

TABLE OF CONTENTS

VOLUME I

<u>CHAPTER</u>	<u>PAGE</u>
1. INTRODUCTION.....	1-1
1.1 Project Background.....	1-1
1.2 Type and Purpose of the EIR.....	1-1
1.3 Project Summary.....	1-3
1.4 EIR Process.....	1-3
1.5 NOP and Scoping.....	1-4
1.6 Project Changes Since Publication of the NOP.....	1-5
1.7 Scope of the EIR.....	1-5
1.8 Definition of Baseline.....	1-11
1.9 Significance Criteria.....	1-12
1.10 Comments Received on the NOP.....	1-12
1.11 Comments Received on the Previously Prepared IS/ND.....	1-13
1.12 Summary of Comments Received on the NOP and Previously Prepared IS/ND.....	1-14
1.13 Draft EIR and Public Review.....	1-16
1.14 Organization of the Draft EIR.....	1-16
1.15 Technical Chapter Format.....	1-19
2. EXECUTIVE SUMMARY.....	2-1
2.1 Introduction.....	2-1
2.2 Summary Description of the Proposed Project.....	2-1
2.3 Environmental Impacts and Proposed and Recommended Mitigation.....	2-1
2.4 Summary of Project Alternatives.....	2-2
2.5 Areas of Controversy.....	2-4
2.6 Summary of Impacts and Mitigation Measures.....	2-5
3. PROJECT DESCRIPTION.....	3-1
3.1 Introduction and Background.....	3-1
3.2 Project Location.....	3-2
3.3 Project Objectives.....	3-4
3.4 Project Components.....	3-4
3.5 Required Public Approvals.....	3-22
4. AGRICULTURAL RESOURCES.....	4-1
4.1 Introduction.....	4-1
4.2 Existing Environmental Setting.....	4-1
4.3 Regulatory Context.....	4-7

<u>CHAPTER</u>	<u>PAGE</u>
4.4	Impacts and Mitigation Measures..... 4-12
5.	AIR QUALITY 5-1
5.1	Introduction..... 5-1
5.2	Existing Environmental Setting 5-1
5.3	Regulatory Context 5-12
5.4	Impacts and Mitigation Measures..... 5-20
6.	BIOLOGICAL RESOURCES 6-1
6.1	Introduction..... 6-1
6.2	Existing Environmental Setting 6-1
6.3	Regulatory Context 6-11
6.4	Impacts and Mitigation Measures..... 6-23
7.	CULTURAL RESOURCES 7-1
7.1	Introduction..... 7-1
7.2	Existing Environmental Setting 7-1
7.3	Regulatory Context 7-4
7.4	Impacts and Mitigation Measures..... 7-9
8.	LAND USE AND PLANNING..... 8-1
8.1	Introduction..... 8-1
8.2	Existing Environmental Setting 8-1
8.3	Regulatory Context 8-6
8.4	Impacts and Mitigation Measures..... 8-13
9.	NOISE 9-1
9.1	Introduction..... 9-1
9.2	Existing Environmental Setting 9-1
9.3	Regulatory Context 9-7
9.4	Impacts and Mitigation Measures..... 9-14
10.	TRANSPORTATION AND CIRCULATION 10-1
10.1	Introduction..... 10-1
10.2	Existing Environmental Setting 10-1
10.3	Regulatory Context 10-17
10.4	Impacts and Mitigation Measures..... 10-23
11.	UTILITIES AND SERVICE SYSTEMS..... 11-1
11.1	Introduction..... 11-1
11.2	Existing Environmental Setting 11-1
11.3	Regulatory Context 11-6
11.4	Impacts and Mitigation Measures..... 11-11

<u>CHAPTER</u>	<u>PAGE</u>
12. CUMULATIVE IMPACTS AND OTHER CEQA SECTIONS	12-1
12.1 Introduction.....	12-1
12.2 Cumulative Impacts	12-1
12.3 Energy Conservation.....	12-59
12.4 Significant Irreversible Environmental Changes	12-62
12.5 Growth-Inducing Impacts of the Proposed Project.....	12-62
12.6 Significant Environmental Effects Which Cannot Be Avoided	12-64
13. ALTERNATIVES ANALYSIS.....	13-1
13.1 Introduction.....	13-1
13.2 Purpose of Alternatives.....	13-1
13.3 Selection of Alternatives.....	13-5
13.4 Environmentally Superior Alternative.....	13-16
14. REFERENCES.....	14-1
15. EIR AUTHORS AND PERSONS CONSULTED	15-1

APPENDICES

Appendix A	Proposed Winery and Farm Brewery Zoning Text Amendment
Appendix B	Notice of Preparation
Appendix C	NOP Comment Letters
Appendix D	Initial Study

VOLUME II

APPENDICES CONTINUED

Appendix E	Air Quality and Greenhouse Gas Modeling Outputs
Appendix F	Environmental Noise Analysis
Appendix G	Traffic Impact Analysis

LIST OF FIGURES

<u>FIGURE</u>	<u>PAGE</u>
3. PROJECT DESCRIPTION	
3-1 Placer County Boundary in Relation to Current Winery/Farm Brewery Geographic Area.....	3-3
3-2 Future Anticipated Winery and Farm Brewery Growth Sub-Regions.....	3-17
3-3 Future Anticipated Winery and Farm Brewery Growth Sub-Regions and Zoning.....	3-19
3-4 Future Anticipated Winery and Farm Brewery Growth Sub-Regions with Existing 10-Acre Parcels.....	3-20
10 TRANSPORTATION AND CIRCULATION	
10-1 Study Area Roadway Segments.....	10-2
10-2 Study Area Intersections.....	10-6
10-3 Existing Traffic Volumes and Lane Configurations.....	10-14
10-4 Project Only Traffic Volumes and Lane Configurations.....	10-35
10-5 Existing Plus Project Condition Traffic Volumes and Lane Configurations...	10-38
12 CUMULATIVE IMPACTS AND OTHER CEQA SECTIONS	
12-1 West Placer County Agricultural and Forestry Zoning: Parcels 4.6 to 10 Acres.....	12-33
12-2 Cumulative No Project Condition Traffic Volumes and Lane Configurations – Study Intersections.....	12-47
12-3 Project Only Traffic Volumes and Lane Configurations: Existing, Pending, and Future Study Facilities.....	12-49
12-4 Cumulative Plus Project Traffic Volumes and Lane Configurations: Existing, Pending, and Future Study Facilities.....	12-52

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
2. EXECUTIVE SUMMARY	
2-1 Summary of Impacts and Mitigation Measures	2-6
3. PROJECT DESCRIPTION	
3-1 Permit Requirements for Wine and Beer Tasting Facilities in Residential and Agricultural Resource Zone Districts.....	3-8
3-2 Maximum Special Events Allowed Per Year	3-9
3-3 Winery/Farm Brewery Growth by Sub-Region.....	3-21
4. AGRICULTURAL RESOURCES	
4-1 FMMP Classification and Zoning Designation of Existing Study Facilities.....	4-5
4-2 Land Capability Classification.....	4-6
4-3 Storie Index Rating System	4-6
5. AIR QUALITY	
5-1 Summary of Criteria Pollutants	5-4
5-2 Ambient Air Quality Standards	5-5
5-3 Placer County Attainment Status Designations	5-10
5-4 Air Quality Data Summary for the Lincoln-1445 1 st Street Station (2014- 2016).....	5-11
5-5 Air Quality Data Summary for the Auburn-11645 Atwood Road Station (2014-2016).....	5-11
5-6 PCAPCD Thresholds of Significance.....	5-21
5-7 Maximum Unmitigated Mobile Source Event Emissions (lbs/day)	5-25
6. BIOLOGICAL RESOURCES	
6-1 Special-Status Wildlife Species Reported in Proximity to Existing Study Facilities.....	6-7
8. LAND USE AND PLANNING	
8-1 Placer County General Plan and Zoning Designation of Existing Study Facilities.....	8-2
8-2 Summary of General Plan Land Use and Zoning Designations for Areas Adjacent to Existing Study Facilities.....	8-3
8-3 Current Permit Requirements for Wineries in Commercial and Industrial Zone Districts.....	8-8
8-4 Current Permit Requirements for Wineries in Residential Zone Districts (Residential Agriculture and Residential Forest Only).....	8-9

<u>TABLE</u>	<u>PAGE</u>
8-5 Current Permit Requirements for Wineries in Agricultural and Resource Zone Districts (AE, F, FOR, and Timberland Production Only).....	8-9
8-6 Discussion of Relevant Plans, Policies, and Regulations	8-21
9. NOISE	
9-1 Typical Sound Levels of Common Noise Sources	9-2
9-2 Existing Weekday Traffic Volumes and Traffic Noise Modeling Results	9-4
9-3 Existing Weekend Traffic Volumes and Traffic Noise Modeling Results	9-5
9-4 Long-Term Noise Measurement Results	9-7
9-5 Allowable L _{dn} Noise Levels within Specified Zone Districts.....	9-9
9-6 Maximum Allowable Noise Exposure Transportation Noise Sources	9-11
9-7 Noise Level Performance Standards.....	9-13
9-8 Noise Level Standards for Non-Transportation Noise Sources	9-14
9-9 Significance of Changes in Cumulative Noise Exposure	9-16
9-10 Typical Sound Levels for Special Events	9-19
9-11 Distances Required to Attenuate Event Noise	9-20
9-12 Existing Plus Project Weekday Traffic Volumes and Traffic Noise Modeling Results	9-22
9-13 Existing Plus Project Weekend Traffic Volumes and Traffic Noise Modeling Results	9-23
10. TRANSPORTATION AND CIRCULATION	
10-1 Level of Service (LOS) Definitions.....	10-8
10-2 Evaluation Criteria for Roadway Segment LOS – Placer County.....	10-9
10-3 Traffic Counts at Selected Existing Wineries and Farm Breweries in Placer County.....	10-10
10-4 Study Roadway Segment Traffic Volumes and LOS – Existing Condition....	10-12
10-5 Study Intersection LOS – Existing Condition	10-15
10-6 2010 Statewide Average Collision Rates.....	10-16
10-7 Collision Analysis (1/1/2014 to 12/31/2016).....	10-17
10-8 Existing Study Area Bicycle Facilities	10-18
10-9 Future Planned Study Area Bicycle Facilities	10-20
10-10 Existing Event Trip Generation at Wineries/Farm Breweries	10-27
10-11 Trip Generation Rates: Winery and Farm Brewery Events	10-29
10-12 Weighted Average Trip Generation Rates – Medium Parcel-Sized Wineries and Farm Breweries	10-31
10-13 Weighted Average Trip Generation Rates – Large Parcel-Sized Wineries and Farm Breweries	10-32
10-14 Project Trip Generation at Existing Study Facilities	10-33
10-15 Project Trip Distribution Assumptions	10-34
10-16 Study Roadway LOS – Existing Plus Project Condition	10-36
10-17 Study Intersection LOS – Existing Plus Project Condition	10-39

<u>TABLE</u>	<u>PAGE</u>
11. UTILITIES AND SERVICE SYSTEMS	
11-1 Net Increase in Water Demand (Annual).....	11-20
12. CUMULATIVE IMPACTS AND OTHER CEQA SECTIONS	
12-1 Winery/Farm Brewery Growth by Sub-Region.....	12-4
12-2 Existing Agricultural Resources Within Winery/Farm Brewery Sub-Regions	12-6
12-3 PCAPCD Thresholds of Significance.....	12-10
12-4 Maximum Unmitigated Project Contribution of Mobile-Sourced Emissions to Cumulative Conditions (lbs/day).....	12-12
12-5 Global Warming Potentials and Atmospheric Lifetimes of Select GHGs.....	12-18
12-6 PCAPCD Operational GHG Efficiency Thresholds of Significance.....	12-28
12-7 Maximum Unmitigated Mobile Source GHG Emissions (MTCO _{2e} /yr)	12-30
12-8 Proposed Changes to Permit Requirements.....	12-32
12-9 Significance of Changes in Cumulative Noise Exposure	12-35
12-10 Cumulative Plus Project Weekday Traffic Volumes and Traffic Noise Modeling Results	12-37
12-11 Cumulative Plus Project Weekend Traffic Volumes and Traffic Noise Modeling Results	12-38
12-12 Distances Required to Attenuate Event Noise	12-40
12-13 Placer County CIP Projects by Benefit District.....	12-46
12-14 Project Trip Generation at Existing and Future Study Facilities	12-48
12-15 Study Roadway LOS – Cumulative Plus Project Condition.....	12-50
12-16 Study Intersection LOS – Cumulative Plus Project Condition.....	12-53
13. ALTERNATIVES ANALYSIS	
13-1 Annual Events: Proposed Zoning Text Amendment vs. Reduced Intensity Alternative.....	13-14
13-2 Proposed Zoning Text Amendment vs. Reduced Intensity Alternative: Net Increase in Water Demand (Annual) for Existing Study Facilities	13-15
13-3 Proposed Zoning Text Amendment vs. Reduced Intensity Alternative: Net Increase in Water Demand (Annual) for Existing and Future Study Facilities	13-15
13-4 Comparison of Environmental Impacts for Project Alternatives.....	13-17