



## ZONING TEXT AMENDMENT

Placer County's 2018 Winery and Farm Brewery Ordinance proposes to update the original Winery Ordinance adopted in 2008. The proposed ordinance addresses agricultural promotional events and sets parameters for their allowance without the need for a use permit. Additionally, it proposes other modifications in order to clarify several development standards with regard to safety and access.

## CURRENT STATUS OF PROJECT

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Winery and Farm Brewery Ordinance in accordance with the California Environmental Quality Act (CEQA) Section 15082. A Notice of Preparation was posted on October 18, 2017 for 30 days and written comments were received on the scope and content of the EIR. Staff is currently working with a team of consultants to prepare a Draft Environmental Impact Report, available for review and comment in Spring 2019.

## KEY PROVISIONS OF ORDINANCE

- Two acres of agriculture required on-site
- Redefine the term *Events*
- Define the term *Farm Brewery*

## DEFINITIONS CONT.

fundraisers, social or educational gatherings where outside alcohol is 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*).

- Increase the minimum parcel size from 4.6 to 10 acres to allow a winery or farm brewery with a tasting facility by-right
- Create a table outlining special event allowances and maximum capacity of guests
- Clarify hours of operation
- Update standards for potable water and waste disposal
- Update standards for access
- Add wineries as an allowable land-use with an Administrative Review Permit in the Resort zone district
- Add **Accessory Restaurant** as an allowable land use subject to a Conditional Use Permit

## DEFINITIONS

An **Agricultural Promotional Event** is related to the education and marketing of wine and craft beer to consumers, including but not limited to winemaker/brewmaster dinners, release parties, membership club parties, and private parties where the only alcohol served is produced by the winery/farm brewery. An Agricultural Promotional Event accommodates 50 people or less at one time. The ordinance includes limited occurrences when greater than 50 people are in attendance at one time, and those shall be regulated in the same manner as a Special Event.

**Examples:** Winemaker dinner for 50 people, quarterly pick-up party for 40 people at one time, birthday party for 35 people

A **Special Event** is an event of greater than 50 people at one time where the agricultural-related component is subordinate to the primary purpose of the event. This definition also includes events such as private parties,

Examples: Fundraiser for 150 people, dinner for 75 people, wedding for 100 people

Table 1: Maximum Special Events Allowed Per Year<sup>[1]</sup>

Parcel Size (Acres)	Max Attendees (excluding staff)	Max Special Events/Year	Use Permit Requirement
4.6-9.9	50	6	MUP <sup>[2]</sup>
10-20	100	6	C
20+	200	12	C

[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 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.

An **Accessory Restaurant** is a restaurant use related and subordinate to the primary use on a property with viable crop production *and* wine or farm beer production. The use may only be allowed subject to a Conditional Use Permit.

### ESTABLISHED USES

- A nonconforming or “grandfathered” use is a legally established use that does not conform to the standards of the current zoning ordinance.
- Expansion of a previously established, legal use must comply with the current ordinance or expansion shall not be allowed.
- Event allowances in the proposed ordinance constitute expansion, therefore current standards would apply e.g. access should meet public safety standards, waste disposal and provision of water shall meet public health standards, and building shall meet building code.

### TIMELINE

- Draft Environmental Impact Report public comment period, spring 2019
  - MAC updates summer 2019
  - Planning Commission/Board of Supervisors, fall/winter 2019
-