

**COUNTY OF PLACER**  
Community Development Resource Agency

**PLANNING**

**MEMORANDUM**

**DATE:** September 23, 2008

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, AICP  
Director of Planning

**SUBJECT:** Proposed Amendment to Placer County Code for the Creation of a  
Winery Ordinance – (ZTA 20050609)

**ACTION REQUESTED**

The Board is being asked to adopt an Ordinance amending Placer County Code for the creation of a Winery Ordinance.

**BACKGROUND**

At the August 26, 2008 Board of Supervisors hearing, the Board took action and closed the public hearing, adopted the Negative Declaration (including the Supplemental Report) and approved the Winery Ordinance with direction to staff to amend the Ordinance to add the following special requirements outlined below:

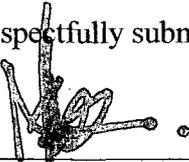
1. Add special noticing requirements for all applications for a winery activity that is requested for property which is accessed by a private road and which requires the issuance of an administrative review permit.
2. Provide special notification of a decision on an application for a winery activity that is requested for property which is accessed by a private road and which involves the issuance of an administrative review permit pursuant.
3. Provide for a waiver of the appeal fee 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.
4. Add a provision that requires all applications for a winery activity that requires the issuance of an administrative review permit for a property which is accessed by a private road, to provide the names and mailing addresses of all property owners who have access rights to or share use of the private road.

The Winery Ordinance with the proposed amendments (Section 17.56.330 F., G., H. and Section 20 F.) are included as part of Attachment A to this staff report.

**RECOMMENDATION**

Staff recommends that the Board of Supervisors adopt the Winery Ordinance as set forth in Attachment A. As part of the Board's action adopting this Ordinance, staff will file another Notice of Determination on the Negative Declaration.

Respectfully submitted,



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MICHAEL J. JOHNSON, AICP  
Director of Planning

**ATTACHMENTS**

Attachment A - Winery Ordinance

- cc: Richard Eiri - Engineering and Surveying Division  
Sharon Boswell - Engineering and Surveying Division  
Leslie Lindbo - Environmental Health Services  
Christine Turner - Agricultural Commissioner  
Bob Martino - Chief Building Official  
Bob Eicholtz - Emergency Services  
Scott Finley - County Counsel  
Holly Heinzen - Assistant County Executive Officer  
John Marin - CDRA Director  
Michael Johnson - Planning Director  
Board of Supervisors  
All MAC's  
Subject/chrono files

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

In the matter of:

Ordinance No.: \_\_\_\_\_

An Ordinance amending Sections 17.04.030,  
17.06.050, 17.08.010, 17.10.010, 17.12.010,  
17.16.010, 17.20.010, 17.22.010, 17.24.010,  
17.26.010, 17.30.010, 17.34.010, 17.38.010,  
17.40.010, 17.42.010, 17.44.010, 17.46.010,  
17.54.070 and 17.58.030 of, and adding Section  
17.56.330 to, the Placer County Code related to  
wineries and associated uses

First Reading: August 26, 2008

The following Ordinance was duly passed by the Board of Supervisors of the County of  
Placer at a regular meeting held September 23, 2008, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Jim Holmes, Chairman  
Board of Supervisors

Attest:  
Clerk of said Board

\_\_\_\_\_  
Ann Holman

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

1. Chapter 17 of the Placer County Code, the Placer County Zoning Ordinance, is hereby amended as shown on Attachment A, attached hereto and incorporated herein by reference.

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ORDINANCE NO. \_\_\_\_\_

2. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

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CHAPTER 17: PLANNING AND ZONING

**SECTION 1:** Section 17.04.030 shall be amended to read as follows:

**17.04.030 Definitions of land uses, specialized terms and phrases**

\* \* \* \* \*

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

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

\* \* \* \* \*

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

\* \* \* \* \*

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

**ATTACHMENT A**

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CHAPTER 17: PLANNING AND ZONING

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

\* \* \* \* \*

**SECTION 2:** Section 17.06.050 shall be amended to read as follows:

Allowable Uses and Permit Requirements

ZONE DISTRICTS

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

## CHAPTER 17: PLANNING AND ZONING

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
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
Permit requirements set by Article 17.56	15'
Use not allowed	

\* \* \* \* \*

**SECTION 3:** Section 17.08.010 shall be amended to read as follows:

**17.08.010      Agricultural Exclusive (AE)**

\* \* \* \* \*

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

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Temporary events	MUP	17.56.300
<b>Residential Uses</b>		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Secondary dwellings	C	17.56.200

\* \* \* \* \*

**SECTION 4:** Section 17.10.010 shall be amended to read as follows:

**17.10.010 Farm (F)**

\* \* \* \* \*

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

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<b>Recreation, Education and Public Assembly Uses</b>		
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Schools - college and university	CUP	
Schools - elementary	MUP	

\* \* \* \* \*

**SECTION 5:** Section 17.12:010 shall be amended to read as follows:

**17.12.010 Forestry (FOR)**

\* \* \* \* \*

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

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

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**SECTION 6:** Section 17.16.010 shall be amended to read as follows:

**Section 17.16.010 Timberland Production (TPZ)**

\* \* \* \* \*

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<b>Agricultural, Resource and Open Space Uses</b>		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant production nurseries	See Section 17.56.165	
<b>Winery</b>	<b>See Section 17.56.330</b>	
<b>Manufacturing and Processing Uses</b>		
Lumber and wood products	CUP	

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

\* \* \* \* \*

**SECTION 7:** Section 17.20.010 shall be amended to read as follows:

**17.20.010 Commercial Planned Development (CPD)**

\* \* \* \* \*

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

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

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**SECTION 8:** Section 17.22.010 shall be amended to read as follows:

**17.22.010 General Commercial (C2)**

\* \* \* \* \*

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

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

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**SECTION 9:** Section 17.24.010 shall be amended to read as follows:

**17.24.010 Heavy Commercial (C3)**

\* \* \* \* \*

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

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**SECTION 10:** Section 17.26.010 shall be amended to read as follows:

**17.26.010 Highway Service (HS)**

\* \* \* \* \*

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

\* \* \* \* \*

**Section 11:** Section 17.30.010 shall be amended to read as follows:

**17.30.010 Neighborhood Commercial (C1)**

\* \* \* \* \*

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

CHAPTER 17: PLANNING AND ZONING

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

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**SECTION 12:** Section 17.34.010 shall be amended to read as follows:

**17.34.010 Resort (RES)**

\* \* \* \* \*

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

CHAPTER 17: PLANNING AND ZONING

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

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**SECTION 13:** Section 17.38.010 shall be amended to read as follows:

**17.38.010 Business Park (BP)**

\* \* \* \* \*

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

\* \* \* \* \*

**SECTION 14:** Section 17.40.010 shall be amended to read as follows:

**17.40.010 Industrial (IN)**

\* \* \* \* \*

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

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**SECTION 15:** Section 17.42.010 shall be amended to read as follows:

**17.42.010 Industrial Park (INP)**

\* \* \* \* \*

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

\* \* \* \* \*

**SECTION 16:** Section 17.44.010 shall be amended to read as follows:

**17.44.010 Residential-Agricultural (RA)**

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\* \* \* \* \*

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

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

\* \* \* \* \*

**SECTION 17:** Section 17.46.010 shall be amended to read as follows:

**17.46.010 Residential-Forest (RF)**

\* \* \* \* \*

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

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

\* \* \* \* \*

**SECTION 18:** Section 17.54.070 shall be amended to read as follows:

**17.54.070 Design and Improvement of Parking**

\* \* \* \* \*

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

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

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2. Agriculture and Open Space. Agricultural and open space uses that require 25 or fewer parking spaces shall provide all weather surfacing (e.g., aggregate base, chip seal, asphalt, concrete) and capable of supporting a forty thousand (40,000) pound vehicle load. Within the Tahoe Basin, any more restrictive standards established by the Tahoe Regional Planning Agency shall apply. (Advisory comment: the Tahoe Regional Planning Agency (TRPA) may impose special driveway construction requirements. Applicants should contact TRPA directly to determine if such requirements apply.)
23. Other Commercial, Industrial, Recreational, Institutional, Multi-Family Residential and Other Non-Single-Family Uses. For all uses other than those specified in subsections (1) and (2) above, Ssurfacing shall be a minimum of asphaltic concrete or portland cement concrete.

\* \* \* \* \*

**SECTION 19:** Section 17.56.330 shall be added to Chapter 17 and shall read as follows:

Section 17.56.330 - Wineries

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

B. Definitions

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

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

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

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

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

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

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

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

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

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“Winery” means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery, 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
<u>Winery Production &lt;20,000 Cases</u>	CUP	MUP	C					C	C	C
<u>Winery Production &gt;20,000 Cases</u>			MUP					MUP	MUP	MUP
<u>Wholesale and Retail Sales of Wine and Grape Products</u>	CUP	C	C	C	C	C	MUP	C	C	C
<u>Wine Tasting and Retail Sales of Wine-related Merchandise</u>	CUP	C	C	C	C	C	MUP	C	C	C
<u>Promotional Events Up to 6/year</u>	CUP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP	ARP

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

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

<u>KEY TO PERMIT REQUIREMENTS</u>	
<u>Zoning Clearance required (Section 17.06.050)</u>	C

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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. Small Wineries – If public tasting is proposed, a minimum of five permanent parking spaces shall be provided.
- B. Large Wineries - The minimum number of required parking spaces as indicated below shall be provided.

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

3. Access Standards

- A. Access roads to winery structures shall meet State and local Fire Safe Standards as determined by the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level

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of use, site constraints, turnout opportunities, road length, slope, and other site-specific issues.

### B. Access – County-Maintained Roads

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

### C. Access – Non-County Maintained Roads.

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

## 4. Potable Water

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

## 5. Waste Disposal.

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

## 6. Tasting Facilities

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

## 7. Promotional Events.

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

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### B. Standards.

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

E. Continuing Applicability of Minor Use Permits. To the extent a Minor Use Permit was approved for uses on a parcel or parcels as required under the provisions of this Zoning Ordinance in effect as of 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 to 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.

**SECTION 20:** Subsection F shall be added to Section 17.58.030 and shall read as follows:

F. For all applications for a winery activity that requires the issuance of an administrative review permit pursuant to Section 17.56.330 for a property which is accessed by a private road, the applicant is required to provide the names and mailing addresses of all property owners who have access rights to or share use of the private road. The applicant shall exercise all reasonable efforts to identify and use due diligence to ascertain the names

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and addresses of all such property owners and shall include a summary of all such efforts with the list of names and addresses as part of the application.

