

**RESOLUTION #15-07**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A USE PERMIT TO ALLOW POPIE WINES TO CONDUCT WINERY OPERATIONS AT 3550 TAYLOR ROAD, APN 044-072-064.

**WHEREAS**, Popie Wines (Michael Duarte), the applicant, has proposed to locate a winery (tasting room) at 3550 Taylor Road, Assessor's Parcel Number 044-072-064, such application being identified as #15-07; and

**WHEREAS**, on September 22, 2015, the Planning Director conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

**WHEREAS**, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

**WHEREAS**, the Planning Commission reviewed and considered the staff report relating to said application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

**WHEREAS**, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A in connection with the conditions set forth in Exhibit B.

**NOW THEREFORE**, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of September 22, 2015, did resolve as follows:

1. The project is Categorically exempt under provisions of the California Environmental Quality Act, Section 15301.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Use Permit, application #15-07, is hereby approved per the Findings set forth in Exhibit A and the conditions set forth in Exhibit

ADOPTED this 22nd day of September, 2015, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

\_\_\_\_\_  
Mike Hogan, Chairman

\_\_\_\_\_  
Amanda Rose, Planner

## EXHIBIT A

### FINDINGS:

#### Conditional Use Permit

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**  
**September 22, 2015**

This Conditional Use Permit is approved to allow Popie Wines to operate a tasting room at 3550 Taylor Road, APN 044-072-064, within the Blue Goose, per the following conditions:

**GENERAL CONDITIONS**

1. \_\_\_\_\_ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.
2. \_\_\_\_\_ Approval of this project, subject to said plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.
3. \_\_\_\_\_ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project.
4. \_\_\_\_\_ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.
5. \_\_\_\_\_ No on-street parking on Taylor Road is permitted in conjunction with this permit.
6. \_\_\_\_\_ The property owner shall designate a minimum of twenty (20) parking stalls onsite (including 1 ADA accessible stall) for the applicant.
7. \_\_\_\_\_ Any outdoor storage associated with this land use must be screened from view as to not become a nuisance to neighboring businesses and/or property owners.
8. \_\_\_\_\_ The operation of a winery shall be conducted in accordance with section 13.42.290 (Wineries) of the Zoning Ordinance and shall be allowed all uses as defined in section 13.80.020 for a winery.
9. \_\_\_\_\_ The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the Ldn to exceed 60 dBA at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.
10. \_\_\_\_\_ The project shall conform to the Zoning Ordinance land use noise compatibility standards.
11. \_\_\_\_\_ All lighting shall be shielded, directed on-site and night-sky compliant.

12. \_\_\_\_ All loading and unloading shall occur on-site. Loading areas shall be permanently marked and maintained. No loading shall occur in parking area/spaces.
13. \_\_\_\_ The owner shall submit a sign plan for the project for the review and obtain approval of the Planning Director per the Sign Ordinance **prior to the installation of any signage.**
14. \_\_\_\_ The applicant shall obtain an Alcoholic Beverage Land Use Permit from the Town of Loomis prior to business operations being conducted.

#### **AGENCIES**

15. \_\_\_\_ The applicant shall obtain all necessary approvals and permits from the State Department of Alcoholic Beverage Control.
16. \_\_\_\_ The owner shall provide written confirmation from South Placer Municipal Utility District approving this land uses discharge (solid and liquid waste) into their sewer system.
17. \_\_\_\_ The owner shall comply with the requirements of the Placer County Environmental Health Department, as applicable.
18. \_\_\_\_ The owner shall not discharge of fuels, oils, other petroleum products, chemicals, detergents, or cleaners to the surface of the ground or to drainage ways on or adjacent to the site.
19. \_\_\_\_ The owner shall subscribe to weekly refuse collection. The owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials.
20. \_\_\_\_ The owner shall comply with the requirements of the Loomis Fire Protection District.
21. \_\_\_\_ Truck deliveries, parking lot sweeping and garbage pick-up shall be limited to the hours of 7:30 a.m. - 6:00 p.m. weekdays and Saturdays. Such activity shall not be permitted on National holidays and Sundays.
22. \_\_\_\_ Pursuant to Government Code Chapter 5 - Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town.