

17.56.330 Wineries and Farm Breweries.

A. Purpose. The purpose of this section is to provide for the orderly development of wineries and farm breweries within agricultural zoning districts and certain commercial, industrial and residential zoning districts, and 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 viability of agricultural lands.

B. Definitions.

“Accessory Use - Restaurant” is food preparation and service that is related and clearly subordinate to the primary use on a property as a winery or farm brewery.

“Administrative review permit” See Zoning Ordinance Section 17.58.100.

“Agricultural Promotional Event” is directly related to the education and marketing of wine and craft beer to consumers including but not limited to winemaker/brewmaster dinners, pick-up parties, release parties, and membership club parties. An Agricultural Promotional Event accommodates 50 people or less at one time (excluding staff). If greater than 50 people are in attendance at one time, those events shall be regulated in the same manner as a Special Event. See Table 3.

“Conditional use permit” See Zoning Ordinance Section 17.58.130.

“Farm Brewery” means a facility for the manufacturing and packaging of beer that produces less than 1,500 barrels of product per year and grows hops onsite and agricultural products necessary for making the beverage. A farm brewery is bonded through the Alcohol, Tobacco Tax and Trade Bureau and has a current California Alcohol Beverage Control (ABC) License Type 23 Small Beer Manufacturer License.

“Large winery” refers to a winery with annual production of twenty thousand (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 and beer sampling by the general public.

“Small winery” refers to a winery with annual production less than twenty thousand (20,000) cases.

“Special Event” is an event of greater than 50 people at one time (excluding staff) where the agricultural-related component is subordinate to the primary purpose of the event. Included in this definition are events such as private parties, fundraisers, concerts, social or educational gatherings where outside alcohol may be allowed, and events where the property owner is compensated in exchange for the use of the site and facility (referred to as a *facility rental*). Special Events do not include industry-wide events, the normal patronage of a tasting room, and private gatherings of the owner where the general public does not attend.

“Tasting Room” is accessory to a winery or farm brewery, typically located on the premises of a winery or farm brewery’s production facilities, at which guests may

sample the winery or brewery's products. A tasting room is only allowed in Residential, Agriculture and Resource zone districts if production takes place on-site. (See also "stand alone tasting room.")

"Stand-alone tasting room" is a tasting room without on-site production, allowed only in Commercial and Industrial zone districts. See section C below.

"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~~ Events 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 twelve (12) standard wine bottles (750 milliliters each).

"Winery" means an agricultural processing bonded winery facility comprising the building or buildings used to convert fruit juices 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.~~ A winery is bonded through the Alcohol, Tobacco Tax and Trade Bureau and has a current California Alcohol Beverage Control (ABC) License Type 02 Winegrowers License.

C. Permit Requirements for Wineries and Farm Breweries. The permit requirements for wineries these facilities and accessory uses are set forth below.

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

Table 1: Permit Requirements

	<u>Commercial</u>						<u>Industrial</u>				<u>Residential</u>		<u>Agriculture and Resource</u>		
	<u>CPD</u>	<u>C2</u>	<u>C3</u>	<u>HS</u>	<u>C1</u>	<u>RES</u>	<u>AP</u>	<u>BP</u>	<u>IN</u>	<u>INP</u>	<u>RA</u>	<u>RE</u>	<u>AE</u>	<u>E</u>	<u>FOR</u>
<u>Small Winery Production 0-20,000 cases</u>	<u>CUP</u>	<u>MUP</u>	<u>C</u>			<u>ARP</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP^[1]</u>	<u>MUP^[1]</u>	<u>C^[1]</u>	<u>C^[1]</u>	<u>C^[1]</u>
<u>Large Winery Production 20,000+ cases</u>			<u>MUP</u>					<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP^[2]</u>	<u>MUP^[2]</u>	<u>MUP^[2]</u>	<u>MUP^[2]</u>	<u>MUP^[2]</u>
<u>Farm Brewery Production 0-1,500 barrels</u>											<u>MUP^[1]</u>	<u>MUP^[1]</u>	<u>C^[1]</u>	<u>C^[1]</u>	<u>C^[1]</u>
<u>Wholesale and Retail Sales of Wine, Grape or Beer Products On-Site</u>	<u>CUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP^[1]</u>	<u>MUP^[1]</u>	<u>C^[1]</u>	<u>C^[1]</u>	<u>C^[1]</u>

<u>Accessory Use - Restaurant</u>											<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Tasting Room and Retail Sales of Wine- or Beer - Related Merchandise</u>	<u>CUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section D.3.b.</u>				

[1] 4.6 acre minimum required.

[2] Ten acre minimum required.

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. Winery and Farm Brewery Uses. The primary purpose of the winery or farm brewery shall be to process wine grapes and hops. All accessory uses shall be clearly related and subordinate to the primary operation as a bonded winery or small beer manufacturing facility. The following provisions apply to all wineries and farm breweries, accessory structures, and accessory uses:

1. Minimum Agricultural Requirement.

a. In the Residential, Resource and Agricultural zone districts where wineries and farm breweries are allowed, at least two acres on-site of planted vineyard, hop yard, or other agriculture related to beverage production is required. Planting densities should be consistent with what is found in the Sierra Nevada Foothills and shall be properly maintained as a requirement of the facility's continued operation, as determined by the Agricultural Commissioner. A determination by the Agricultural Commissioner may be appealed to the Agricultural Commission whose decision shall be final. This section shall not apply to wineries and farm breweries approved prior to [insert adoption date].

2. Production Facilities.

a. Minimum Parcel Size. Minimum parcel sizes for the production of wine and beer are set forth in Table 1 above (see footnotes). Minimum agricultural requirements must still be met. No on-site tasting or public access shall be allowed either directly or by appointment unless permitted as a Tasting Room.

3. Tasting Room.

a. Wine and Beer Sales. The tasting room is primarily for the marketing and sale of the agricultural products produced at the facility. Wine products shall be limited to those produced, vinted, cellared or bottled by the operator at the premises. Wine products sold at the facility may also be grown on the premises and custom crushed at another facility for the operator. Beer sales shall be limited to those manufactured and packaged at the facility. Incidental sales of wine and beer-related merchandise and food shall be allowed subject to the requirements of California State Law.

b. Minimum Parcel Size. The minimum parcel size for establishment of a tasting facility in the Farm, Forest, and Agricultural Exclusive, Residential Agricultural, and Residential Forest zone districts are set forth in Table 2 below. Note: Large Winery production has a 10 acre minimum per Section C., Table 1.

Table 2: Permit Requirements for Wine and Beer Tasting Facilities in Residential and Agricultural Resource Zone Districts

	<u>Residential</u>		<u>Agriculture and Resource</u>		
<u>Parcel Size (Acres)</u>	<u>RA</u>	<u>RF</u>	<u>AE</u>	<u>E</u>	<u>FOR</u>

<u>4.6 to less than 10</u>	<u>CUP</u>	<u>CUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>
<u>10+</u>	<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>KEY TO PERMIT REQUIREMENTS</u>	
<u>Zoning Clearance required (Section 17.06.050)</u>	<u>C</u>
<u>Minor Use Permit required (Section 17.06.050)</u>	<u>MUP</u>
<u>Conditional Use Permit required (Section 17.06.050)</u>	<u>CUP</u>

(i). A Minor Use Permit may be waived if a minimum of ten contiguous acres is under the same ownership and deed restricted to preclude their separate sale, and if the structures related to the use meet the standards for the base zone district.

- 4. Agricultural Promotional and Special Events.** Agricultural Promotional and Special Events shall only be allowed as an accessory use to a tasting room at a production facility where grapes, hops, or agricultural products necessary for making the beverage are grown on-site.
- a. **Agricultural Promotional Events.** Tasting rooms may include agricultural promotional events sponsored by a winery or farm brewery, intended for the promotion and sale of the facility’s product, as defined in Subsection B. above. Agricultural promotional events are not limited in number.
 - b. **Special Events.** Special Events, as defined in Subsection B. above, are allowed subject to the following table.

Table 3: Maximum Special Events Allowed Per Year^[1]

<u>Parcel Size (Acres)</u>	<u>Max Attendees at one time (excluding staff)</u>	<u>Max Special Events/Year</u>	<u>Use Permit Requirement</u>
<u>4.6 to less than 10 (small)</u>	<u>As determined by use permit</u>	<u>6</u>	<u>MUP^[2]</u>
<u>10 to less than 20 (medium)</u>	<u>100</u>	<u>6</u>	<u>C</u>
<u>20+ (large)</u>	<u>200</u>	<u>12</u>	<u>C</u>

[1] Agricultural Promotional Events with attendance greater than 50 at one time are limited per this Table.

[2] A Minor Use Permit is required for a winery or farm brewery for parcels 4.6-9.9 acres in size in Zone Districts where allowed by the Land Use and Permit Table (Section 17.06.050). This use permit will consider conditions for events as limited by this table.

- c. Temporary Outdoor Event. Special Events, industry-wide events, or other functions where the number of attendees will exceed the allowances in Table 3 above may be allowed as required by Section 17.56.300 B. (Temporary Uses and Events).

E. **Development and Operational Standards.** The following development and operational standards shall apply to all wineries and farm breweries, and expansions of existing lawfully operating facilities. If a winery or farm brewery is required to have a Use Permit by this ordinance, those standards will be applied in accordance with the conditions placed on those entitlements. These standards will be applied with flexibility to encourage activities for the protection and preservation of agriculture, ~~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.~~

2.1. **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.~~

Table 4: Minimum Parking Requirements

<u>Use Type</u>	<u>Parking Required</u>
Areas for use by or for patrons, including tasting rooms, reception areas, <u>and outdoor seating</u>	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^[1]

One space per 2.5
persons

[1] Event size is limited to the number of available on-site parking spaces as required by the parking standards below.

- a. A site plan shall show permanent parking locations for the use types described in Table 4 above.
- b. On-site parking space sizes and drive aisles shall be designed in accordance with Section 17.54.070 Design and Improvement of Parking.
- c. On-site parking may be an aggregate base all weather surface that can support a 75,000 pound vehicle.
- d. Parking shall not be proposed on existing agriculturally productive land.
- e. Temporary overflow parking may be utilized in conjunction with Special Events as described in 17.56.330(D)(4) and Temporary Outdoor Events as described in Section 17.56.300(B) (1) (b). Temporary overflow parking shall be accommodated on-site and shall meet fire district requirements, and shall only take place in designated areas per site plan approved by the County.

~~3.~~ **2. 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. 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 is accessed by a private road, the applicant shall provide reasonable proof of access rights as determined by the engineering and surveying division.~~

a. County-Maintained Roads

- (i) A paved commercial standard encroachment shall be required to address County Land Development Manual ingress, egress, and sight-distance engineering design standards and serving Fire District requirements.

b. Non-County Maintained Roads

- (i) An encroachment permit shall be required to address County Land Development Manual ingress, egress, and sight-distance engineering design standards and serving Fire District requirements where the non-County maintained road connects to

a County maintained road, and if the applicable standards are not already met.

- (ii) If a winery or farm brewery has public tasting and is accessed by a private road, the applicant shall provide proof of access rights as determined by the County and an affirmative written statement of the legal right to access and use said road for the purposes of the requested facility. The owner must also obtain written approval of the governing board of the applicable road maintenance association or homeowners association. If no governing body or association exists, written approval from a majority of the individuals who have access rights to the road shall be required. The owner shall include with said statement the proposal for road maintenance or provide evidence of an existing road maintenance agreement. The owner shall be required to indemnify the County for any claims resulting from said road access.
- (iii) The facility must obtain written approval of the governing board of the applicable road maintenance association or homeowners association. If none exists, written approval from a majority of the individuals who have access rights to the road shall be required.

- c. Driveway shall have a minimum access width of 20 feet to the facility structure, provide adequate turnaround, and be either paved or surfaced with an approved alternative all-weather material, or as required by the serving Fire District. Access roads to a winery or farm brewery shall comply with County Code, State and local Fire Safe Standards as determined by the County and the serving Fire District.
- d. A Design Exception Request prepared by a Professional Civil Engineer registered in the State of California may be submitted and reviewed by the ESD and DPWF on a case-by-case basis for modification to the County standards, dependent upon justification for a deviation to the standard(s), a review of alternatives, and meeting minimum safety requirements.

3. Hours of Operation.

- a. All facilities shall be allowed to conduct normal tasting hours from 10am-6pm. Events shall be allowed from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday. If a winery or farm brewery is required to have a Minor Use Permit or Conditional Use Permit by this ordinance or has an existing permit and is lawfully operating, limits on hours of operation will be in accordance with the conditions placed on those entitlements, or all standards

4. Noise Regulations.

- a. All winery and farm brewery facilities shall be subject to Placer County Code Article 9.36 (Noise Ordinance), unless a more restrictive standard is specified in a community plan.

5. Lighting.

- a. All lighting for wineries and farm breweries 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.

6. Food Regulations.

- a. Service and/or preparation of food in an existing or new tasting room shall be subject to prior approval and applicable permitting by Environmental Health. If food is prepared on-site, wineries shall have a commercial kitchen. The kitchen shall comply with all conditions for a commercial kitchen as specified by the Environmental Health Division. If a winery or farm brewery is required to have a Minor Use Permit or Conditional Use Permit by this ordinance or has an existing permit and is lawfully operating, food regulations will be in accordance with those entitlements.

Depending on site conditions and resources, options for food service may include a self-contained mobile food facility (food truck); food prepared by a caterer at their approved facility and then plated at facility; a food booth operated by the facility at a temporary outdoor event; a market to sell pre-packaged foods from approved sources; and food preparation and service as defined under an Accessory Use -Restaurant.

- ~~3. Potable Water. If the winery is served by well water and there are more than twenty-five (25) people on-site in a sixty (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.~~

7. Potable Water.

- a. A public well and small public water system annual permit shall be required if the facility serves more than 24 people, 60 days or more per year, as required by California Code of Regulations Title 17 and Title 22 of the California Safe Drinking Water Act. The public well shall be required for tasting facilities that allow unlimited Agricultural Promotional Events with 50 persons and fewer. For any tasting facility with occupancy of 25 or more, or if food is prepared at the facility, the standard shall automatically apply.

Alternatively, an approved domestic well can be used under the following conditions:

- i. Environmental Health has documentation that the well has a 20 foot annular seal installed under permit (Department of Water Resources Drilling Report).
- ii. Environmental Health conducts a sanitary inspection and the water is tested to demonstrate potability.
- iii. The facility owner certifies that the well will not serve more than 24 people, 60-days or more per year with Minor Use Permit approval.

Note: Residential (Class I) wells cannot be converted into a public well (Class II) due to State construction standards.

~~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.~~

8. Waste Disposal.

- a. Septic Systems.** If a winery or farm brewery has buildings with plumbing, the buildings must be served by an individual septic system sized and designed for the intended use. Occupancy and use of the building determines the size of the septic system. Food preparation and dishwashing may increase the septic system size and require a grease interceptor.
- b. 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 on-site in accordance with the Report of Waste Discharge approved for each individual winery by the Regional Water Quality Control Board.
- c. Winery/Farm Brewery wastewater** is prohibited from being discharged to the septic system. A Waste Discharge Permit or Waiver of Waste Discharge issued by the Regional Water Quality Control Board is required prior to building permit issuance.
- d. 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 events.

~~6. Tasting Facilities. 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. F. Continuing Applicability of **Minor Use Permits and Existing Legal Operations**.~~ To the extent a minor use permit or administrative review 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~~[adoption date 2019], 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~~[adoption date 2019], 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.~~

~~For those legal uses established under the provisions of the Zoning Ordinance in effect prior to [adoption date 2019], uses limited to production and tasting shall be allowed in accordance with current developments standards as determined by the County. At such time any proposed new or additional use is proposed, the project would be reviewed under the provisions of the current ordinance.~~

~~F. G. Special Notice Requirements.~~ For all applications for a winery or farm brewery activity that is requested for property which is accessed by a private road and which requires the issuance of ~~an administrative review a use~~ permit pursuant to this section, 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. H. Notice of Decision.~~ A copy of any decision on an application for a winery or farm brewery activity that is requested for property which is accessed by a private road and which involves the issuance of ~~an administrative review a use~~ permit pursuant to this section 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.L. 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~~ a use 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. (Ord. 5688-B § 9, 2012; Ord. 5526-B § 19, 2008)

CHAPTER 17: PLANNING AND ZONING

Definitions

17.04.030

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

1. Alcohol fuel production;
2. Alfalfa cubing;
3. Corn shelling;
4. Cotton ginning;
5. Custom grist mills;
6. Custom milling of flour, feed and grain;
7. Dairies (but not feedlots, see instead “Animal sales yards, feedlots, stockyards”);
8. Drying of corn, rice, hay, fruits and vegetables;
9. Grain cleaning and custom grinding;
10. Hay baling and cubing;
11. Pre-cooling and packaging of fresh or farm-dried fruits and vegetables;
12. Sorting, grading and packing of fruits and vegetables;
13. Taxidermy;
14. Tree nut hulling and shelling;
15. Wineries, [farm breweries](#), and associated uses. See definition for “[Wineries and Farm Breweries](#)” and Section 17.56.330 for specific use requirements [applicable to wineries](#) and associated uses.

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

[For Accessory Use – Restaurants for Wineries and Farm Breweries, see Section 17.56.330 \(Wineries and Farm Breweries\).](#)

“Roadside stands for agricultural products” (land use) means structures for the retail sale of agricultural products (except hay, grain and feed sales-included under “Farm equipment and supplies”), located on the site or in the area of the property where the products being sold were grown, including products whose primary ingredients were grown on site and were later

modified (e.g., apple cider, cherry pies, fruit preserves, wine made from grapes grown on-site even if the wine is not ~~located~~ produced on site, etc.). Does not include field sales or agricultural products, which is included under “Crop production.” [For wine tasting, see Section 17.56.330 \(Wineries and Farm Breweries\).](#)