



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

EJ Ivaldi, Deputy Director

**HEARING DATE:** November 13, 2014

**ITEM NO:** 1

**TIME:** 10:05 am

**TO:** Placer County Planning Commission  
**FROM:** George Rosasco, Supervising Planner  
**DATE:** November 6, 2014  
**SUBJECT:** WORKSHOP – DRAFT WINERY ORDINANCE AMENDMENT (PCPT 20130151)

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**GENERAL PLAN/COMMUNITY PLAN:** Placer County General Plan and all Community Plans

**ZONING:** Commercial Planned Development (CPD), Neighborhood Commercial (C1), General Commercial (C2), Heavy Commercial (C3), Highway Service (HS), Resort (RES), Airport (AP), Business Park (BP), Industrial (IN), Industrial Park (INP), Residential Agriculture (RA), Residential Forestry (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR), and Timberland Production (TPZ) zone districts.

**STAFF PLANNER:** George Rosasco, Supervising Planner

**LOCATION:** Countywide

**PURPOSE OF THE WORKSHOP:**

Conduct a Public Workshop with the Planning Commission to review the proposed Winery Zoning Text Amendment and obtain direction from the Planning Commission.

**BACKGROUND**

In 2006, at the direction of the Board of Supervisors, staff initiated preparation of a Winery Ordinance for Placer County. At that time, it was determined that the wine industry was burgeoning and that the County's Zoning Ordinance needed to address the unique land use issues associated with wineries, such as access requirements, wine tasting rooms, and private functions in predominantly rural areas. Based upon these unique land use issues, staff began preparing a winery-specific ordinance that addressed issues associated with the development of wineries, and their accessory uses. The two primary goals of the proposed Winery Ordinance were to clarify what activities would be allowed in conjunction with winery uses and to streamline the permit process. In order to ensure opportunities for public involvement, staff conducted multiple public meetings and workshops to introduce and discuss the Ordinance. As a result of input received through the workshops, the initial document was re-written multiple times to incorporate comments received from the public and winery owners.

During the review of the initial Winery Ordinance the following concerns were raised by members of the public:

- Increased vehicle traffic on private roadways that provide access to some of the wineries in Placer County;
- Possible liability issues associated with the added traffic from wineries on private roads;
- Determining whether or not there were limitations on how (and in what manner) these private roads could be used by a business; and
- Responsibility for the maintenance of the private roads.

At the same time, some winery owners expressed concern that the long-term viability of agricultural uses in zone districts that specifically allow for the development of agricultural uses (Agricultural Zoning District, Farm Zoning District, Residential Agricultural Zoning District), including wineries and their associated uses, could be negatively impacted by the following restrictions contained in the proposed Winery Ordinance:

- Many wineries, based on their zone district, are required to obtain an Administrative Review Permit or a Minor Use Permit, depending on the amount of wine produced for wholesale and retail sale, in order to have an on premise wine tasting room;
- All wineries, based on their zone district, are required to have either an Administrative Review Permit or a Minor Use Permit for up to six promotional events per year;
- The minimum parcel size for the establishment of a winery is 4.6 acres;
- All wineries are required to meet minimum access standards that comply with local fire safe standards.

The Board adopted the Winery Ordinance on August 26, 2008, concluding that the proposed Ordinance was the result of an extensive public outreach program, and that the proposed Ordinance appropriately balanced streamlining of permits with protecting the health and safety of residents living in proximity to wineries.

In the six years since the Winery Ordinance was approved, concerns regarding the County's existing Winery Ordinance have been raised by the Placer County Vintners Association's Winery Task Force, which is comprised of members of the Placer County Vintners Association. Specifically, the Winery Task Force believes that the Ordinance needs to re-define "Promotional Event" and that the requirements regarding tasting rooms and the numbers of events wineries are permitted to host are too restrictive. Based upon these concerns, staff has determined that it is appropriate to re-examine the existing Winery Ordinance to determine if an amendment is warranted in order to meet the needs of the public and winery owners.

In addition to concerns from the Winery Task Force that the Winery Ordinance is too restrictive, staff has received numerous complaints from members of the public, usually in the form of an after-the-fact phone call, stating that wineries are not complying with requirements set forth in the Winery Ordinance. The most common concern is that wineries are holding events without the benefit of an Administrative Review Permit (or Minor Use Permit, as may be required), and that the events being held are commonly weddings or other private celebrations that are not strictly for the promotion of the winery's products. Staff is rarely able to verify these complaints because the events typically occur on weekends when no staff is available to investigate the complaint.

## **PLANNING COMMISSION WORKSOPS**

### December 12, 2013 Workshop:

The purpose of the first Winery Ordinance workshop was to introduce the Planning Commission and the public to the Winery Ordinance and to explain that County staff was revisiting the ordinance at the request of the Winery Task Force. The Planning Commission directed staff to prepare a side by side comparison of

the proposed Winery Ordinance with Event Centers Ordinance that the Planning Commission was holding workshops on at that time. They also requested that staff return to the next workshop with ideas about how the Winery Ordinance could be used to promote Agro-Tourism.

This workshop was attended by about 20 members of the public with approximately 12 giving public testimony. The testimony generally dealt with the following issues.

- Concerned about increased traffic and the maintenance on private roads as a result of winery's tasting rooms and events.
- Concerned that if a winery tasting rooms are allowed to sell wine by bottle and glass for onsite consumption in accordance with state law that it is a bar not a tasting room and should not be allowed in an agricultural zone district.
- Concerned about the number and size of events that a winery may be able to have and the nuisances associated with them such as noise, parking, and increased traffic.
- Concerned that the County cannot adequately provide enforcement to stop wineries from having illegal events.

#### June 13, 2013 Planning Commission Workshop:

At the second workshop staff provided the Planning Commission with a revised Winery ordinance that implemented the Vintner's Association Task Force request. The Planning Commission reviewed the proposed Draft Ordinance and asked staff to prepare a comparison of the proposed ordinance for event centers that the Planning Commission was hearing at that time. They also requested that at the next workshop staff return with ideas about how this ordinance could be used to promote Agro-Tourism.

The Planning Commission also agreed that the Winery ordinance should be tabled until the new Event Center Ordinance was completed, at which time the Commission would again start the workshop process on the Winery Ordinance amendment.

This workshop was attended by about 20 members of the public with approximately 12 giving public testimony. The testimony generally dealt with the following issues.

- Concerned about increased traffic and the maintenance on private roads as a result of winery's tasting rooms and events.
- Concerned that if a winery tasting rooms are allowed to sell wine by bottle and glass for onsite consumption in accordance with state law that it is a bar not a tasting room and should not be allowed in an agricultural zone district.
- Concerned about the number and size of events that a winery may be able to have and the nuisances associated with them such as noise, parking, and increased traffic.
- Concerned that the County cannot adequately provide enforcement to stop wineries from having illegal events.

#### July 24, 2014 Workshop:

The third Winery Ordinance Amendment workshop was held on July 24, 2014. At this workshop staff presented a comparison of the Event Center Ordinance and the current Winery Ordinance and discussed how wineries could be made consistent with the Event Center Ordinance. At this workshop the Planning Commission directed Staff to visit the Placer County Municipal Advisory Councils as an informational item to present and discuss the Winery Ordinance update and receive comments from the public and Municipal Advisory Councils.

The workshop was attended by approximately 24 members of the public, with 11 of those giving public testimony. The public testimony provided included the following concerns:

- Concerned about increased traffic and the maintenance on private roads as a result of winery's tasting rooms and events.
- Concerned that if a winery tasting rooms are allowed to sell wine by bottle and glass for onsite consumption in accordance with state law that it is a bar not a tasting room and should not be allowed in an agricultural zone district.
- Concerned about the number and size of events that a winery may be able to have and the nuisances associated with them such as noise, parking, and increased traffic.
- Concerned that the County cannot adequately provide enforcement to stop wineries from having illegal events.

It should be noted that these are the same concerns that have been voiced by the public during the entire Winery Ordinance amendment process.

### **DISCUSSION OF ISSUES**

The current Winery Ordinance is contained in the Placer Zoning Ordinance in Section 17.56.330 (Ex.). Wineries are allowed in the Commercial Planned Development (CPD), Neighborhood Commercial (C1), General Commercial (C2), Heavy Commercial (C3), Highway Service (HS), Resort (RES), Airport (AP), Business Park (BP), Industrial (IN), Industrial Park (INP), Residential Agriculture (RA), Residential Forestry (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR), and Timberland Production (TPZ) zone districts. As stated in the Zoning Code, any retail sales of wine fruit products are to 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. Wineries are allowed to have a maximum of six promotional events per year, subject to the approval of either an Administrative Review Permit or a Conditional Use Permit. In addition, wineries are also allowed to have a tasting room with zoning clearance, an Administrative Review Permit, or a Use Permit, depending on which zone district they are located in.

Over the past year and half, staff has attended meetings of the Placer County Vintners Association to discuss possible changes to the County's Winery Ordinance. During these meetings, the Vintners Association has proposed three amendments to the Winery Ordinance:

1. Amend the sections in the Winery Ordinance that pertain to a winery's tasting room to conform to the current State law, which allows wine to be sold by the glass and by the bottle for consumption on the winery premises. Currently, the Winery Ordinance only allows a winery tasting room to provide samples of wine for on premise consumption.
2. Re-define "Promotional Event". A Promotional Event is currently defined as follows:

"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. Such events include "winemaker's dinners."

The Winery Task Force has asked that promotional events be re-defined in the Winery Ordinance in the following manner:

"Promotional Event" means an event, sponsored by the property owner, an association of agricultural property or winery 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 may include "winemaker's dinners" or events that feature wine and food pairings. Promotional events include "Small Events", "Large Events", and "Temporary Events".

A "Small Event" is a promotional event that is attended by less than fifty people at one time on a winery located on less than five acres, or a promotional event that is attended by less than one hundred people at one time on a winery located on five acres or more.

A "Large Event" is a promotional event that is attended by more than fifty people at one time on a winery located on less than five acres, or a promotional event that is attended by less than one hundred people or more at one time on a winery located on five acres or more.

A "Temporary Event" is a large or small event of limited duration that may include meetings fundraisers or weddings and that incidental to the main purpose of producing wine at the facility. If any buildings are used for the event, such use shall not exceed the occupancy load.

This change in the definition of "Promotional Event" would allow a winery the ability to have many types of events with the only requirement being that they are required to have food and wine pairings.

3. In addition to re-defining "Promotional Event" a winery should be allowed an unlimited amount of "Small Events" and up to 12 "Large Events" as matter of right. If a winery owner would like to have more than 12 "Large Events", approval of an Administrative Review Permit would be required.

Since the Winery Task Force's request to modify the Winery Ordinance the Board of Supervisors has adopted an Event Center Ordinance that regulates Agricultural Event Centers and defines appropriate "event type" uses and set standards for events in the agricultural districts of the County. The attached draft Winery Ordinance (Attachment E) is consistent with the Agricultural Event Center provisions of the Event Center Ordinance.

#### Temporary Outdoor Event Zoning Text Amendment:

In addition to Winery Ordinance update the Planning Services Division is asking that the Temporary Outdoor Event section 17.56.300 1(b) of the Placer County Zoning Ordinance be modified to allow six one day events instead of the current allowance of two events which may be three days each. Staff is requesting this change as they believe that this is an efficient and simple entitlement process that will allow wineries a maximum of six one day events.

#### **MUNICIPAL ADVISORY COUNCILS:**

Staff has visited 10 Municipal Advisory Councils since the last Planning Commission workshop to discuss the Winery Ordinance update and to hear comments from the Municipal Council Members and members of the public. The common theme from commenters is summarized below:

- Concerned about increased traffic and the maintenance on private roads as a result of winery's tasting rooms and events.
- Concerned that if a winery tasting rooms are allowed to sell wine by bottle and glass for onsite consumption in accordance with state law that it is a bar not a tasting room and should not be allowed in an agricultural zone district.

- Concerned about the number and size of events that a winery may be able to have and the nuisances associated with them such as noise, parking, and increased traffic.
- Concerned that the County cannot adequately provide enforcement to stop wineries from having illegal events.

The first three concerns dealing with events and access at Wineries are the same concerns that were voiced by the public and Municipal Area Councils during the Event Center Ordinance Zoning Text Amendment process. Consequently, provisions in Event Center Ordinance were included to address these issues. Staff has included those same provisions in the Winery Ordinance to address these same concerns. To address the enforcement concerns the Code Enforcement Division is hiring a third officer and has made officers available on the weekends on an on-call basis to address unauthorized events on the weekend.

**COMPARISON OF WINERY ORDINANCES IN OTHER AGENCIES**

In an effort to better understand how other agencies address issues associated with wineries, especially with regard to the three issues raised by the Winery Task Force, staff contacted a multitude of jurisdictions to see how each of these jurisdictions address similar issues; However, Amador, Sacramento, and Santa Barbara Counties are discussed below because staff concluded that they have similar characteristics to those in Placer County, including size and proximity of wineries to other non-agricultural uses, and their history and/or experience with wineries offers valuable information for Placer County’s growing winery industry. For example, Santa Barbara has an established agricultural and winery industry that Placer County can refer to identify areas of success and areas of needed improvement. Amador County was analyzed because, like Placer County, it has an emerging winery industry, and is encountering similar land use issues regarding wineries as Placer County. Finally, Sacramento County was selected because it adopted an Agro-tourism Ordinance in 2011 that includes regulation on Wineries. A discussion of staff’s review of other agencies follows:

Amador County

Amador County’s Winery Ordinance (Attachment B), permits an unlimited number of events per year of less than 125 people, and social gatherings or weddings for up to and including 450 persons, with a maximum of twelve events per year with no more than four such events per month, and does not require that the event promote the winery or its products. If the 125-person per event limit is exceeded or the social gathering/wedding threshold described above is exceeded, the winery is required to obtain a Use Permit. The minimum parcel size for a winery in Amador County is 40 acres. The Amador County Winery Ordinance allows wineries to have tasting rooms in accordance with state law, i.e. wine can be purchased by the glass or bottle for consumption on the winery premises. Additionally, tasting rooms located on private roadways shall have entered into a road maintenance agreement with a majority of the owners of the road; or in the event a road maintenance agreement already exists, the applicant shall provide the county with proof they have renegotiated the terms of the agreement to include the new tasting room. If the majority of the owners of the road do not enter into the new or renegotiated agreement, the applicant must obtain a use permit prior to opening a tasting room. The primary use of the tasting room shall be the marketing and sale of wine produced in Amador County.

Sacramento County

Sacramento County has an Agro-Tourism Ordinance (Attachment C) that allows events at wineries based on parcel size, as shown in the following chart, and does not require that the event promote the winery or its products:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)(3)
2.51-5.0	100 people (1 )(2)(3)
5.01-10.0	200 people (1 )(2)(3)
10.01-20.0	300 people (1)(2)(3)

Over 20.0	350people (1)(2)(3)
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1. Permitted as an accessory use; the primary use of the parcel must be agricultural (if located in the AR or AG zones).
2. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday,
3. Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
4. All events are subject to the Sacramento County noise ordinance

If the above thresholds are crossed, a Use Permit is required. The Sacramento County Ordinance allows wineries to have tasting rooms in accordance with state law, which means wine can be purchased by the glass or bottle for consumption on the winery premises. Additionally, the primary focus of the tasting area shall be for the marketing and sale of wine and grape products produced on site. However, if a winery is accessed via a private road shared by others, a use permit from the Zoning Administrator shall be required, and the use permit shall require the applicant to pay their fair share of the road maintenance costs. The Director of the Community Planning and Development Department may waive the requirement for a use permit if written approval is received from all property owners along the private road is submitted.

Santa Barbara County

The Santa Barbara County Winery Ordinance (Attachment D) allows events on the winery premises based on the following criteria and does not require that the event promote the winery or its products:

1. Wineries that comply with all of the following criteria may be allowed subject to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits).
  - a. For every 1,000 cases of wine produced per year there shall be a minimum two acres of vineyard planted on the winery premises.
  - b. The production capacity of the winery shall not exceed 20,000 cases per year.
  - c. The winery premises shall not contain a tasting room.
  - d. Winery structural development located within the winery premises shall not exceed 20,000 square feet.
  - e. Winery special events occurring on the winery premises shall not exceed four per year and the attendance at each event shall not exceed 150 attendees. Otherwise, the winery shall not be open to the public and shall not offer tours and retail wine sales to the public.
  
2. Wineries that comply with all of the following criteria may be allowed subject to a Development Plan approved by the Zoning Administrator in compliance with Section 35.82.080 (Development Plans).
  - a. For every 1,000 cases of wine produced there shall be a minimum one-acre of vineyard planted on the winery premises.
  - b. The production capacity of the winery shall not exceed 50,000 cases per year.
  - c. The winery may include a tasting room. However, the floor area of the tasting room shall not exceed 400 square feet or 10 percent of the winery structural development area located on the winery premises, whichever is greater.
  - d. Winery structural development located within the winery premises shall not exceed 20,000 square feet.

- e. Winery special events occurring on the winery premises shall not exceed eight per year and the attendance at each event shall not exceed 150 attendees.
3. Wineries that comply with all of the following development standards may be allowed subject to a Development Plan approved by the Commission in compliance with Section 35.82.080 (Development Plans). The production capacity of the winery is not limited and the winery may contain a tasting room.
    - a. For every 1,000 cases of wine produced there shall be at a minimum one-half acre of vineyard planted on the winery premises.
    - b. Winery special events occurring on the winery premises shall not exceed 12 per year and the attendance at each event may not exceed 200 attendees.

(1) Winery special events in excess of 12 per year or where the attendance at one or more events exceeds 200 may be allowed in compliance with a Conditional Use Permit approved by the Commission in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).

(2) The number of special events allowed by a Conditional Use Permit shall not exceed 40 days per year.

The Santa Barbara Ordinance allows tasting rooms only on wineries that produce 20,000 cases or more per year, and in accordance with state law, and wine can be purchased by the glass or bottle for consumption on the winery premises.

Based on staff's research on winery regulations in the above three counties, Placer County's current Winery Ordinance is more restrictive with regard to the number of events that wineries can have, and, with the exception of Santa Barbara County, is more restrictive with regard to tasting room regulations. Additionally none of Counties have a requirement that onsite events promote the winery or its products.

#### **NEXT STEPS**

Similar to the public outreach proposed for Community Centers, staff will continue its expansive public review process on proposed amendments to the Winery Ordinance. Listed below is a tentative schedule for the public review of the Winery Ordinance:

- Staff preparation of revised draft Zoning Text Amendment (November 2014)
- Preparation and circulation of environmental document (December 2014)
- Presentation of draft Winery Ordinance to Municipal Advisory Committees (December 2014/January 2015)
- Planning Commission Hearing (February 2015)
- Board Consideration of draft Zoning Text Amendments ( March 2015)

As noted in this report, there have been and will continue to be many opportunities for members of the public to participate and provide comments on the proposed Zoning Text Amendments associated with Winery Ordinance. Through this type of inclusive process, the Planning Commission will hear first-hand the full breadth of comments, and any direction provided by the Planning Commission will take into consideration comments presented by all interested stakeholders.

#### **ACTION REQUESTED:**

Staff requests that the Planning Commission receive public comment on issues associated with the Winery Zoning Text Amendment, and direct staff to take the attached draft Winery Ordinance out to the

Municipal Area Advisory Committee as an action item. The Winery Zoning Text Amendment will then be rescheduled before the Planning Commission for its consideration, with the MAC's recommendations.

**ATTACHMENTS:**

- Attachment A – Placer County Winery Ordinance
- Attachment B – Amador County Winery Ordinance
- Attachment C – Sacramento County Winery Ordinance
- Attachment D – Santa Barbara County Winery Ordinance
- Attachment E- Draft Winery Ordinance

cc:      Engineering and Surveying Division  
         Environmental Health Services  
         Air Pollution Control District  
         Andy Fisher - Parks Department  
         Gerry Cardin - County Counsel  
         Karin Schwab – County Counsel  
         Michael Johnson - CDRA Director  
         E.J. Ivaldi – Deputy Director  
         Holly Heinzen – CEO Office  
         Subject/chrono files



## 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.

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	

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, Amadore, 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.

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

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.

b. **Access – County-Maintained Roads**

- i. 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**

- i. 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.

- b. **Standards**
- i. **Duration.** No single promotional event shall exceed more than two consecutive days.
  - ii. **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.
  - iii. **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 September 23, 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 October 22, 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.
- F. **Special Notice Requirements.** For all applications for a winery activity that is requested for property which is accessed by a private road and which requires the issuance of an Administrative Review Permit pursuant this section (17.56.330), in addition to any other notice required by Section 17.58.100(A), notice shall be provided to all property owners identified pursuant to Section 17.58.030(F). Failure of a property owner who shares access rights with an applicant to a private road to receive notice shall not invalidate the issuance of the permit.
- G. **Notice of Decision.** A copy of any decision on an application for a winery activity that is requested for property which is accessed by a private road and which involves the issuance of an Administrative Review Permit pursuant to this section (17.56.330) shall be provided to all property owners identified pursuant to Section 17.58.030(F), in addition to any other person who may otherwise be entitled to notice of the decision. Failure of a property owner who shares access rights with an applicant to a private road to receive a copy of the decision shall not invalidate the issuance of the permit.
- H. **Waiver of Appeal Fee.** Notwithstanding Subsection (C)(1) of Section 17.60.110, the requirement of the submission of an appeal fee shall be waived for a property owner who appeals the determination of the Zoning Administrator to approve an Administrative Review Permit and who owns property that shares access rights to a private road with the applicant who has received a permit. This waiver shall not apply to any appeal of a decision of the Planning Commission to the Board of Supervisors.

## AMADOR COUNTY

### 19.24.036 AG district--Use regulations.

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32. Wineries as defined in Section 19.08.687 and the following incidental uses subject to providing off-street parking and meeting all necessary clearances from the health and building departments. Additionally, wineries located on private roads shall have entered into a road maintenance agreement with a majority of the owners of the road, or obtained a use permit pursuant to Chapter 19.56 of this code before commencing any of the following uses:

- a. Wine tasting,
- b. Winery tours,
- c. Wholesale and retail sales of wine and grape products,
- d. Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on the number of events per year,
- e. Picnic area(s) for winery-related activities,
- f. Art galleries with sales and framing,
- g. A food preparation facility for catering on-premises indoor or outdoor functions,
- h. Agricultural-related museums,
- i. Gift display not to exceed a total of five hundred square feet in interior footprint area for the retail sale of winery-related promotional items, gift items, and/or prepackaged foods,
- j. Social gatherings or weddings for up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month,
- k. Indoor or outdoor amplified music until ten p.m.

H. Uses described in this subsection may be granted by the planning department, without public hearing, following public notice of the application.

1. Wine tasting may be conducted under a duplicate 02 license only if the winery with the master 02 license is located in Amador County and the following standards are met:
2. a. A bona fide agricultural operation must be the primary use on the property;

- b. The parcel shall be a minimum of forty acres in size;
- c. The applicant shall provide the planning department with copies of their bond from the Alcohol and Tobacco Tax and Trade Bureau and their California Alcohol Beverage Control license. These licenses and bonds shall be maintained in full compliance at all times;
- d. Tasting rooms located on private roadways shall have entered into a road maintenance agreement with a majority of the owners of the road; or in the event a road maintenance agreement already exists, the applicant shall provide the county with proof they have renegotiated the terms of the agreement to include the new tasting room. If the majority of the owners of the road do not enter into the new or renegotiated agreement, the applicant must obtain a use permit pursuant to Chapter 19.56 of this code before commencing any of the uses allowed by this section;
- e. The tasting room building shall be located a minimum of fifty feet from all property lines;
- f. The primary use of the tasting room shall be the marketing and sale of wine produced in Amador County. Additional allowed uses are as follows:
  - i. Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on the number of events per year;
  - ii. Picnic area(s) for wine tasting-related activities;
  - iii. Art galleries with sales and framing;
  - iv. A food preparation facility for catering on-premises indoor or outdoor functions;
  - v. Agricultural-related museums;
  - vi. Gift display area not to exceed a total of five hundred square feet in interior footprint area for the retail sale of wine-related promotional items, gift items, and/or prepackaged foods;
  - vii. Social gatherings or weddings for up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month;
  - viii. Indoor or outdoor amplified music until ten p.m.
- g. The applicant must obtain all applicable permits from the environmental health department, building department, and department of transportation and public works.
- h. Public notice of such application shall be given in the manner described in Chapter 19.56 of this code, Use Permits. Such notice shall indicate the intent of the planning department to

grant the use permit without a hearing unless sufficient reasons are provided not to grant the use permit. A description of the appeals process (Chapter 19.64 of this code) shall be contained within the notice. The planning department shall decide upon the use permit application within ten days after the notice is mailed. If the planning department finds sufficient cause to approve the application and the application meets the standards outlined in this subsection, the planning department shall approve the use permit and the use permit shall become valid following the ten-day appeal period if no appeals are filed.

I. The following uses are permitted in AG districts upon obtaining a use permit as provided for in Chapter 19.56 of this code:

1. Turkey farms, provided there is a cover crop or other dust control;
2. Any garbage, sewage, refuse, or offal feeding;
3. Commercial small animal and fowl specialty farms, including but not limited to chinchillas, minks, foxes, rodents, aviaries, rabbits, frogs, pigeons, ducks, and geese;
4. Commercial slaughterhouses and stockyards for livestock, small animals, poultry, and fowl;
5. Rendering plants and fertilizer plants;
6. Commercial recreation, dude ranches, and boarding and guest facilities when carried on as a clearly secondary use in conjunction with a primary agricultural use;
7. Oil and gas wells, including the drilling and installation, and use of such equipment, structures, and facilities as are necessary or convenient for oil-drilling and oil-producing operations customarily required or incidental to usual oil field practice, including but not limited to the initial separation of oil, gas, and water and for the storage, handling, recycling, and transportation of such oil, gas, and water to and from the premises; provided such activities are carried on as a clearly secondary activity in conjunction with a bona fide agricultural operation;
8. Development of natural resources including mines, open pits for extraction of minerals, borrow pits, and quarries, with necessary buildings, apparatus, or appurtenances thereto; provided such activities are carried on as a clearly secondary activity in conjunction with a bona fide agricultural operation;
9. Any use determined by the planning commission after recommendations by the agricultural advisory committee to be compatible with the purposes of the California Land Conservation Act and which do not significantly adversely affect agricultural operations;
10. Any structure, building, use, or equipment incidental and necessary to any of the above uses, located on the same site, and included in the use permit;

11. Farm-labor camps and farm-labor quarters as defined in this title;

12. Social gatherings or weddings at winery facilities which exceed either of the limits set forth in subsection G(32)(j) of this section. (Ord. 1708 §3, 2011; Ord. 1320 §§3,4, 1993; Ord. 1262 §§1--6, 1991; Ord. 1208 §2, 1989; Ord. 1139 §§3, 4, 1987; Ord. 934 §3, 1983; Ord. 883 §3, 1982; Ord. 773 §12, 1981; Ord. 743 §1, 1981; Ord. 600 §2, 1977).

ORDINANCE NO. SZC-2011-0028

AN ORDINANCE OF THE BOARD OF SUPERVISORS  
OF SACRAMENTO COUNTY TO AMEND THE ZONING CODE OF SACRAMENTO  
COUNTY PERTAINING TO AGRICULTURAL TOURISM

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: TITLE I, Chapter 25, Article 1, is hereby amended with the following

definitions:

130-04.4. Agricultural Market

A market located within a permanent building, which sells shell eggs, locally grown crops, a limited amount of non-potentially hazardous prepackaged food, and agricultural and food preparation related items.

130-47.01.a. Community Event (Field Retail Stand, Farm Stand, Produce Stand and Agricultural Market)

A community event that is of a civic, political, public or educational nature, that is held on the premises of a field retail stand, farm stand, produce stand or agricultural market and that may include additional booths.

130-47.08. Community Stand

A retail stand operated by a nonprofit organization, which sells shell eggs, locally grown crops, a limited amount of non-potentially hazardous prepackaged food and food preparation related items.

130-52.2.a. Crops

Any whole edible portion of a plant in its raw and natural state and non-edible crops such as flowers.

130-69.3. Farm

A place where agricultural production is the primary use.

130-69.5. Farm Stand

A field retail stand that sells shell eggs, crops grown by the producer on premises controlled by the producer, a limited amount of non-potentially hazardous prepackaged food and food preparation related items.

130-69.6 Farm Stay Operation

A working farm on which bedrooms are made available for rent in a farm house or in a detached structure, and where lodging and overnight sleeping accommodations are provided for a stay of no more than 14 days, either with or without meals.

130-70.4. Field Retail Stand

A retail stand that sells only shell eggs, crops grown by the producer on premises controlled by the producer and food preparation related items.

130-105.3. Large Winery

A winery with more than 15,000 cases annual production.

130-107.2 Locally Grown Crops

Crops grown within the following Counties: Sacramento, Yolo, Solano, Contra Costa, San Joaquin, Amador, El Dorado, Placer, Sutter and Yuba.

130-126.7. Non-Locally Grown Crops

Crops grown outside of the ten counties defined in the Locally Grown Crops definition.

130-126.8. Non-Potentially Hazardous Food

A food that does not require time or temperature control to limit pathogenic micro-organism growth or toxin formation.

130-137.1 Prepackaged Food

Any properly labeled processed food, prepackaged to prevent any direct human contact with the food product upon distribution from the manufacturer, food facility or other approved source.

130-137.7. Produce Stand

A retail stand, located within a permanent building, which sells shell eggs, locally grown crops and food preparation related items.

130-170.7. Small Winery

A winery with up to 15,000 cases annual production, and a maximum size tasting room facility of 1,500 square feet.

130-181.5.a. Tasting Room

A room where the general public can sample wine and where wine and grape products produced on site are for sale. A tasting room may not be used as an office or for wine production.

130-198.9.a.b. Wine Case

Twelve (12) standard wine bottles (750 milliliters each).

130-198.9.b Winery

A bonded winery facility consisting of the building or buildings used to convert fruit juices into wine, and to age, bottle, store, distribute and sell. A winery shall include any or all of the following activities and facilities; crushing, fermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, tasting room, laboratory equipment, maintenance facilities,

CDS:

conference room space, sales and administrative offices. A bonded winery is entitled to all privileges afforded to ABC Type02 winegrowers unless specifically restricted by this ordinance.

SECTION 2: TITLE II, Chapter 1, Article 1, Section 201-02 (Permitted Uses Within the

Buildable Area of Residential-Open Space Lots) and Section 201-04 (Special Conditions) are

hereby amended as follows:

Land Use Zone	AG-160	AG-80	AG-40	AG-20	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3
A.13 Farm Stay	X	X	X	X	X	X	46	46					
B.6 Field Retail Stand	43	43	43	43	43	43	43	43	43	13	13	13	
B.7 Farm Stand	43	43	43	43	43	43	43	43	43	13	13	13	13
B.7.2 Produce Stand	43	43	43	43	43	43	43	43	43				
B.7.3 Community Stand	45	45	45	45	45	45	45	45	45	45	45	45	45
B.7.4 Agricultural Market	43	43	43	43	43	43	43	43	43				
C.38 Small Wineries	X	X	X	X			X	X					
C.39 Large Wineries	12	12	12	12									

Land Use Zone	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15/20	RD-25/30	RD-40	(MHP)	RM-2	RR	O
B.7 Farm Stand											13	13
B.7.2 Produce Stand											13	13
B.7.3 Community Stand	45	45	45	45	45	45	45	45	45	45	44	44

(12) Permitted subject to the issuance of a conditional use permit by the appropriate authority.

(13) Permitted subject to issuance of a conditional use permit by the Zoning Administrator...

(43) Permitted if the development standards in TITLE III, Chapter 15, Article 1.5 are met.

(44) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up to three years.)

(45) Permitted if under the supervision of a public agency or non-profit organization, subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be issued for up to three years.)

(46) Permitted subject to the issuance of a use permit by the Zoning Administrator and the development standards in TITLE III, Chapter 15, Article 8.

SECTION 3: TITLE II, Chapter 25, Article 2, Section 225-11 (Permitted Uses Within the Buildable Area of Commercial Lots) and Section 225-14 (Special Conditions) are hereby amended as follows:

Land Use Zone	SC	LC	GC	AC	TC	CO
I.6 Certified Farmers Market or Community Stand	64	64	64	64	64	64

(64) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up to three years.)

SECTION 4: TITLE II, Chapter 30, Article 2, Section 230-11 (Permitted Uses Within the Buildable Area of Industrial Lots) and Section 230-13 (Special Conditions) are hereby

amended as follows:

CDS:  
PLNP2011-00047

Zone	MP	M-1	M-2
K.21 Certified Farmers Market and Community Stand	30	30	30
K.30 Small Wineries		X	X
K.31 Large Wineries		31	31

(30) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up three years.)

(31) Large wineries shall be allowed if the tasting facilities are limited to a maximum of 15% of the square footage of the indoor portion of the winery.

SECTION 5: TITLE III, Chapter 15, Article 1.5 is hereby replaced by a new Article 1.5

(Development Standards for Field Retail Stands, Farm Stands, Produce Stands, Community Stands and Agricultural Markets) as follows:

Section 315-03. Application

The provision of this Article shall apply to Field Retail Stands as defined in Section 130-70.4, Farm Stands as defined in Section 130-69.5, Produce Stands as defined in Section 130-137.7, Community Stands as defined in Section 130-47.08 and Agricultural Markets as defined in Section 130-04.4.

315-04. Purpose

The purpose of this article is to provide for sales locations (field retail stands, farm stands, produce stands, community stands and agricultural markets) where food products are grown and to set forth the permitting requirements and development standards to be applied to field retail stands, farm stands, produce stands, community stands and agricultural markets for the sale of crops.

315-05. Development Standards for Field Retail Stands

- (1) Field Retail Stands shall be operated by the producer and on premises controlled by the producer.

- (2) Products sold shall be limited to shell eggs and crops that are grown by the producer; and agricultural and food preparation related items. Local crops not grown by the producer may be sold at events subject to a community event permit from the Environmental Management Department (EMD).
- (3) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the Field Retail Stand.
- (4) No activities related to the sale of products from Field Retail Stands shall take place on public property right-of-way.
- (5) There shall be no more than one (1) Field Retail Stand per parcel.
- (6) Field Retail Stands shall meet the setback standards of the zone in which they are located.
- (7) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet.
- (8) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (9) Signs shall be allowed provided that:
  - a. There is no more than one (1) sign at each entrance.
  - b. The sign is not over fifty (50) square feet in area.
  - c. The sign is not more than six (6) feet above road grade.
  - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
  - e. Illumination of the sign, if any, is indirect.
  - f. The sign is stationary.

315-06 . Development Standards for Farm Stands

- (1) Farm Stands shall be operated by the producer and on premises controlled by the producer.
- (2) Products sold shall be limited to shell eggs and crops that are grown by the producer, as regulated by State law; non-potentially hazardous prepackaged food products from an approved source that were grown or produced in close proximity to the Farm Stand; non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been grown or produced in close proximity to the Farm Stand; and agricultural and food preparation related items. Local crops not grown by the producer may be sold at events subject to a community event permit from the Environmental Management Department (EMD).
- (3) Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been grown or

produced in close proximity to the Farm Stand shall be limited to a 50-square-foot storage and sales area.

- (4) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the Farm Stand.
- (5) No activities related to the sale of products from Farm Stands shall take place on public property right-of-way.
- (6) There shall be no more than one (1) Farm Stand per parcel.
- (7) Farm Stands shall meet the setback standards of the zone in which they are located.
- (8) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet.
- (9) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (10) Signs shall be allowed provided that:
  - a. There is no more than one (1) sign at each entrance.
  - b. The sign is not over fifty (50) square feet in area.
  - c. The sign is not more than six (6) feet above road grade.
  - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
  - e. Illumination of the sign, if any, is indirect.
  - f. The sign is stationary.

315-07. Development Standards for Produce Stands

- (1) Produce Stands shall be operated by the property owner or lessee of the agricultural property.
- (2) Products sold shall be limited to shell eggs and crops that are locally grown; and agricultural and food preparation related items.
- (3) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the produce stand.
- (4) Produce Stands shall be located within fully enclosed structures with potable hot and cold running water, and shall have septic systems or be hooked up to the sewer system.
- (5) No activities related the sale of products from Produce Stands shall take place on public property right-of-way.
- (6) There shall be no more than one (1) Produce Stand per parcel.
- (7) Produce Stands shall meet the setback standards of the zone in which they are located.

- (8) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet, including storage area.
- (9) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (10) Signs shall be allowed provided that:
  - a. There is no more than one (1) sign at each entrance.
  - b. The sign is not over fifty (50) square feet in area.
  - c. The sign is not more than six (6) feet above road grade.
  - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
  - e. Illumination of the sign, if any, is indirect.
  - f. The sign is stationary.

315-08. Development Standards for Community Stands:

- (1) Community Stands shall be operated by nonprofit organizations.
- (2) Community Stands shall obtain a license from the State of California Department of Food and Agriculture (CDFA) and a permit from the Sacramento County Environmental Management Department (EMD) before operating.
- (3) Products sold shall be limited to shell eggs and crops that are locally grown; non-potentially hazardous prepackaged food products from an approved source that were locally grown or produced; non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced; and agricultural and food preparation related items.
- (4) Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced shall be limited to a 50-square-foot storage and sales area.
- (5) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the farm stand.
- (6) No activities related to the sale of products from Community Stands shall take place on public property right-of-way.
- (7) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (8) Hours of operation, stand size (up to a maximum of 1,500 square feet of indoor sales area and 3,000 square feet of total enclosed area), setbacks, signs

and parking requirements shall be regulated by the temporary use permit for the Community Stand.

315-09. Development Standards for Agricultural Markets:

- (1) Agricultural Markets shall be operated by the property owner or lessee of the agricultural property.
- (2) Products sold shall be limited to shell eggs and crops that are locally grown; non-potentially hazardous prepackaged food products from an approved source that were grown or produced in close proximity to the agricultural market; non-potentially hazardous prepackaged food products from an approved source, including bottled water and soft drinks, that have not been grown or produced in close proximity to the agricultural market; and agricultural and food preparation related items.
- (3) Non-potentially hazardous prepackaged food products that have not been grown or produced in close proximity to the agricultural market shall be limited to 25% of the total storage and sales area of the Agricultural Market.
- (4) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the agricultural market.
- (5) Agricultural markets shall be located within fully enclosed structures with potable hot and cold running water, and shall have septic systems or be hooked up to the sewer system.
- (6) No activities related to the sale of products from Agricultural Markets shall take place on public property right-of-way.
- (7) There shall be no more than one (1) Agricultural Market per parcel.
- (8) Agricultural markets shall meet the setback standards of the zone in which they are located.
- (9) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet, including storage area.
- (10) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (11) Signs shall be allowed provided that:
  - a. There is no more than one (1) sign at each entrance.
  - b. The sign is not over fifty (50) square feet in area.
  - c. The sign is not more than six (6) feet above road grade.
  - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
  - e. Illumination of the sign, if any, is indirect.
  - f. The sign is stationary.

315-09.1. Events at Field Retail Stands, Farm Stands, Produce Stands, and Agricultural

Events shall be allowed at Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets pursuant to the chart below. Larger events may be allowed pursuant to the issuance of a use permit from the Zoning Administrator:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)(3)
2.51- 5.0	100 people (1)(2)(3)
5.01-10.0	200 people (1)(2)(3)
10.01-20.0	300 people (1)(2)(3)
Over 20.0	350 people (1)(2)(3)

Notes:

1. Permitted as an accessory use; the primary use of the parcel must be agricultural.
2. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
3. All events are subject to the Sacramento County noise ordinance.

315-09.2. Parking Requirements for Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets

1. Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets shall not be subject to the development standards for off-street parking outlined in the Zoning Code (Title III, Chapter 30).
2. The following ratio off-street parking shall be required:

Parking

Field Retail Stands/ Farm Stands/ Produce Stands/ Agricultural Markets	1 space/ 400 square feet of floor area (gross) dedicated to sales
--	--

3. All access roads must meet the standards of the Fire Marshal. All parking areas must have an active dust control program.
4. Parking lot lighting as defined in the zoning code will be required if the field retail stand, farm stand, produce stand, or agricultural market is open to the public after sunset.

315-09.3 Advisory For Other Permitting Requirements (Add to the new TITLE III, Chapter 15, Article 1.5 (Development Standards for Field Retail Stands, Farm Stands,

Produce Stands, and Agricultural Markets):

1. All waste, both solid and liquid, shall be managed in accordance with local, state, and federal rules, regulations, and ordinances pertaining to such waste.
2. Environmental Management Department approval/permit for a water system is required unless documentation that the regulations are not applicable is provided.
3. Environmental Management Department approval is required for farm stands, produce stands, community stands and agricultural markets (EMD regulations for agricultural markets are similar to those for convenience stores).
4. Environmental Management Department (EMD) approval/permit is required for events at field retail stands, farm stands, produce stands and agricultural markets. Community event permits from EMD that allow the sale of locally grown crops not grown on premises controlled by the producer at field retail stands and farms stands must adhere to the definition of community event in the California Retail Food Code 113755.
5. Mitigation Measure A: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Division of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Division of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

6. Mitigation Measure B: In order to mitigate impacts to potentially historic buildings (buildings 100 years old and older), perform one of the following:
  - i. Structures that have not been subject to a previous architectural evaluation and are at least 100 years or older and are subject to renovation shall have a historic architectural study performed by a qualified, professional architectural historian. A significance determination shall be prepared for review by the staff of the Community Planning and Development Department (CPDD). If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- ii. Property owners proposing to renovate an existing structure shall submit photographs of the structure to the Community Planning and Development Department (CPDD). CPDD staff shall determine whether a historical evaluation is warranted. If CPDD staff determines that an historic evaluation is warranted, the applicant shall have a historic architectural study performed by a qualified, professional architectural historian for review by CPDD staff. If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- iii. Comply with Mitigation Measure C and forego the need to submit photographs or an historical architectural evaluation.

- 7. Mitigation Measure C: Structures deemed to be significant historical architectural resources shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

	Sells Shell Eggs and Crops Grown on Premises controlled by Producer	Sells Locally Grown Crops not Grown on the Premises	Sells Non-Potentially Hazardous Pre-packaged Food	Sells Agricultural and Food Preparation Related Items	Holds Events	Maximum Size: 1,500 s.f. of indoor sales area and 3,000 s.f. of total enclosed area	Requires EMD Approval
Field Retail Stand	X	1		X	X	X	
Farm Stand	X	1	X	X	X	X	X
Produce Stand	X	X		X	X	X	X
Community Stand	X	X	X	X		X	X
Agricultural Market	X	X	X	X	X	X	X

1. Subject to a community event permit from EMD.

SECTION 6: TITLE III, Chapter 15, Article 7 (Development Standards for

Wineries) is hereby added as follows:

315-60. Application

The provisions of this article shall apply to Small Wineries and Large Wineries as defined by Section 130-170.7 and Section 130-105.3.

315-61 . Purpose

The purpose of this article is to provide for the orderly development of wineries and associated activities within Agricultural and Industrial zones to promote economic development opportunities for the agricultural industry and to preserve agricultural lands within Sacramento County.

315-62 . Development Standards for Small Wineries

- (1) The parcel shall be licensed by the State of California Department of Alcohol Beverage Control, license Type 02 "Winegrower."
- (2) If located in the AG or AR zones, the premises shall have a minimum size of three (3) acres.
- (3) If the winery is accessed only via a private road shared by others, a use permit from the Zoning Administrator shall be required, and the use permit shall require the applicant to pay their fair share of the road maintenance costs. The Director of the Community Planning and Development Department may waive the requirement for a use permit if written verification from all property owners along the private road is submitted.

- (4) If the winery is located in an AG (agricultural) or AR (agricultural residential) zone and it is located less than half a mile away from a RD (residential) zone, a use permit from the Zoning Administrator shall be required to exceed 2,500 cases annual production.
- (5) All waste, both solid and liquid, shall be managed, treated, stored, and/or disposed of in accordance with local, state and federal rules, regulations, and ordinances pertaining to such waste.
- (6) The primary focus of the tasting area shall be for the marketing and sale of wine and grape products produced on site. The sale of wine related merchandise and food shall be incidental to the tasting and limited to 15% of the square footage of the tasting area. Food facilities as defined in the California Retail Food Code, Section 113789, must meet all applicable codes. If no other beverage except bottles of wine and prepackaged non-potentially hazardous beverages is offered for sale for on-site consumption and no food except for crackers are served, the facility is not subject to the California Retail Food Code regulations. If other foods are sold, the facility shall be subject to the California Retail Food Code regulations and shall require permitting by the Environmental Management Department.
- (7) All buildings shall meet the general agricultural building standards of the zone in which they are located.

315-63. Allowed Uses for Small Wineries

- (1) Growing and harvesting grapes and other products suitable for wine processing and bottling of grapes and grape products produced on the premises.
- (2) Processing and bottling of grapes and grape products produced off the winery premises.
- (3) Sale of wine for consumption off premises whether grown or produced on premises or off.
- (4) Wine tasting involving serving wine to the public for the purpose of sampling the wine, subject to the following restrictions:
  - a. Wine tasting shall be limited to five (5) days per week unless a use permit is obtained from the Zoning Administrator.
  - b. Use of outdoor amplified sound shall be regulated per the Sacramento County noise ordinance.
  - c. Sanitary facilities and potable water shall be provided pursuant to applicable codes.
- (5) Events shall be allowed pursuant to the chart below. Larger events may be allowed pursuant to the issuance of a use permit from the Zoning Administrator:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)(3)
2.51- 5.0	100 people (1)(2)(3)
5.01-10.0	200 people (1)(2)(3)
10.01-20.0	300 people (1)(2)(3)
Over 20.0	350 people (1)(2)(3)

Notes:

1. Permitted as an accessory use; the primary use of the parcel must be agricultural (if located in the AR or AG zones).
2. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
3. All events are subject to the Sacramento County noise ordinance.

315-64. Development Standards for Large Wineries

Landowner shall comply with all the development standards of small wineries.

315-65. Allowed Uses for Large Wineries

- (1) Growing and harvesting grapes and other products suitable for wine processing and bottling of grapes and grape products produced on the premises.
- (2) Processing and bottling of grapes and grape product produced off the winery premises.
- (3) Sale of wine for consumption off premises whether grown or produced on premises or off.
- (4) Wine tasting involving serving wine to the public for the purpose of sampling the wine, subject to the following restrictions:
  - a. Use of outdoor amplified sound shall be regulated per the Sacramento County noise ordinance.
  - b. Sanitary facilities and potable water shall be provided pursuant to applicable codes.
- (5) Events
  - a. Events shall be allowed in the AG-20, AG-40, AG-80 and AG-160 zones subject to the winery's conditional use permit.
  - b. Events shall be allowed in the M-1 and M-2 zones pursuant to the chart below. Larger events may be allowed pursuant to the issuance of a use permit from the Zoning Administrator:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)

2.51- 5.0	100 people (1)(2)
5.01-10.0	200 people (1)(2)
10.01-20.0	300 people (1)(2)
Over 20.0	350 people (1)(2)

Notes:

1. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
2. All events are subject to the Sacramento County noise ordinance.

315-66. Parking Requirements for Wineries:

- (1) Wineries shall not be subject to the development standards for off-street parking outlined in the Zoning Code (Title III, Chapter 30).
- (2) The following ratios of off-street parking shall be required for all wineries:

Parking

Office area	4.5 spaces/ 1,000 square feet
Production and storage area	1 space/ 2,000 square feet (gross)
Tasting room facilities	1 space/300 square feet
Events	1 space for every 3 attendees

- (3) All access roads must meet the standards of the Fire Marshal. All parking areas must have an active dust control program.
- (4) Parking lot lighting as defined in the zoning code will be required if the tasting room is open to the public after sunset.

315-67. Signage for Wineries

Identification signs shall be allowed provided that:

- (1) There is no more than one (1) sign at each major entrance.
- (2) Signs are not over fifty (50) square feet in area.
- (3) Signs are limited to monument signs not exceeding six (6) feet above road grade, or signs attached flat against the main building, or signage applied to a conforming wall or fence (in such a case, area shall be computed by circumscribing the lettering and counting 100%).
- (4) Monument signs are set back at least sixteen (16) feet from the right-of-way of public streets unless a lesser setback is approved by the Planning Division.
- (5) Illumination of the sign, if any, shall be indirect.
- (6) Signs are stationary.

- (7) Signs exceeding the size and height limits are permitted subject to the issuance of a use permit by the Zoning Administrator.

315-68. Advisory for Other Permitting Requirements for Wineries

- (1) All waste, both solid and liquid, shall be managed in accordance with local, state, and federal rules, regulations, and ordinances pertaining to such waste.
- (2) Environment Management Department approval/permit for a water system is required unless documentation that the regulations are not applicable is provided.
- (3) Environmental Management Department approval/permit is required for events that involve food that is sold or given away to the public.
- (4) Approval from the Building Inspection Division and the Fire Marshal may be required prior to the use of existing building for events.
- (5) Mitigation Measure A: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Division of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Division of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

- (6) Mitigation Measure B: In order to mitigate impacts to potentially historic buildings (buildings 100 years old and older), perform one of the following:
  - i. Structures that have not been subject to a previous architectural evaluation and are at least 100 years or older and are subject to renovation shall have a historic architectural study performed by a qualified, professional architectural historian. A significance determination shall be prepared for review by the staff of the Community Planning and Development Department (CPDD). If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- ii. Property owners proposing to renovate an existing structure shall submit photographs of the structure to the Community Planning and Development Department (CPDD). CPDD staff shall determine whether a historical evaluation is warranted. If CPDD staff determines that an historic evaluation is warranted, the applicant shall have a historic architectural

study performed by a qualified, professional architectural historian for review by CPDD staff. If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- iii. Comply with Mitigation Measure C and forego the need to submit photographs or an historical architectural evaluation.

- (7) Mitigation Measure C: Structures deemed to be significant historical architectural resources shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

SECTION 7: TITLE III, Chapter 15, Article 8 (Development Standards for Farm Stay

Operations), is hereby added as follows:

Development Standards for Farm Stay Operations

315-75. Application

The provision of this article shall apply to farm stay operations as defined in Section 130-69.6.

315-76. Purpose

The purpose of this article is to facilitate the operation of Farm Stays in Sacramento County, in order to expand the understanding of the role of agriculture in the County, provide farmers with an opportunity to diversify income potential, and boost tourism to the County.

315-77. Development Standards for Farm Stay Operations

- (1) No more than five (5) guest rooms shall be allowed.
- (2) Accommodations for no more than fifteen (15) total guests shall be allowed.
- (3) Food shall be served only to registered guests, and the price of meals shall be included in the price of the overnight accommodations.
- (4) Lodging and meals shall be incidental and not the primary function of the agricultural home stay establishment.
- (5) Identification signs shall be allowed provided that:
  - a. There is no more than one (1) sign at each entrance.
  - b. The sign is not over fifty (50) square feet in area.
  - c. The sign is not more than six (6) feet above road grade.
  - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.

- e. Illumination of the sign, if any, is indirect.
  - f. The sign is stationary.
- (6) Farm Stay operations that do not meet the development standards shall be permitted subject to the issuance of a conditional use permit from the Planning Commission.

315-78. Parking Requirements for Farm Stay Operations

- (1) Farm stay operations shall not be subject to the development standards for off-street parking outlined in the Zoning Code (Title III, Chapter 30).
- (2) Farm stay operations shall provide one parking space per bedroom.
- (3) All access roads must meet the standards of the Fire Marshal. All parking areas must have an active dust control program.

315-79. Advisory For Other Permitting Requirements for Farm Stay Operations

- (1) Environmental Management Department approval/permit is required unless documentation that the regulations are not applicable is provided.
- (2) Building permits from the Building Inspection Division may be required.
- (3) Mitigation Measure A: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Division of Environmental Review and Assessment shall be immediately notified at (916) 874-7914. At that time, the Division of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.
- (4) Mitigation Measure B: In order to mitigate impacts to potentially historic buildings (buildings 100 years old and older), perform one of the following:
  - i. Structures that have not been subject to a previous architectural evaluation and are at least 100 years or older and are subject to renovation shall have a historic architectural study performed by a qualified, professional architectural historian. A significance determination shall be prepared for review by the staff of the Community Planning and Development Department (CPDD). If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- ii. Property owners proposing to renovate an existing structure shall submit photographs of the structure to the Community Planning and Development Department (CPDD). CPDD staff shall determine whether a historical evaluation is warranted. If CPDD staff determines that an historic evaluation is warranted, the applicant shall have a historic architectural study performed by a qualified, professional architectural historian for review by CPDD staff. If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- iii. Comply with Mitigation Measure C and forego the need to submit photographs or an historical architectural evaluation.

(5) Mitigation Measure C: Structures deemed to be significant historical architectural resources shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

**35.42.280 - Wineries**

- A. Purpose and applicability.** This Section provides regulations for the development and operation of wineries, where allowed by Article 35.2 (Zones and Allowable Land Uses). The intent is to promote the orderly development of wineries within the County and ensure their compatibility with surrounding land uses in order to protect the public health, safety, natural, and visual resources.
- B. Coastal Zone permit requirements and development criteria.**
1. Wineries, including processing, distribution, and sale of wine grapes and wine grape products grown off the premises that comply with all of the following criteria may be allowed subject to the approval of a Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).
    - a. The winery is located on premises used for vineyard purposes.
    - b. The winery is operated in connection with the processing of wine grapes grown on the premises.
    - c. Retail sales of wine grape products shall be limited to those grown on the premises.
- C. Inland area permit requirements and development criteria.**
1. Wineries that comply with all of the following criteria may be allowed subject to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits).
    - a. For every 1,000 cases of wine produced per year there shall be a minimum two acres of vineyard planted on the winery premises.
    - b. The production capacity of the winery shall not exceed 20,000 cases per year.
    - c. The winery premises shall not contain a tasting room.
    - d. Winery structural development located within the winery premises shall not exceed 20,000 square feet.
    - e. Winery special events occurring on the winery premises shall not exceed four per year and the attendance at each event shall not exceed 150 attendees. Otherwise, the winery shall not be open to the public and shall not offer tours and retail wine sales to the public.
  2. Wineries that comply with all of the following criteria may be allowed subject to a Development Plan approved by the Zoning Administrator in compliance with Section 35.82.080 (Development Plans).
    - a. For every 1,000 cases of wine produced there shall be a minimum one-acre of vineyard planted on the winery premises.

- b. The production capacity of the winery shall not exceed 50,000 cases per year.
  - c. The winery may include a tasting room. However, the floor area of the tasting room shall not exceed 400 square feet or 10 percent of the winery structural development area located on the winery premises, whichever is greater.
  - d. Winery structural development located within the winery premises shall not exceed 20,000 square feet.
  - e. Winery special events occurring on the winery premises shall not exceed eight per year and the attendance at each event shall not exceed 150 attendees.
3. Wineries that comply with all of the following development standards may be allowed subject to a Development Plan approved by the Commission in compliance with Section 35.82.080 (Development Plans). The production capacity of the winery is not limited and the winery may contain a tasting room.
- a. For every 1,000 cases of wine produced there shall be at a minimum one-half acre of vineyard planted on the winery premises.
  - b. Winery special events occurring on the winery premises shall not exceed 12 per year and the attendance at each event may not exceed 200 attendees.
    - (1) Winery special events in excess of 12 per year or where the attendance at one or more events exceeds 200 may be allowed in compliance with a Conditional Use Permit approved by the Commission in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).
    - (2) The number of special events allowed by a Conditional Use Permit shall not exceed 40 days per year.
4. The Department shall refer winery applications to the Subdivision/Development Review Committee and the Board of Architectural Review for review and recommendation to the review authority.

**D. Development standards for winery facilities located in the Inland area.** Wineries shall also comply with the following development standards, unless otherwise indicated. The standards contained in this Subsection shall supersede other regulations contained in this Development Code in the case of a conflict. However, other portions of the Santa Barbara County Code, as well as permitting requirements of other County Departments may contain standards and regulations that apply to winery development.

**1. In general:**

- a. The primary purpose of the winery shall be to process wine grapes grown on the winery premises or on other local agricultural lands located within Santa Barbara County and San Luis Obispo County. No more than 50 percent of the grapes processed over a five year period shall be imported from outside of Santa Barbara County and San Luis Obispo County.
- b. Retail sales of wine grape products shall be limited to those produced by the winery operator or bottled or grown on the winery premises.

**2. Setbacks:**

- a. Structures and outdoor use areas associated with a winery shall provide a minimum setback of 100 feet from adjacent lots. This setback shall be increased to 200 feet if the winery includes public tours, public wine tasting, retail sales, or special events.
- b. Structures and outdoor use areas associated with a winery shall provide a minimum setback of 200 feet from an existing residence located on an adjacent lot. The setback shall be increased to 400 feet if the winery includes public tours, public wine tasting, retail sales, or special events. A winery shall be considered to comply with these setback requirements, and shall not be considered nonconforming, if, after the approval for the winery is granted (either by an

- approved Development Plan or issued Land Use Permit), a residence is constructed on property that is either not owned by the owner of the property on which the winery is located or is not part of the winery premises, and the location of the residence is within the setback distances specified above.
- c. The setbacks may be reduced by the review authority provided any of the following findings are made. However, the setbacks shall not be reduced to below that which is normally required by the applicable zones or Article 35.2 (Zones and Allowable Land Uses).
    - (1) There is not a feasible way to meet the required setbacks without creating a significant environmental impact or impacting prime agricultural land (i.e., Soil Conservation Service Class I and II).
    - (2) The setback distances are not practical or feasible due to existing topographic conditions or onsite vegetation.
    - (3) The setback reduction is proposed for a legally constructed existing structure, and as indicated below.
      - (a) It can be clearly demonstrated that the structure was intended to be used for a legitimate agricultural or residential use, and
      - (b) The use of the structure as part of a winery operation shall not adversely affect neighboring properties.
    - (4) The setback reduction is proposed for a structure that is part of an existing nonconforming winery operation and proposed additions to the structure are located no closer to the closest property line than the existing structure is located.
  - d. The minimum setback distances required under Subsections 2.a. and 2.b. above do not apply if the adjoining property is under the same ownership as the lot that the winery is located on or is included within the winery premises.
3. **Access/street addressing:**
- a. Access to the winery premises and access ways within the winery premises, shall be designed to the satisfaction of the County Traffic Engineer and County Fire Department and shall comply with the applicable County private road and driveway standards and requirements. Ingress and egress shall be clearly marked and visible, and turning movements into the winery premises shall not create congestion or unnecessary slowing at access points. Structure address numbers shall be posted at the driveway/access road winery premises entrances and on winery structures in compliance with County Fire Department requirements.
  - b. Existing roads shall be utilized to the maximum extent feasible in order to minimize grading, site disturbance, and the loss of agricultural land.
4. **Design standards.** New structures associated with the winery including production facilities shall be subject to review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review). Exterior changes to existing structures associated with the winery shall be subject to review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review) unless the exterior changes are determined to be minor by the Director. In addition, the following design standards shall also apply.
- a. **Exterior.** The design, scale, and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using earth tones and non-reflective paints, siding, and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities.
  - b. **Screening.** The visibility of winery structures from public roads shall be minimized through

the use of landscaping and other screening devices to ensure that the character of the area is retained. Tanks not located within a structure shall be completely screened from public roads.

- c. **Height.** The height of a structure associated with a winery facility shall be limited to 35 feet. The height limit may be increased to 45 feet where a pitched roof of greater than four in 12 (rise to run) is proposed and at least 50 percent of the structure is limited to a height of 35 feet or less.
- d. **Lighting.** Exterior lighting fixtures shall be of a low intensity, low glare design and shall be shielded with full cutoff design and directed downward to ensure that neither the lamp nor the related reflector interior surface is visible from a location off of the winery premises in order to prevent spill over onto adjacent lots under separate ownership. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

#### 5. **Parking.**

- a. The number, size, location, and design of required parking spaces shall comply with the standards of Chapter 35.36 (Parking and Loading Standards) unless there is a conflict with the standards of this Section, in which case the standards of this Section shall apply.
- b. The visibility of parking areas associated with the winery from public roads shall be minimized through the use of landscaping and other devices.
- c. The number of parking spaces shall be permanently maintained on the winery premises. The review authority may modify the number of required spaces based on site-specific considerations. Oversize parking spaces to accommodate bus/limousine parking is only required for wineries that are open to the public.
- d. Parking shall not be allowed within an adjoining road right-of-way or trail easement.
- e. Parking areas shall be surfaced with a minimum of asphalt, concrete, brick, or other masonry paving units, chip seal, or crushed rock surface. Parking spaces on paved surfaces shall be marked with paint striping a minimum of two inches in width. Parking spaces on other types of surfaces shall be marked by the use of concrete wheel stop barriers, timber, or other durable material, that is securely installed and fastened to the parking surface. These standards shall not apply to temporary parking provided in open field areas for special events.
- f. Parking for special events, group events, or winemaker dinners may be provided in open field areas with a slope of 10 percent or less, free of combustible materials, at a ratio of 400 square feet per required space (including parking space and traffic aisles).

#### 6. **Waste disposal.**

- a. **Solid waste disposal.** A winery solid waste management plan shall be submitted for review and approval by the Public Health Department. The plan shall include a green waste reduction program that includes the disposal of stems, leaves, and skins of grapes by drying, spreading, and disking the waste into the soil on the winery premises or other agriculturally zoned property. Pomace may be used as fertilizer or as a soil amendment provided that the use or other disposal shall occur in compliance with applicable County standards.
- b. **Liquid waste disposal.** Liquid waste (process wastewater) from the winery operation shall be handled separately from domestic liquid waste and shall be in compliance with applicable Regional Water Quality Control Board and County of Santa Barbara discharge requirements.

#### 7. **Tasting rooms.**

- a. Tasting rooms shall be clearly incidental, accessory, and subordinate to the primary operation of the associated winery as a production facility.

- b. The location of the tasting room shall take into consideration site constraints, onsite access, visual concerns, grading and other environmental issues.
- c. The primary focus of the tasting room shall be the marketing and sale of the wine produced on the winery premises. Sales of souvenirs and clothing bearing the logo of the winery, as well as wine related items and other products that reflect or enhance the character or theme of the winery may also be offered for sale in the tasting room.
- d. If more than one winemaker shares production facilities or more than one winery is located on a winery premises, only one tasting room is allowed. More than one winemaker or winery facility may share a tasting room.

**8. Special events.**

- a. **Site area.** The minimum winery premises area on which a special event shall occur is 20 acres. However, this requirement may be reduced by the review authority upon a determination that the character of the area and the type of special event makes a 20 acre winery premises site area unnecessary.

- b. **Use limitations.**

- (1) Amplified music associated with special events shall not exceed 65 dBA at the exterior boundary of the winery premises. For wineries located in Inner-Rural Areas as designated on the Comprehensive Plan, a special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 8 p.m. and the amplified music shall cease by 7 p.m. For wineries located within Rural Areas as designated on the Comprehensive Plan, a special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 11 p.m., and the amplified music shall cease by 10 p.m. unless the Director determines that the sound at the property line shall not exceed 65 dBA.
- (2) The site of a special event shall be located a minimum of 1,000 feet from a residential one-family zone that has a minimum lot area requirement of one acre or less.
- (3) County Fire Department requirements shall be met.
- (4) Water supply and sanitation facilities shall be provided as required by the County Public Health Department.

- c. **Parking plan.** A parking plan shall be implemented for special events. The plan shall include:

- (1) The use of a parking coordinator who shall be present at all times during special events attended by 100 or more persons to manage and direct vehicular movement and parking.
- (2) The use of dust control measures to keep dust generation to a minimum and to minimize the amount of dust leaving the site.
- (3) Appropriate signage placed onsite directing visitors to and indicating the location of parking areas, including open field overflow areas. Signs shall be in place before the commencement of each special event.

- 9. **Hazardous Materials Business Plan.** A Hazardous Materials Business Plan shall be reviewed and approved, or waiver granted, by the County Fire Department or fire district with jurisdiction in the event that storage, handling, or the use of hazardous materials occurs on the winery premises.

- 10. **Noise.** Noise-generating construction activities associated with winery structural development occurring within 1,600 feet of a noise-sensitive land use as defined in the County Noise Element shall be limited to the hours between 8 a.m. and 5 p.m., Monday through Friday, and shall not occur on State holidays. Non-noise generating construction activities (e.g., painting without the use of a compressor) are not subject to these restrictions.

- E. Application requirements.** The Director shall establish and maintain a list of information that shall accompany every application for a winery facility. The information shall be in addition to the information required in Section 35.82.110 (Land Use Permits) and Section 35.82.080 (Development Plans), as appropriate, and shall include, but shall not be limited to:
1. The range of activities occurring onsite directly related to wine production (e.g., crushing, fermentation, barrel aging, bottling, bottle storage) accompanied by a site plan that provides a description of where the different winery processes will occur on the site.
  2. Production capacity, existing, and proposed.
  3. The type of cooperage used in fermentation.
  4. Origin of grapes used in the wine production (e.g., percent of grapes produced onsite, percent of grapes imported from off-site).
  5. The area (existing and proposed) of structures, parking, roads, and driveways, uncovered processing areas, vineyard, and other planted areas.
  6. A description of measures proposed to minimize the off-site effects of dust, odor, or noise generated by the proposed winery operation.
  7. Information regarding proposed public tours and wine tasting, retail wine sales, other retail sales including food service, and picnic areas available to the public.

The Director may excuse an applicant from having to provide one or more of the required submittals if it is determined that in the specific case the information is not necessary in order to process or make an informed decision on the submittal application.

**Winery.** The following terms are defined for the purposes of Section 35.42.280 (Wineries).

1. **Tasting Room.** A room or rooms, open to the general public, primarily used for the retail marketing of winery products. Merchandise offered for sale within the tasting room may also include souvenirs and clothing bearing the logo of the winery, as well as wine related items and other products that reflect or enhance the character or theme of the winery. A room or rooms where wine tasting occurs, where wine tasting is part of the normal business practice in the wholesale marketing of winery products and not open to the public is not considered a tasting room.
2. **Winery.** A bonded agricultural processing facility primarily used for the commercial processing of grapes or other fruit products to produce wine or similar spirits or the refermenting of still wine into sparkling wine. Processing consists of controlled fermentation combined with any of the following: crushing, blending, barrel aging, and bottling. Storage of case goods shall only occur in conjunction with processing. Retail sales and tasting of wine and retail sales of related promotional items may be allowed as part of the winery operation.
3. **Winery Premises.** A lot or group of contiguous lots that has an approved Development Plan, Conditional Use Permit, or Land Use Permit that allows for the development and operation of a winery. Lots shall be considered to be contiguous even if separated by roads, streets, utility easements, or railroad rights-of-way.
4. **Winery Special Event.** An event of less than one day and occurring on a winery premises attended by 80 or more people including concerts with or without amplified sound, such as weddings, and advertised events, fund raising events, winemaker dinners open to the general public, etc. Winery special events do not include wine industry-wide events (e.g., Vintner's Festival, Harvest Festival) including associated events held at individual wineries, the normal patronage of a tasting room, and private gatherings of the owner or employees where the general public does not attend.
5. **Winery Structural Development.** Anything constructed, erected, or placed with or without a foundation, the use of which requires location on the ground and is covered by a roof. The footprint area of uncovered storage tanks and wine caves is also included as winery structural development. Winery structural development is restricted to development associated with the winery operation and does not include residential development including employee housing, development that is solely accessory to vineyards, and other agricultural activities not directly associated with the winery.

CHAPTER 17: PLANNING AND ZONING

Wineries

17.56.330

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.

**"Event" means a gathering of more than 20 people for 1-12 hours where the purpose is for fundraising, profit or is political, public, social, or educational in nature. A gathering which consists of friends or family of an Event Center owner that is not for the purpose of fundraising, profit, or is political, public, or educational in nature and no donation or compensation of any kind is exchanged in relationship to the gathering, is not considered an event. This does not apply to drop-in "public tasting" at a winery.**

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

**"Boutique Winery" refers to a winery with annual production less than 2500 cases. Additionally, Boutique Wineries may be allowed public tasting in a structure that is less than 120 square feet and open on two sides. No events other than Temporary Outdoor Events are allowed at a Boutique Winery.**

"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 **in accordance with California State Law.**

"Small Winery" refers to a winery with annual production less than 20,000 cases **of 2,500 - 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.

**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
<b><u>Boutique Winery</u></b> <b><u>&lt; 2,500 Cases</u></b>	<b><u>CUP</u></b>	<b><u>MUP</u></b>	<b><u>C</u></b>					<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>
Winery Production <b><u>2,500 - &lt; 20,000 Cases</u></b>	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)	
<b><u>Boutique Winery &lt; 2,500 Cases</u></b>	<b><u>ARP</u></b>
Winery Production < <b><u>2,500</u></b> - 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)	
<b><u>Boutique Winery &lt; 2,500 Cases</u></b>	<b><u>C</u></b>
Winery Production < <b><u>2,500</u></b> - 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	

**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. Temporary overflow parking may be utilized in conjunction with Temporary Outdoor Events as described in Section 17.56.300(B)(1)(b).**

- ~~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.~~

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

### 3. Access Standards

- a. Access roads to a winery shall comply with County Code, structures shall meet State and local Fire Safe Standards as determined by the County and 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.

b. **Access – County-Maintained Roads**

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**

If a winery has public tasting and is accessed by a private road, the applicant shall provide an affirmative written statement of the legal right to access and use said road for the purposes requested in the application and as may be conditioned. Said statement shall be supported by written approval of two-thirds (2/3) of the property owners served by the private road. Both shall be included with the initial application submittal. Applicant shall include with said statement the proposal for road maintenance or provide evidence of an existing road maintenance agreement, Applicant shall be required to indemnify the County for any claims resulting from said road access, which requirement shall be included as a condition of approval of the permit. In addition, an encroachment permit may be required to address ingress, egress and sight-distance requirements for the private road connection to a County-Maintained Highway. ~~reasonable proof of access rights as determined by the Engineering and Surveying Department.~~

### 4. Hours of Operation

- a. All wineries shall be allowed to operate from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday with regard to its tasting room and events. If a winery is required to have a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit by this ordinance limits on hours of operation may be placed on those permits that are more restrictive, but in no case less restrictive, than the standards contained in this section.

### 5. Noise Regulations.

- a. All wineries shall be subject to Placer County Code Article 9.36 (Noise Ordinance). All Events shall be required to stop all noise-generating activities such as music, at 7:30pm or move such activities into an enclosed structure which will reduce the noise level to 20 decibels or less at the wineries exterior property lines. If a winery is required to have a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit by this ordinance limits on noise may be placed on those permits that are more restrictive, but in case less restrictive, than the standards contained in this section,

**6. Lighting.**

- a. **All lighting for wineries shall be consistent with the Rural Design Guidelines for Placer County and shall be Dark-Sky compliant as specified by the International Dark-Sky Association. If a winery is required to have a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit by this ordinance limits on lighting may be placed on those permits that are more restrictive, but in no case less restrictive, than the standards contained in this section.**

**7. Food Regulations.**

- a. **Wineries may have a commercial kitchen, but it shall only be used in conjunction with onsite events. Restaurants are not allowed as part of a winery . If a winery is required to have a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit by this ordinance limits on food regulations may be placed on those permits that are more restrictive, but in no case less restrictive, than the standards contained in this section.**

**8. Tasting Facilities**

- a. **The tasting facility is for the marketing and sale of the wine and grape products produced at the winery. Tasting shall be in accordance with the wineries Liquor License issued by the California Alcohol Beverage Control Agency. Incidental sales of wine-related merchandise and food shall be allowed subject to the requirements of California State Law. The tasting facility may be used for events as defined in this ordinance.**

**4-9. 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 10. 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.~~

~~b. Standards~~

- ~~i. Duration. No single promotional event shall exceed more than two consecutive days.~~
- ~~ii. 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.~~
- ~~iii. 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 September 23, 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 October 22, 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.~~

~~F. Special Notice Requirements. For all applications for a winery activity that is requested for property which is accessed by a private road and which requires the issuance of an Administrative Review Permit pursuant this section (17.56.330), in addition to any other notice required by Section 17.58.100(A), notice shall be provided to all property owners identified pursuant to Section 17.58.030(F). Failure of a property owner who shares access rights with an applicant to a private road to receive notice shall not invalidate the issuance of the permit.~~

~~G. Notice of Decision. A copy of any decision on an application for a winery activity that is requested for property which is accessed by a private road and which involves the issuance of an Administrative Review Permit pursuant to this section (17.56.330) shall be provided to all property owners identified pursuant to Section 17.58.030(F), in addition to any other person who may otherwise be entitled to notice of the decision. Failure of a property owner who shares access rights with an applicant to a private road to receive a copy of the decision shall not invalidate the issuance of the permit.~~

H. ~~Waiver of Appeal Fee.~~ Notwithstanding Subsection (C)(1) of Section 17.60.110, the requirement of the submission of an appeal fee shall be waived for a property owner who appeals the determination of the Zoning Administrator to approve an Administrative Review Permit and who owns property that shares access rights to a private road with the applicant who has received a permit. This waiver shall not apply to any appeal of a decision of the Planning Commission to the Board of Supervisors.