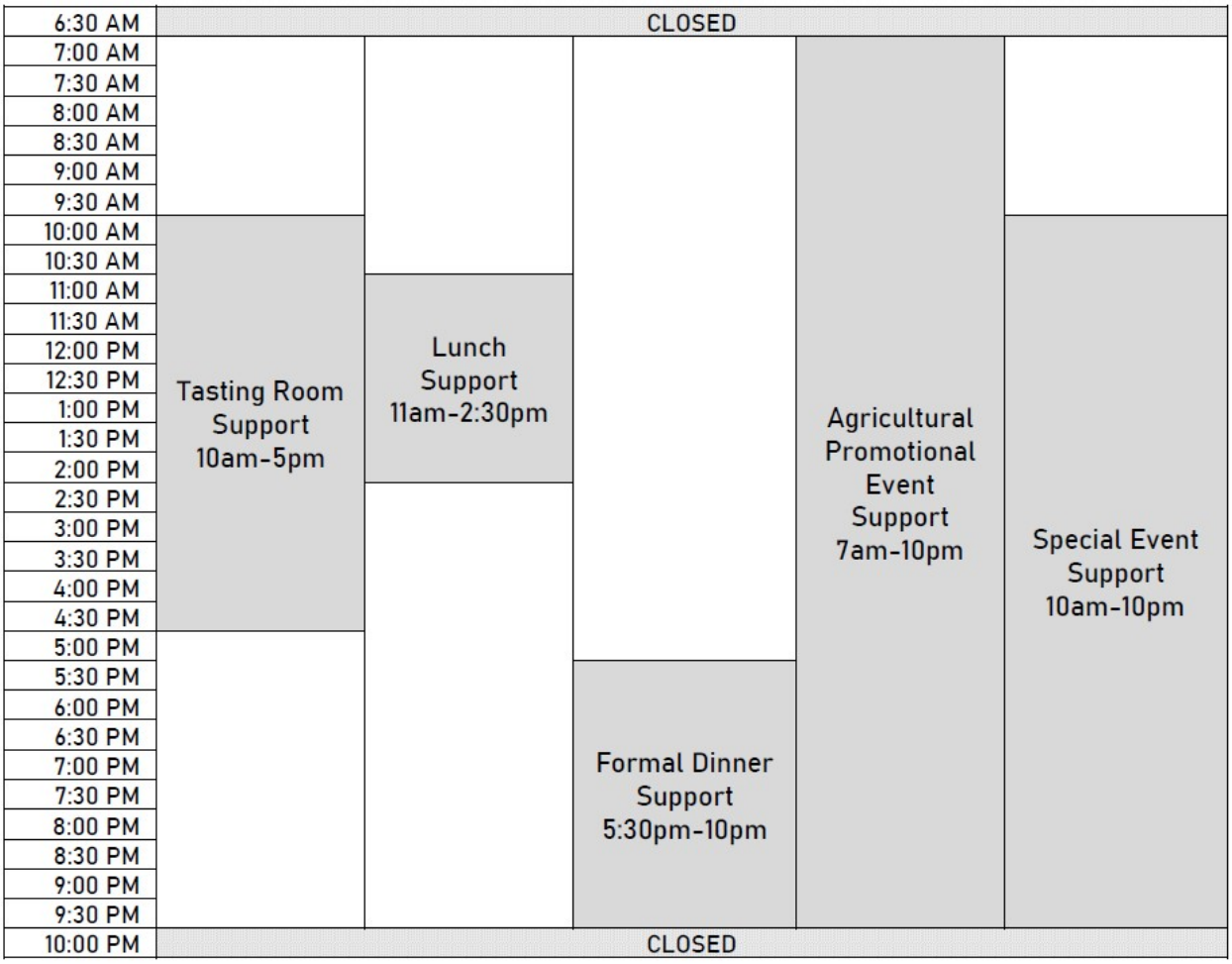
Access and Circulation

Primary vehicular access to the site would be provided directly from Callison Road, approximately 2,400 feet west of the Callison Road/Taylor Road intersection. The proposed project would include improvements to Callison Road along the project frontage to provide a 32-foot-wide paved road section per County requirements. The portion of Callison Road directly in front of the main entrance to the project site would be raised approximately three feet to achieve the County's required sight distance.

On-site circulation would include a minimum 100-foot diameter roundabout after the main entry off Callison Road. The roundabout would circle a landscaped planter area with a centrally located artistic sculpture before leading to the guard shack with a gated entry. The roundabout would provide a turnaround area in front of the gate, and access through the gate would be provided at all times during business hours. The gated entry would lead to a 23-foot-wide paved private driveway with two-foot shoulders on each side. The driveway would provide access to the processing/warehouse building, and then continue to the octagon building where an additional roundabout would be provided to allow a directional change for larger vehicles.

Access to the existing home on the western property boundary would continue to be provided by the existing shared drive off Callison Road, southwest of the project's main entrance, and would remain separate from access to the winery.

Figure 7
Restaurant Operating Schedule



Utilities and Public Services

An existing on-site public well, constructed in accordance with State and County requirements, would be used for potable water. Draw down and water quality testing has been completed on the public well and reporting shows compliance with all requirements. Irrigation water is provided on-site from PCWA from the Antelope Canal, which traverses the property. In addition, two existing, non-public wells are located on-site, which produce a total of 90 gallons per minute and could be used to replace the supply from the irrigation canal in the event the canal supply is ever temporarily interrupted.

Electricity would be provided to the project site by PG&E through a new 1,200-amp, 480-volt, 3-phase main service which would be backed up by a diesel or propane generator. The generator would be intended for emergency backup only. It should be noted that a portion of the existing overhead power and communication lines that traverse the site are currently being relocated underground by PG&E in order to reduce fire risk and enhance visual appearance. The undergrounding process is expected to be completed prior to commencement of construction of the proposed project. In addition, an on-site solar generation system would be developed as part of the proposed project. The size and design of the on-site solar generation system has yet to be determined; however, the system is proposed to be located at the upper parking lot, as well as on the roof of the processing/warehouse building.

Sanitary sewer service would be processed by an on-site septic system. It is anticipated that the septic system would be designed to limit flows to 2,500 gallons per day and would be compliant with State and

County requirements. A septic permit would be obtained from the Placer County Environmental Health Department prior to building permit issuance to allow for the development of the on-site septic system.

Completely separate from the sanitary sewer system, the proposed project would include an on-site treatment process for the winery operation process water, which would help conserve natural resources, protect ground/surface water, and overcome land constraints. The proposed project would use a High Strength Membrane BioReactor system to remove harmful pathogens and other harmful bacteria from process water to allow for water reuse for vineyard irrigation, landscape areas, water features/fountains, and/or dust control. The High Strength Membrane BioReactor system is Napa Green Certified and could be scaled depending on the time of the year and/or processing needs. The process water treatment system would be located adjacent to the processing/warehouse building in the turnaround area on the westerly side of the project site. The system would be above ground and would be similar in appearance to two, 20-foot cargo containers placed side by side, occupying approximately 400 sf.

Propane would be stored on-site in three, 2,500-gallon tanks, which would be located in the eastern portion of the project site, near the truck turnaround area; at the utility pad; and adjacent to the octagon building. Propane would primarily be used for space conditioning, hot water heating for wine processing, operating the necessary equipment in the commercial kitchen, and powering the emergency backup generator.

Recology Auburn Placer would provide trash and recycling collection services for the proposed project. Trash and recycling would be stored in two locations on-site, adjacent to the processing/warehouse building and on the sub-level of the octagon building.

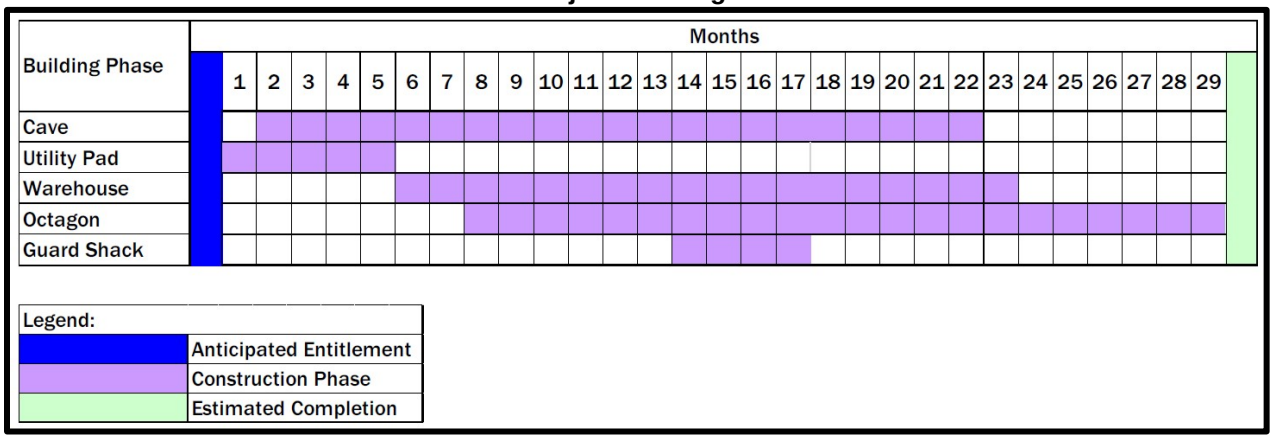
The southern portion of project site would use a single-point drainage outlet for storm water runoff, which would flow into a proposed detention/settling pond before exiting the property through an existing storm drain pipe ultimately flowing into an existing culvert along the south side of Callison Road, which would be raised as part of the proposed project. The pond's intake would be filtered to remove sediment produced by construction and farming operations. The northern portion of the project site would use grassland filtration techniques.

Site Work and Project Phasing

Approximately 190,000 cubic yards of fill, 165,000 cubic yards of cut, and 25,000 cubic yards of excavation, including the wine cave, would occur, creating a balance on site.

Construction of the proposed project would occur over an approximate 20-month period. The construction is anticipated to be phased as shown in Figure 8, below.

Figure 8
Project Phasing



1.4 Requested Entitlements

The proposed project would require County approval of the following discretionary actions:

- CUP for the operation of a Large Winery on 40+ acres with operation of an Accessory Use – Restaurant, and an increase from 50 to 75 maximum attendees at one time for Agricultural Promotional Events; and
- Variance allowing an occupied agricultural structure at a height of 75 feet plus mechanical equipment.

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils/Mineral Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services and Utilities
- Transportation
- Tribal Cultural Resources
- Wildfire
- Effects Not Found to be Significant
- Statutorily Required Sections
- Alternatives Analysis

Each technical chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will incorporate by reference the Placer County General Plan, the Placer County General Plan EIR, and the Horseshoe Bar/Penryn Community Plan. In addition to County documents, project-specific technical studies are being prepared by technical experts for the proposed project.

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

Aesthetics: The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as scenic vistas, trees, historic buildings, scenic highways, existing visual character or quality of the project area, as well as light and glare. Pursuant to Appendix G of the CEQA Guidelines, the focus of the analysis concerning the project's effects on visual character or quality of the project site and its surroundings will be on whether the proposed project will substantially degrade the existing visual character or quality of public views of the site and its surroundings. The analysis will rely on photo simulations to determine whether the project would substantially degrade the visual character or quality of the site and its surroundings.

Agriculture and Forestry Resources: The Agriculture and Forestry Resources chapter of the EIR will provide information in regard to the existing setting relative to agricultural resources on the project site. The chapter will be based on a review of maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as well as the types of on-site soils, determined through a Web Soil Survey conducted using the USDA Natural Resources Conservation Service website. The chapter will identify thresholds of significance applicable to the proposed project and the impacts will be measured against the thresholds of significance. Appropriate mitigation measures and monitoring strategies consistent with the policies of Placer County will be identified, if necessary. The chapter will also focus on the forestry resources present throughout the northern portion of the study area. In particular, pursuant to CEQA Guidelines Appendix G,

the chapter will address the project's potential to result in the loss of forest land or conversion of forest land to non-forest use.

Air Quality and Greenhouse Gas Emissions: The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMOD) software program and following Placer County Air Pollution Control District (PCAPCD) CEQA Guidelines.

In general, the air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_X, and PM_{10}). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, natural gas) and construction emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

The significance of air quality and GHG impacts will be determined in comparison to PCAPCD significance thresholds. PCAPCD-recommended mitigation measures, and PCSP strategies will be incorporated, if needed and applicable, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Biological Resources: The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, trees, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on a Biological Resources Assessment, as well as an Aquatic Resources Delineation Report and an Arborist Report to be prepared specifically for the proposed project. The aforementioned reports will include an analysis of the project's impacts to oak woodlands and will evaluate the project's consistency with the recently adopted Placer County Conservation Program (PCCP), given that the project site is within the Plan area. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Cultural Resources: The Cultural Resources chapter of the EIR will describe the potential effects to historical, archaeological, and paleontological resources from buildout of the proposed project. Analysis in the chapter will be based on a Cultural Resources Assessment prepared for the proposed project, which will include the results of a field survey and records search. Effects associated with all on-site and off-site improvements will be included in the analysis.

Energy: The Energy chapter of the EIR will evaluate whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The chapter will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy. The chapter will review the PCSP to identify energy-related measures that may be applicable to the proposed project.

Geology and Soils/Mineral Resources: The Geology and Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive/unstable soils, as well as identify any known unique geological features within the project area. The chapter will be based primarily on a site-specific Geotechnical Report and a Preliminary Grading Plan prepared for the proposed project. Given the anticipated tunneling for the proposed wine cave, the chapter will also consider the suitability of the substratum for such a feature, and the need for any special design measures. Standard County mitigation measures pertaining to geology and soils will be incorporated into the chapter. In addition, the chapter will discuss the potential for the project to result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.

Hazards and Hazardous Materials: The Hazards and Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the project area, including, but not limited to, any lead or asbestos associated with the existing on-site structures, overhead/underground utility lines, or soil contamination associated with pesticides and/or termiticides. The chapter will also assess the potential for the proposed project to create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

Impacts of the environment on a project (as compared to impacts of a project on the environment) are beyond the scope of required CEQA review. The California Supreme Court has held that, "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents. What CEQA does mandate… is an analysis of how a project might exacerbate existing environmental hazards." As such, the mere presence of possible hazardous materials at the site or in the vicinity, should such exist, would be considered an existing environmental condition and, thus, would not be considered an impact under CEQA. Rather, the proposed project could have the potential to result in an impact associated with possible hazardous materials should the proposed project exacerbate the existing conditions (e.g., contaminated soils become airborne during ground-disturbing activities and expose construction workers or neighboring residents of the proposed project). The chapter will primarily be based on a site-specific Environmental Site Assessment.

Hydrology and Water Quality: The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, groundwater, and water quality, including stormwater runoff water quality, and water quality of the on-site PCWA canal. The analysis included in the Hydrology and Water Quality chapter will rely on a site-specific Drainage Report (including flooding) and Storm Water Quality Plan to evaluate impacts such as increases in stormwater flows, potential downstream flooding, and on-site facilities necessary to treat and detain on-site runoff. Standard County mitigation measures pertaining to hydrology and water quality will be incorporated into the chapter.

Land Use and Planning: The Land Use and Planning chapter of the EIR will evaluate the consistency of the proposed project with the policies and regulations included in the Placer County General Plan, Horseshoe Bar/Penryn Community Plan, and Placer County Code, as well as any other appropriate documents to address any policy or consistency issues due to the project entitlements. Pursuant to Appendix G of the CEQA Guidelines, the consistency discussion will focus on policies adopted for the purpose or avoiding or mitigating environmental effects.

Noise: The Noise chapter of the EIR will be based on a project-specific Noise Study. The chapter will address potential noise impacts resulting from project construction and operation, including but not necessarily limited to traffic noise levels on the local roadway network and amplified music during the proposed on-site events. Noise-sensitive land uses or activities in the project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of the project site, will be conducted to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable County noise level criteria. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Public Services and Utilities: The Public Services portion of the chapter will evaluate whether the project could increase demands upon local service providers (e.g., fire, law enforcement) such that physical improvements would be required to existing facilities, or new facilities would be required, the construction of which could cause physical impacts to the environment. Information from local service providers regarding their ability to adequately service the anticipated demands resulting from the proposed development will be incorporated into the chapter.

The Utilities portion of the chapter will evaluate the project's increase in water supply demand and wastewater generation, and whether the existing water and sewer infrastructure systems can accommodate the demands from the project, or whether upgrades to the systems would be required. The Utilities section would also estimate the amount of solid waste generated by the project and the receiving landfill's capacity to accommodate the increase in solid waste. Other utility systems that would be considered in this chapter include electricity and natural gas.

Transportation: The Transportation chapter of the EIR will be based on a Vehicle Miles Traveled (VMT) analysis prepared specifically for the proposed project. Consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020, impact determination for CEQA purposes will be based on VMT. The VMT analysis will be prepared consistent with Placer County's adopted guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle, and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Tribal Cultural Resources: The Tribal Cultural Resources chapter will describe the potential effects to tribal cultural resources from buildout of the proposed project. The County will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52. Any input from tribes will be incorporated into the Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Wildfire: The Wildfire chapter of the EIR will address the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones and State Responsibility Areas will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

Effects Not Found to be Significant: Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant.

Statutorily Required Sections: Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

Alternatives Analysis: In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section describing alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative to the project.