<u>List of Requirements for Wineries from County Departments</u>

EHS = Environmental Health Services

ESD = Engineering and Surveying Division

PLN = Planning Services Division

BLD = Building Services Division

FIRE = Cal Fire

DRC = Development Review Committee

***The following list of requirements is intended to give winery owners a basic idea of the requirements for various uses. This list is not intended to be all-inclusive, and other County and State/Federal requirements not listed may also apply.

A. Winery Only (no public access):

- 1. 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. (PLN)
- 2. At least one acre of planted vineyard on site is required, unless the Agricultural Commissioner makes a determination that a functional equivalent occurs. (PLN)
- 3. Access roads to winery structures shall meet State and local Fire Safe Standards as determined by the serving fire agency. (ESD/FIRE)
- 4. All structures and facilities shall be permitted and approved for the intended use. (BLD/FIRE)
- 5. Restroom facilities shall be provided, as required by the current adopted California Plumbing Code. (BLD/FIRE)
- 6. Access to County maintained roadway shall meet applicable sight distance standards and standard geometric paved encroachment based on roadway design speed. (ESD/DPW)
- 7. Fire Apparatus Access road defined: <u>Minimum</u> of 20' wide all weather surfaced road designed to support a 40,000 pound vehicle. (FIRE)
- 8. Fire Apparatus Access road shall provide a minimum of 13'6" vertical clearance. (FIRE)
- 9. The turning radius of a fire apparatus road shall be as approved. (FIRE)
- 10. Fire Apparatus Access roads shall be provided all buildings or facilities when any part of the exterior of the building is greater than 150' from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (FIRE)
- 11. Dead end fire apparatus access roads exceeding 150' shall be provided with an approved hammerhead or turnaround. (FIRE)
- 12. Emergency firefighting access throughout all buildings and gated areas shall be provided by the knox system. (FIRE)
- 13. Commercial facilities exceeding 1,500 square feet shall provide an approved Fire Alarm System. (FIRE)
- 14. Commercial facilities exceeding 3,600 square feet shall provide an approved Fire Sprinkler System. (FIRE)
- 15. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all facilities. (FIRE)
- 16. Fire extinguishers shall be provided as per NFPA 10. (FIRE)

B. Tasting Room:

- 1. A minimum of five on-site, permanent parking spaces shall be provided. One of the five shall be designated as a Disabled Accessible parking space, and shall include a 9' x 20' stall and an 8'x20' loading and unloading area on asphalt concrete or Portland cement concrete, meeting California Building Code requirements. An approved accessible path of travel shall be provided between the accessible parking space(s) and structures and facilities on the site. (PLN/BLD)
- 2. Provide adequate sewage disposal for the maximum number of patrons and employees per day. This would require connection to public sewer or onsite sewage disposal system under permit with Environmental Health Services. The restroom facility count shall be based on minimum occupancy requirements outlined by the current adopted California Plumbing Code. This calculation shall include all outside seating areas. (EHS/ BLD)
- 3. Bottled water needs to be provided to patrons for drinking water. (EHS)
- 4. Prepackaged foods such as crackers and chips can be utilized and will not require a food facility permit. If potentially hazardous foods and/or food preparation proposed (cheeses, bread, olives etc) then a food facility plan check and annual health permit is required. Minimum equipment requirements shall be in accordance with the California Retail Food Code. (EHS)
- 5. All structures shall be permitted and approved for the intended use. (BLD/FIRE)
- 6. Access roads to winery structures and associated areas shall meet State and local Fire Safe Standards as determined by the serving fire agency. (ESD/FIRE)
- 7. Pave all access driveways and private access road connections where they connect to a County maintained roadway per a Plate R-17 standard. Access to County maintained roadway shall meet applicable sight distance standards for encroachment based on roadway design speed.
 - a) Improvement Plans required for County maintained roadway design speed greater than 35 mph (Major component of Plate R-17).
 - b) Encroachment Permit required for County maintained roadway design speed equal to or less than 35 mph (Minor component of Plate R-17). With Encroachment Permit, a sketch of proposed encroachment improvements shall be provided to DPW for review and approval prior to the start of construction. (ESD/DPW)
- 8. If access is by private road, the applicant shall provide reasonable proof of access rights to the Engineering and Surveying Division. (ESD)
- 9. Private access road and access driveways shall meet minimum state and local fire safety standards; width shall be a minimum 20 foot paved surface plus 2 foot shoulders and designed to support a 40,000 pound vehicle, or as otherwise approved by the serving fire district.
- 10. Improvement Plans may be required for review and approval by ESD. (ESD/FIRE)

- 11. Any access gates shall be a minimum of 2 feet wider than the access road and any face of gate and/or entry keypad shall be set back a minimum of 30 feet from the edge of pavement of the roadway. (FIRE/ESD)
- 12. If applicable, a Grading Permit shall be obtained for any retaining walls exceeding 4 feet in total height, as measured from bottom of footing to the top of the wall and /or supporting a surcharge, cuts or fills exceeding 4 feet in depth, fill or excavation greater than 250 cubic yards, or soil disturbances exceeding 10,000 square feet on slopes 10% or greater, or as otherwise required by Placer County Code, Article 15.48, Placer County Grading, Erosion, and Sediment Control Ordinance. (ESD)
- 13. Appropriate water quality Best Management Practices (BMPs) for stormwater runoff and erosion control shall be installed and maintained as needed for the protection of local drainages and waterways. Improvement Plans may be required for review and approval by ESD. (ESD/DPW)
- 14. Parking spaces, ramps, walk ways and exit paths shall meet current California Building Code accessibility standards. (BLD)
- 15. Pay traffic fees for tasting room based on Placer County Traffic Fee Program. (DPW/ESD)
- 16. Kitchen hood extinguishing systems shall be provided for commercial kitchens. (FIRE / BLD)
- 17. Fire Apparatus Access road shall provide a minimum of 13'6" vertical clearance. (FIRE)
- 18. The turning radius of a fire apparatus road shall be as approved. (FIRE)
- 19. Fire Apparatus Access roads shall be provided all buildings or facilities when any part of the exterior of the building is greater than 150' from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (FIRE)
- 20. Dead end fire apparatus access roads exceeding 150' shall be provided with an approved hammerhead or turnaround. (FIRE)
- 21. Emergency firefighting access throughout all buildings and gated areas shall be provided by the knox system. (FIRE)
- 22. Commercial facilities exceeding 1,500 square feet shall provide an approved Fire Alarm System. (FIRE)
- 23. Commercial facilities exceeding 3,600 square feet shall provide an approved Fire Sprinkler System. (FIRE)
- 24. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all facilities. (FIRE)
- 25. Fire extinguishers shall be provided as per NFPA 10. (FIRE)

C. Promotional Wine-Related Events (Maximum 6 events per year):

- 1. Apply for and be approved for an Administrative Review Permit (ARP). (PLN)
- 2. Limited to 6 Promotional Events/Year. A "Promotional Event" 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", but does not include events such as weddings, private parties, etc. (PLN)
- 3. No single promotional event shall exceed more than two consecutive days. (PLN)

- 4. All parking shall be provided on site. (No "on street" parking allowed.) Proof of adequate parking for events must be reviewed and approved by the DRC. Accessible parking with code specified access aisle(s) shall be provided at a ratio of 1 to 25 on site parking spaces. (FIRE/DPW/ESD/PLN/BLD)
- 5. Temporary, overflow parking may be utilized, subject to approval by the Development Review Committee and the Zoning Administrator. (PLN)
- 6. All promotional events shall be subject to the Placer County Noise Ordinance. (PLN)
- 7. For wineries accessed by a shared, private road, notice of a pending ARP request shall be given to all property owners who share access rights with the applicant. If access is by private road, the applicant shall provide reasonable proof of access rights to the Engineering and Surveying Division. (PLN/ESD)
- 8. Provide adequate sewage disposal facilities required for a maximum of 6 events per year. Portable toilets are allowed if an adequate number of units, as outlined by the current California Plumbing Code and based on occupancy allowed by the use permit, are provided for the proposed number of patrons, hand washing stations are available and the portable toilets are removed from the site at the close of the event. (EHS/BLD)
- 9. Bottled water shall be provided to patrons for drinking. (EHS)
- 10. Adequate trash receptacles shall be made available to patrons and solid waste shall be taking to an approved solid waste facility at the close of the event. (EHS)
- 11. If food service is proposed for the event then a temporary outdoor event food facility permit needs to be obtained with Environmental Health Services for each event. All applicable sections of the California Retail Food Code shall apply. (EHS)
- 12. All structures shall be permitted and approved for the intended use. (BLD/FIRE)
- 13. Tents and canopies shall be approved by the local fire agency. (FIRE)
- 14. Access roads to winery structures and associated event areas shall meet State and local Fire Safe Standards as determined by the serving fire agency. (ESD/FIRE)
- 15. Pave all access driveways and private access road connections where they connect to a County maintained roadway per a Plate R-17 standard. Access to County maintained roadway shall meet applicable sight distance standards for encroachment based on roadway design speed.
 - a) Improvement Plans required for County maintained roadway design speed greater than 35 mph (Major component of Plate R-17).
 - b) Encroachment Permit required for County maintained roadway design speed equal to or less than 35 mph (Minor component of Plate R-17). With Encroachment Permit, a sketch of proposed encroachment improvements shall be provided to DPW for review and approval prior to the start of construction. (ESD)
- 16. Private access road and access driveways shall meet minimum state and local fire safety standards; width shall be a minimum 20 foot paved surface plus 2 foot shoulders, and designed to support a 40,000 pound vehicle, or as otherwise approved by the serving fire district.
- 17. Improvement Plans may be required for review and approval by ESD. (ESD/FIRE)
- 18. Any access gates shall be a minimum of 2 feet wider than the access road and any face of gate and/or entry keypad shall be set back a minimum of 30 feet from the edge of pavement of the roadway. (FIRE/ESD)

- 19. Circulation/access ways to be kept free and clear throughout events. (FIRE/ESD)
- 20. Traffic control measures shall be implemented during events to prevent "queuing" onto public rights-of-way. (DPW)
- 21. If applicable, a Grading Permit shall be obtained for any retaining walls exceeding 4 feet in total height, as measured from bottom of footing to the top of the wall and/or supporting a surcharge, cuts or fills exceeding 4 feet in depth, fill or excavation greater than 250 cubic yards, or soil disturbances exceeding 10,000 square feet on slopes 10% or greater, or as otherwise required by Placer County Code, Article 15.48, Placer County Grading, Erosion, and Sediment Control Ordinance. (ESD)
- 22. Appropriate water quality Best Management Practices (BMPs) for stormwater runoff and erosion control shall be installed and maintained as needed for the protection of local drainages and waterways. Improvement Plans may be required for review and approval by ESD. (ESD/DPW)
- 23. Parking spaces, ramps, and access ways shall meet California Building Code accessibility standards. (BLD)
- 24. Pay traffic fees for tasting room and events based on Placer County Traffic Fee Program. (DPW/ESD)
- 25. Fire Apparatus Access road shall provide a minimum of 13'6" vertical clearance. (FIRE)
- 26. The turning radius of a fire apparatus road shall be as approved. (FIRE)
- 27. Fire Apparatus Access roads shall be provided to all buildings or facilities when any part of the exterior of the building is greater than 150' from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (FIRE)
- 28. Dead end fire apparatus access roads exceeding 150' shall be provided with an approved hammerhead or turnaround. (FIRE)
- 29. Emergency firefighting access throughout all buildings and gated areas shall be provided by the knox system. (FIRE)
- 30. Commercial facilities exceeding 1,500 square feet shall provide an approved Fire Alarm System. (FIRE)
- 31. Commercial facilities exceeding 3,600 square feet shall provide an approved Fire Sprinkler System. (FIRE)
- 32. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all facilities. (FIRE)
- 33. Fire extinguishers shall be provided as per NFPA 10. (FIRE)

D. Non-Wine Related Events, More Than Two Per Year (Community Center/Event Center):

- 1. Apply for and be approved for a Minor Use Permit. (PLN)
- 2. Environmental Review shall be required for all Minor Use Permit applications. An Environmental Questionnaire shall be submitted. (PLN)
- 3. The initial hearing body for all MUP requests is the Planning Commission. (PLN)
- 4. All parking shall be provided on site. Proof of adequate parking for events must be reviewed and approved by the DRC. Accessible parking with code specified access aisle(s) shall be provided at a ratio of 1 to 25 on site parking spaces. (PLN/ESD/BLD)
- 5. All events shall be subject to the Placer County Noise Ordinance. (PLN)

- 6. Provide adequate sewage disposal for the maximum number of patrons and employees per day. This would require connection to public sewer or an onsite sewage disposal system under permit with Environmental Health Services. The restroom facility count shall be based on minimum occupancy requirements outlined by the current adopted California Plumbing Code. This calculation shall include all outside seating areas. (EHS/ BLD)
- 7. Potable water supply required, either domestic treated water service or water well. If utilizing a water well depending on the number of patrons and days of operation a public water well may be required. Special permits, construction features, water quality and quantity testing and an annual public water permit will apply if a public well is required. (EHS)
- 8. A commercial kitchen will be required for food service associated with the events. A complete food facility plan check and annual health permit will be required. Minimum requirements for a food facility shall apply in accordance with the California Retail Food Code. (EHS)
- 9. Solid waste collection service shall be provided by the franchised solid waste collector for weekly or more frequent solid waste collection service. (EHS)
- 10. All structures shall be permitted and approved for the intended use. (BLD/FIRE)
- 11. Tents and canopies shall be approved by the local fire agency. (FIRE)
- 12. Access roads to winery structures and associated event areas shall meet State and local Fire Safe Standards as determined by the serving fire agency. (ESD/FIRE)
- Frontage improvements are required for a community/event center if the project fronts on a County maintained road. Improvement Plans shall be required for review and approval by ESD. (ESD)
- 14. All required onsite parking and circulation areas shall be paved with asphalt concrete or Portland cement concrete. (ESD/PLN)
- 15. A drainage report may be required to analyze pre- and post-project conditions as well as detention requirements. Appropriate water quality Best Management Practices (BMPs) for stormwater runoff and erosion control shall be installed and maintained as needed for the protection of local drainages and waterways. Improvement Plans may be required for review and approval by ESD. (ESD/DPW)
- 16. The Improvement Plans shall show the details for any retaining walls exceeding 4 feet in total height, as measured from bottom of footing to the top of the wall and/or supporting a surcharge, cuts or fills exceeding 4 feet in depth, fill or excavation greater than 250 cubic yards, or soil disturbances exceeding 10,000 square feet on slopes 10% or greater, or as otherwise required by Placer County Code, Article 15.48, Placer County Grading, Erosion, and Sediment Control Ordinance. (ESD)
- 17. At least one van accessible space on asphalt concrete or Portland cement concrete including an 8 foot wide loading area, meeting current California Building Code requirements, is required and shall be designated as "Van Accessible." An approved accessible path of travel shall be provided between the accessible parking space(s) and structures and facilities on the site. (PLN/ESD)
- 18. Pave all access driveways and private access road connections where they connect to a County maintained roadway per a Plate R-17 standard. Access to County maintained roadway shall meet applicable sight distance standards for encroachment based on roadway design speed.
- 19. Improvement Plans shall be required for review and approval by ESD. (ESD/DPW)

- 20. If access is by private road, the applicant shall provide reasonable proof of access rights to the Engineering and Surveying Division. (ESD)
- 21. Private access road and access driveways shall meet minimum state and local fire safety standards; width shall be a minimum 20 foot paved surface with 2 foot shoulders and designed to support a 40,000 pound vehicle, or as otherwise approved by the serving fire district. (ESD/FIRE)
- 22. Any access gates shall be a minimum of 2 feet wider than the access road and any face of gate and/or entry keypad shall be set back a minimum of 30 feet from the edge of pavement of the roadway. (FIRE/ESD)
- 23. Parking spaces, ramps, walk ways and exit paths shall meet current California Building Code accessibility standards. (BLD)
- 24. Pay traffic fees for community/event center based on Placer County Traffic Fee Program. (DPW/ESD)
- 25. Fire Apparatus Access road shall provide a minimum of 13'6" vertical clearance. (FIRE)
- 26. The turning radius of a fire apparatus road shall be as approved. (FIRE)
- 27. Fire Apparatus Access roads shall be provided all buildings or facilities when any part of the exterior of the building is greater than 150' from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (FIRE)
- 28. Dead end fire apparatus access roads exceeding 150' shall be provided with an approved hammerhead or turnaround. (FIRE)
- 29. Emergency firefighting access throughout all buildings and gated areas shall be provided by the knox system. (FIRE)
- 30. Commercial facilities exceeding 1,500 square feet shall provide an approved Fire Alarm System. (FIRE)
- 31. Commercial facilities exceeding 3,600 square feet shall provide an approved Fire Sprinkler System. (FIRE)
- 32. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all facilities. (FIRE)
- 33. Fire extinguishers shall be provided as per NFPA 10. (FIRE)

E. Temporary Outdoor Events (Maximum of 2 events per year):

- 1. Apply for a receive approval for a Temporary Outdoor Event Permit (TOE). Two events per calendar year may be authorized. The events do not need to be wine-related. (PLN)
- All parking shall be provided on site. Proof of adequate parking for events must be reviewed and approved by the DRC. Accessible parking with code specified access aisle(s) shall be provided at a ratio of 1 to 25 on site parking spaces. (No "on street" parking allowed.) (FIRE/DPW/ESD/BLD)
- 3. Adequate sewage disposal facilities required for a maximum of 2 events per year. Portable toilets are allowed if an adequate number of units, as outlined by the current California Plumbing Code and based on occupancy allowed by the use permit, are provided for the proposed number of patrons, hand washing stations are available and the portable toilets are removed from the site at the close of the event. (EHS/BLD)

- 4. Bottled water shall be provided to patrons for drinking. (EHS)
- 5. Adequate trash receptacles shall be made available to patrons and solid waste shall be taking to an approved solid waste facility at the close of the event. (EHS)
- 6. If food service is proposed for the event then a temporary outdoor event food facility permit needs to be obtained with Environmental Health Services for each event. All applicable sections of the California Retail Food Code shall apply. (EHS)
- 7. All structures shall be permitted and approved for the intended use. (BLD/FIRE)
- 8. Tents and canopies shall be approved by the local fire agency (FIRE)
- 9. Access roads to winery structures and associated event areas shall meet State and local Fire Safe Standards as determined by the serving fire agency. (ESD/FIRE)
- 10. All outdoor temporary events shall meet minimum state and local fire safety standards to provide unobstructed vehicle access, minimum 20 foot paved surface plus 2 foot shoulders designed to support a 40,000-pound vehicle, from the event site to a County maintained road, unless otherwise approved by the serving fire agency and the Engineering and Surveying Division. (FIRE/ESD)
- 11. Access to County maintained roadway shall meet applicable sight distance standards and standard geometric paved encroachment based on roadway design speed, unless otherwise approved the ESD and DPW. (ESD/DPW)
- 12. Circulation/access ways to be kept free and clear throughout the event. (FIRE/ESD)
- 13. Traffic control measures shall be implemented to prevent "queuing" onto public rights-of-way. (DPW)
- 14. Appropriate water quality Best Management Practices (BMPs) for stormwater runoff and erosion control shall be installed and maintained as needed for the protection of local drainages and waterways. (ESD/DPW)
- 15. Fire Apparatus Access road shall provide a minimum of 13'6" vertical clearance. (FIRE)
- 16. The turning radius of a fire apparatus road shall be as approved. (FIRE)
- 17. Fire Apparatus Access roads shall be provided all buildings or facilities when any part of the exterior of the building is greater than 150' from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (FIRE)
- 18. Dead end fire apparatus access roads exceeding 150' shall be provided with an approved hammerhead or turnaround. (FIRE)
- 19. Emergency firefighting access throughout all buildings and gated areas shall be provided by the knox system. (FIRE)
- 20. Commercial facilities exceeding 1,500 square feet shall provide an approved Fire Alarm System. (FIRE)
- 21. Commercial facilities exceeding 3,600 square feet shall provide an approved Fire Sprinkler System. (FIRE)
- 22. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all facilities. (FIRE)
- 23. Fire extinguishers shall be provided as per NFPA 10. (FIRE)