

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: AN ORDINANCE
AMENDING VARIOUS SECTIONS OF
PLACER COUNTY CODE CHAPTER 17,
AND ADDING SECTION 17.56.330 RELATING
TO WINERIES AND ACCESSORY USES AND
PARKING LOT SURFACING REQUIREMENTS.**

Ord. No.: _____
FIRST READING: _____
SECOND READING: _____

The following **Ordinance** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

Ann Holman

WHEREAS, THE BOARD FINDS THE ZONING TEXT AMENDMENT IS IN COMPLIANCE WITH THE PLACER COUNTY GENERAL PLAN, AND WILL SERVE THE PUBLIC'S INTEREST.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

CHAPTER 17: PLANNING AND ZONING

SECTION 1: Amend Section 17.04.030 as follows:

17.04.030 Definitions of land uses, specialized terms and phrases

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"Agricultural processing" (land use) means the processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere, including but not limited to the following; provided, that any of the activities performed in the field with mobile equipment not involving permanent buildings are included under "Crop production:"

1. Alfalfa cubing;
- 2. Alcohol fuel production;**
- ~~23.~~ Corn shelling;
- ~~34.~~ Cotton ginning;
- ~~45.~~ Custom milling of flour, feed and grain;
- ~~56.~~ Custom grist mills;
- ~~67.~~ Dairies (but not feedlots, see instead "Animal sales yards, feedlots, stockyards");
- ~~78.~~ Drying of corn, rice, hay, fruits and vegetables;
- ~~89.~~ Grain cleaning and custom grinding;
- ~~910.~~ Hay baling and cubing;
- ~~1011.~~ Pre-cooling and packaging of fresh or farm-dried fruits and vegetables;
- ~~1112.~~ Sorting, grading and packing of fruits and vegetables;
- ~~1213.~~ Taxidermy;
- ~~1314.~~ Tree nut hulling and shelling;
- 1415. Wineries and ~~alcohol fuel production. (SIC: 0723, 0724) associated uses. See definition for "winery" and Section 17.56.330 for specific use requirements applicable to wineries and associated uses.~~**

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"Grocery and liquor stores" (land use) means stores selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises; ~~including wine tasting facilities that are not on the same site as a winery.~~ Includes catering services independent to on-site food sales. Includes retail bakeries. Establishments ~~(except for wine tasting facilities)~~ may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

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"Restaurants and bars" (land use) means restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters, brew pubs, ~~commercial wineries with wine tasting rooms not on winery premises~~ and refreshment stands selling prepared goods and drinks for either immediate or off-premises consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators, includes catering services incidental to food preparation for on-site consumption. See Section 17.56.190 for specific use requirements applicable to restaurants with outdoor eating areas. (SIC: Group 58)

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“Winery” means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events. See Section 17.56.330 for specific use requirements to applicable to wineries and associated uses.

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SECTION 2: Amend Section 17.06.050 as follows:

Allowable Uses and Permit Requirements

LAND USE TYPES	RESIDENTIAL				COMMERCIAL					INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE							
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Agricultural, Resource and Open Space Uses																					
Agricultural accessory structures (Section 17.56.020(B))			C	C							C					C	C	C	C	C	
Agricultural processing			MUP	MUP			C						C	MUP	MUP	MUP	MUP		MUP		
Animal raising and keeping (Section 17.56.050)	45'	45'	45'	45'	45'	45'	45'				45'	45'	15'	15'	15'	15'	15'	45'	45'	15'	
Animal sales yards, feed lots, stockyards													CUP			CUP	CUP				
Chicken, turkey and hog ranches																CUP	CUP				
Crop production			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Equestrian facilities (Section 17.56.050)			45'	45'							45'					45'	45'	15'	15'	15'	
Fertilizer plants													CUP			CUP					
Fisheries and game preserves	A		A	A						A						A	A	A	A	A	
Forestry			A	A	A	A	A	A	A	A	A	A	A				A	A	A	A	A
Grazing			A	A	A	A	A	A	A	A		A	A				A	A	A	A	A
Mining, surface and subsurface (Section 17.56.270)			CUP	CUP							CUP			CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Oil and gas wells																CUP	CUP	CUP	CUP	CUP	
Plant nurseries retail (See Section 17.56.165)					MUP	C	C	CUP	C		CUP			C	MUP	MUP	MUP	MUP			
Plant Production Nurseries (See Section 17.56.165)			45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	45'	
Water extraction and storage (commercial)			CUP	CUP			CUP	CUP	CUP		CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Winery																					

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Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.350)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.350)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	15'
Use not allowed	

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SECTION 3: Amend Section 17.08.010 as follows:

17.08.010 Agricultural Exclusive (AE)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020(B)
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant Nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing Uses		
Explosives, manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants	CUP	
Recreation, Education and Public Assembly Uses		
Rural recreation	MUP	
Shooting Ranges, (Commercial)	MUP	
Temporary events	MUP	17.56.300

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Secondary dwellings	C	17.56.200

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SECTION 4: Amend Section 17.10.010 as follows:

17.10.010 Farm (F)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fertilizer plants	CUP	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants	CUP	
Recreation, Education and Public Assembly Uses		
Community centers	MUP	

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Houses of Worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Schools - college and university	CUP	
Schools - elementary	MUP	

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SECTION 5: Amend Section 17.12.010 as follows:

17.12.010 Forestry (FOR)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section	17.56.050
Crop production	A	
Equestrian facilities	A	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	
Plant production nurseries	See Section	17.56.165
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Lumber and wood products	CUP	
Paper products	MUP	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Camping, incidental	A	17.56.080
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Shooting Ranges, (commercial)	MUP	
Ski lift facilities and ski runs	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Retail Trade		
Outdoor retail sales	See Section 17.56.160	

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SECTION 6: Amend Section 17.16.010 as follows:

Section 17.16.010 Timberland Production (TPZ)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant production nurseries	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Lumber and wood products	CUP	
Paper products	CUP	
Water extraction and storage (commercial)	CUP	
Recreation, Education and Public Assembly Uses		

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Rural recreation	MUP	
Shooting Ranges (commercial)	MUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Home occupations	C	17.56.120
Temporary dwelling	C	17.56.280
Service Uses		
Offices, temporary	C	17.56.030
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	C	17.56.250
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040

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SECTION 7: Amend Section 17.20.010 as follows:

17.20.010 Commercial Planned Development (CPD)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	CUP	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Printing and publishing	CUP	
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Community centers	CUP	
Houses of Worship	CUP	
Libraries and museums	CUP	
Membership organization facilities	CUP	

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Outdoor commercial recreation	CUP	
Parks, playgrounds, golf courses	CUP	
Recreation and fitness centers	CUP	
Schools - College and university	CUP	
Schools - Elementary	CUP	
Schools - Secondary	CUP	
Schools - Specialized education and training	CUP	
Ski lift facilities and ski runs	CUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	

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SECTION 8: Amend Section 17.22.010 as follows:

17.22.010 General Commercial (C2)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Animal raising and keeping	See Section 17.56.020	
Plant nurseries, retail	C	
Plant production nurseries	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Note: any manufacturing or processing use on a parcel of 10 acres or larger requires conditional use permit (CUP) approval		
Printing and publishing	MUP	
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Community centers	C	
Golf driving ranges	MUP	
Houses of Worship	C	
Libraries and museums	C	
Membership organization facilities	MUP	

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Outdoor commercial recreation	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	C	
Schools - College and university	CUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	C	
Ski lift facilities and ski runs	CUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	

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SECTION 9: Amend Section 17.24.010 as follows:

17.24.010 Heavy Commercial (C3)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	C	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	C	
Plant production nursery	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	

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SECTION 10: Amend Section 17.26.010 as follows:

17.26.010 Highway Service (HS)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	C	
Plant production nursery	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Recycling Facility	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Community centers	C	

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Section 11: Amend Section 17.30.010 as follows:

17.30.010 Neighborhood Commercial (C1)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	MUP	
Plant production nursery	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Community centers	C	
Golf driving ranges	MUP	

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Houses of Worship	C	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	MUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	C	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings	MUP	17.30.010(D)
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210

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SECTION 12: Amend Section 17.34.010 as follows:

17.34.010 **Resort (RES)**

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	Section 17.56.020(B)
Animal raising and keeping	See Section	17.56.050
Crop production	A	
Equestrian facilities	See Section	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Plant nurseries, retail	CUP	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Camping, incidental	A	17.56.080
Community centers	C	

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SECTION 13: Amend Section 17.38.010 as follows:

17.38.010 Business Park (BP)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource, and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant production nurseries	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Clothing products	C	

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SECTION 14: Amend Section 17.40.010 as follows:

17.40.010 Industrial (IN)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	C	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Crop production	A	
Fertilizer plants	CUP	
Mining, surface and subsurface	CUP	17.56.270
Plant nurseries, retail	C	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	

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SECTION 15: Amend Section 17.42.010 as follows:

17.42.010 Industrial Park (INP)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Mining, surface and subsurface	CUP	17.56.270
Plant nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	

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SECTION 16: Amend Section 17.44.010 as follows:

17.44.010 Residential-Agricultural (RA)

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ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses			
Agricultural accessory structures	C	40,000	17.56.020(B)
Agricultural processing	MUP		
Animal raising and keeping	See Section 17.56.050		
Crop production	A	40,000	
Equestrian facilities	See Section 17.56.050		
Fisheries and game preserves	A	40,000	
Forestry	A	40,000	
Grazing	A	10 acres	17.04.030
Mining, surface and subsurface	CUP	40,000	17.56.270
Plant production nurseries	See Section 17.56.165		
Water extraction and storage (commercial)	CUP	40,000	
Winery	See Section 17.56.330		
Manufacturing and Processing Uses			

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ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Electric generating plants	CUP	40,000	
Recreation, Education and Public Assembly Uses			
Community centers	MUP	40,000	
Houses of Worship	MUP	40,000	
Libraries and museums	MUP	40,000	
Membership organization facilities	MUP	40,000	
Parks, playgrounds, golf courses	MUP	40,000	
Recycling; reverse vending machines & small collection facilities	ARP		17.56.170
Schools - Elementary	MUP	40,000	
Schools - Secondary	MUP	40,000	
Schools - Specialized ⁽²⁾	MUP	40,000	
Temporary events	MUP		17.56.300

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SECTION 17: Amend Section 17.46.010 as follows:

17.46.010 Residential-Forest (RF)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020(B)
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Electric generating plants	CUP	

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Parks, playgrounds, golf courses	MUP	
Recycling; reverse vending machines & small collection facilities	ARP	17.56.170
Rural recreation	MUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Ski lift facilities and ski runs	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Home occupations	C	17.56.120

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SECTION 18: Amend Section 17.54.070 as follows:

17.54.070 Design and Improvement of Parking

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C. **Surfacing of Parking Areas.** Required parking and circulation areas shall be surfaced as follows:

1. **Single-family Dwellings.** Surfacing shall be all-weather surfacing (e.g., aggregate base, chip seal, asphalt, concrete) and capable of supporting a forty thousand (40,000) pound vehicle load. Within the Tahoe Basin, any more restrictive standards established by the Tahoe Regional Planning Agency shall apply. (Advisory comment: the Tahoe Regional Planning Agency (TRPA) may impose special driveway construction requirements. Applicants should contact TRPA directly to determine if such requirements apply.)
2. **Agriculture and Open Space.** Agricultural and open space uses that require 25 or fewer parking spaces shall provide all weather surfacing (e.g., aggregate base, chip seal, asphalt, concrete) and capable of supporting a forty thousand (40,000) pound vehicle load. Within the Tahoe Basin, any more restrictive standards established by the Tahoe Regional Planning Agency shall apply. (Advisory comment: the Tahoe Regional Planning Agency (TRPA) may impose special driveway construction requirements. Applicants should contact TRPA directly to determine if such requirements apply.)

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23. Other Commercial, Industrial, Recreational, Institutional, Multi-Family Residential and Other Non-Single-Family Uses. For all uses other than those specified in subsections (1) and (2) above, surfacing shall be a minimum of asphaltic concrete or portland cement concrete.

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SECTION 19: Add the following new Section 17.56.330:

Section 17.56.330 - Wineries

A. Purpose. The purpose of this section is to provide for the orderly development of wineries, within agricultural zoning districts and certain commercial, industrial and residential zoning districts, to encourage the economic development of the local agricultural industry, provide for the sampling and sales of value-added products, and protect the agricultural character and long-term agricultural production of agricultural lands.

B. Definitions

"Administrative Review Permit" – See Zoning Ordinance Section 17.58.100.

"Conditional Use Permit" – See Zoning Ordinance Section 17.58.130.

"Large Winery" refers to a winery with annual production of 20,000 cases or greater.

"Minor Use Permit" – See Zoning Ordinance Section 17.58.120.

"Promotional Event" means an event, sponsored by the property owner, an association of agricultural property owners, or similar organizations formed to assist the agricultural industry in the area, to promote the sale of Placer County wines, and which is intended to allow for the sampling and direct marketing and sales of wines produced on the premises or produced elsewhere from grapes grown on site. Such events include "winemaker's dinners."

"Public Tasting" refers to wine sampling by the general public.

"Small Winery" refers to a winery with annual production less than 20,000 cases.

"Temporary Outdoor Events" are events that are of limited duration and located primarily outdoors. If any buildings are used for the event, such use shall not exceed the occupancy load. Two events per year can be authorized on any given site through the Temporary Outdoor Event Permit process as described in Section 17.56.300.B.1.b. Any such authorization would be in addition to the promotional events authorized by this Section.

"Wine Case" contains 12 standard wine bottles (750 milliliters each).

"Winery" means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery, for the purposes of this section, includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events.

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C. Wineries. The permit requirements for wineries are set forth below. If a proposal includes more than one of the elements listed below, the highest applicable permit process shall apply.

	Zone Districts									
	Commercial					Industrial				
	CPD	C2	C3	HS	C1	RES	AP	BP	IN	INP
Winery Production <20,000 Cases	CUP	MUP	C					C	C	C
Winery Production >20,000 Cases			MUP					MUP	MUP	MUP
Wholesale and Retail Sales of Wine and Grape Products	CUP	C	C	C	C	C	MUP	C	C	C
Wine Tasting and Retail Sales of Wine-related Merchandise	CUP	C	C	C	C	C	MUP	C	C	C
Promotional Events Up to 6/year	CUP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP

Residential Zoning Districts (Residential Agriculture and Residential Forest only)	
Winery Production <20,000 Cases	ARP
Winery Production >20,000 Cases	MUP
Wholesale and Retail Sales of Wine	ARP
Wine Tasting and Retail Sales of Wine-related Merchandise	ARP
Promotional Events Up to 6/year	ARP

Agricultural and Resource Districts (Agricultural Exclusive, Farm, Forestry, Timberland Production only)	
Winery Production <20,000 Cases	C
Winery Production >20,000 Cases	MUP
Wholesale and Retail Sales of Wine Grown or Produced on Premises	C
Wine Tasting and Retail Sales of Wine-related Merchandise	C
Promotional Events Up to 6/year	ARP

KEY TO PERMIT REQUIREMENTS	
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Use not allowed	

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D. Development and Operational Standards. The following development and operational standards shall apply to all wineries. These standards will be applied with flexibility to encourage wine grape growing, consistent with the agricultural use of the property. For wineries on commercially and industrially-zoned parcels, commercial standards will apply. Wineries established prior to the adoption date of this ordinance will be afforded maximum flexibility in establishing reasonable standards when adding new uses.

1. General.

A. The primary purpose of the winery shall be to process wine grapes grown on the winery property or on other local agricultural lands as delineated in the Food and Agriculture Code as grape pricing District 10. District 10 encompasses Placer, Nevada, El Dorado, Amador, Tuolumne and Mariposa Counties. In the Residential, Resource and Agricultural zoning districts where wineries are allowed, at least one acre of planted vineyard on site is required, unless the Agricultural Commissioner makes a determination that a functional equivalent occurs (i.e. winery is contracted to receive a substantial portion of the winery production capacity from locally produced vineyards).

B. Retail sales of wine fruit products shall be limited to those produced, vinted, cellared or bottled by the winery operator or grown on the winery premises, and custom crushed at another facility for the winery operator.

C. The minimum parcel size for establishment of a winery is 4.6 acres in the Residential, Resource and Agricultural zoning districts where wineries are allowed.

2. Parking. The following parking standards shall apply to wineries:

A. Small Wineries – If public tasting is proposed, a minimum of five permanent parking spaces shall be provided.

B. Large Wineries - The minimum number of required parking spaces as indicated below shall be provided.

<u>Areas for use by or for patrons, including tasting rooms and reception areas</u>	<u>One space per 300 square feet</u>
<u>Offices, or administration areas</u>	<u>One space per 300 square feet</u>
<u>Production, storage or warehousing areas</u>	<u>One space per 1,500 square feet</u>
<u>Promotional event parking</u>	<u>One space per 2.5 persons</u>

3. Access Standards

A. Access roads to winery structures shall meet State and local Fire Safe Standards as determined by the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level of use, site constraints, turnout opportunities, road length, slope, and other site-specific issues.

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B. Access – County-Maintained Roads

1. If a winery is accessed from a County-Maintained Highway, an encroachment permit may be required to address ingress, egress and sight-distance requirements.

C. Access – Non-County Maintained Roads.

1. If a winery is accessed by a private road, the applicant shall provide reasonable proof of access rights as determined by the Engineering and Surveying Department.

4. Potable Water

- A. If the winery is served by well water and there are more than 25 people on-site in a 60-day period, employees and guests shall be provided with bottled water for consumption, unless otherwise approved by the County Environmental Health Division. Well water shall meet potable water standards for the purposes of dishwashing and hand washing.

5. Waste Disposal.

- A. Solid Waste. All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions. Pomace, culls, lees, and stems may be recycled onsite in accordance with the Report of Waste Discharge approved for each individual winery by the Regional Water Quality Control Board.
- B. Winery Production Waste. Standards for waste disposal shall be set, where applicable, by the Regional Water Quality Control Board and shall be stipulated in the Report of Waste Discharge.
- C. On-site Sewage Disposal. If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed in compliance with County Code Chapter 8.24 and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the County Environmental Health Division for temporary and promotional events.

6. Tasting Facilities

- A. The primary focus of the tasting area shall be the marketing and sale of the wine and grape products produced at the winery. Incidental sales of wine-related merchandise and food shall be allowed subject to the requirements of the California Retail Food Code.

7. Promotional Events.

- A. Application Requirements. The application shall include the following information:
 - i. number of annual events;
 - ii. estimated number of participants,
 - iii. description of parking and circulation, and
 - iv. sanitation provisions.

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B. Standards.

1. Duration. No single promotional event shall exceed more than two consecutive days.
2. Parking Requirements. Temporary, overflow parking may be utilized. The applicant shall demonstrate to the Development Review Committee the ability to provide safe access and parking, including providing attendants to monitor proper parking and access road clearance for emergency vehicles.
3. Noise Standards. Any promotional event proposing outdoor amplified music shall be subject to Placer County Code Article 9.36 (Noise Ordinance).

E. Continuing Applicability of Minor Use Permits. To the extent a Minor Use Permit was approved for uses on a parcel or parcels as required under the provisions of this Zoning Ordinance in effect as of July 8, 2008, and to the extent that use would be required to obtain a Minor Use Permit or an Administrative Review Permit under the provisions of this Zoning Ordinance in effect after July 8, 2008, the conditions of the Minor Use Permit shall continue to apply in full force and effect. Any proposed new or additional use shall be subject to compliance with the provisions of this Zoning Ordinance in accordance with Section 17.02.030 herein and all other applicable provisions of the Placer County Code.

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