

Section 4. Publication:

Within fifteen (15) days after adoption, the Clerk of the Board of Supervisors shall cause this Ordinance to be published once in a newspaper of general circulation, published and circulated in the County.

Section 5. Severability:

If any provision of this ordinance is declared to be void by final determination of a court of competent jurisdiction, the Board of Supervisors finds that said voided part is severable, and that the Board of Supervisors would have adopted the remainder of this ordinance without the severed and voided part, and that the remainder of this ordinance shall remain in full force and effect.

Section 6. Effective Date:

This ordinance shall become effective upon adoption and expire on January 23, 2002. (Ord. 4576, 3-6-2001)

17.14.190 Ranch marketing.

- A. Purpose. The purpose of this section is to provide for the development of ranch marketing activities to encourage the economic development of the agricultural and tourism industries while regulating such uses to protect the public health, safety and welfare and the enjoyment of property by adjacent land owners.
- B. Ranch marketing activities permitted. The following ranch marketing activities shall be permitted as set forth below in SA-10, Select Agricultural, PA, Planned Agricultural, AE, Exclusive Agricultural on individual parcels that contain ten (10) acres or more and have a minimum of five (5) acres of permanent agricultural crop in production or ten (10) acres of annual crop in production that are properly maintained and cared for to produce a commercial crop, and provided they are held concurrently with the sale of on-site produced agricultural products. Ranch marketing shall be permitted in AP zone districts by special use permit. Should the proper maintenance and care of the required minimum agricultural crop acreage cease, as determined by the El Dorado County Agricultural Commissioner, the right to operate any of the following accessory uses becomes void:
1. Permitted by right:
 - a. Picnic areas for daylight use;
 - b. The display and sale of handicrafts and agricultural promotional items produced on-site or off-site, provided that the primary product sold is an agricultural product produced by the owner of the subject parcel. Sales shall be subject to available parking as set forth in subsection 17.14.180(C). All vendors shall have a current El Dorado County business license. Vendors may use the site for overnight RV camping during the time that said vendor occupies a sales booth or stall, subject to applicable health and safety standards as may be required by state and County regulations;
 - c. Gift display and sales area, not including handicrafts, not to exceed a total of 500 square feet of interior floor space, for the retail sale of agricultural related promotional items, gift items, and/or pre-packaged goods. The gift display and sales area shall be operated concurrently with the sale of agricultural products and/or byproducts produced on site. Sales shall be subject to available parking as set forth in subsection 17.36.260(E). All vendors shall have a current County business license. Non-handicraft items, such as agricultural related promotional items, gift items, and/or pre-

- packaged goods, may continue to be sold under this subsection for a period of up to one (1) year following the implementation of this ordinance and must be terminated thereafter unless allowed pursuant to this ordinance.
- d. Bake shop operated concurrently with the sale of on-site produced agricultural products and agricultural byproducts. Food items, where the principle ingredient of the food are not grown on the premises, may be made and/or sold for one (1) year following the implementation of this ordinance, except as otherwise provided for in this ordinance;
 - e. Prepared food stand operated concurrently with the sale of on-site produced agricultural products and byproducts;
 - f. Special events for commercial purposes not to exceed 125 persons with the number of events not exceeding the following limits:
 - i. Parcels less than 20 acres in size - 6 per year;
 - ii. Parcels 20 acres or more in size - 12 per year;
 - iii. All Special events shall be subject to available parking as set forth in subsection 17.14.180(C).
 - g. Marketing promotional events promoting the agricultural operation on the parcel on which the event is held, subject to available parking as set forth in subsection 17.36.260(E). (For the purpose of this section, a marketing promotional event is defined as events sponsored by the property owner, an association of agricultural property owners, or similar non-profit organizations formed to assist the agricultural industry in the area, to promote the sale of agricultural products and byproducts and which is intended to benefit the agricultural use of the site and/or the agricultural region. No single event shall exceed three (3) consecutive days);
 - h. The sale of alcoholic beverages made from agricultural products produced on-site. This section shall not prohibit the sale of alcoholic beverages processed off site, provided that the alcoholic beverage includes only agricultural products grown on site;
 - i. Agricultural-related museums;
 - j. Agricultural Homestays, as defined under Section 113870(a)(2) of the California Health and Safety Code, on parcels containing ten (10) acres or larger, with no limitation on the time of operation;
 - k. Parcels containing ten (10) acres or larger may have one additional unlighted sign, located on-site, advertising authorized activities. The sign's display area shall not exceed sixteen (16) square feet on either sign face, with a total not greater than thirty-two (32) square feet for a double-faced sign.
2. The following uses shall be permitted subject of site plan review approval by the Planning Director, following the recommendation of the Agricultural Commission, on individual parcels that contain ten (10) acres or more and have a minimum of five (5) acres of permanent agricultural crop in production or ten (10) acres of annual crop in production that are properly maintained and cared for to produce a commercial crop. Should the proper maintenance and care of the required minimum agricultural crop acreage cease, as determined by the El Dorado County Agricultural Commissioner, the right to operate any of the following accessory uses becomes void:
 - a. Gift display and sales area, not including handicrafts, in excess of 500 square feet, but less than 1,000 square feet of interior floor space, for the retail sale

- of agricultural related promotional items, gift items, and/or pre-packaged goods. The gift display and sales area shall be operated concurrently with the sale of agricultural products and/or byproducts produced on site. Sales shall be subject to available parking as set forth in subsection 17.36.260(E). All vendors shall have a current County business license. Sale of agricultural related promotional items, gift items, and/or pre-packaged goods, other than handicraft items, may be sold for up to one (1) year following the implementation of this ordinance without restriction to floor space and must be terminated thereafter unless allowed pursuant to this ordinance.
- b. Special events for commercial purposes over 125 persons but 250 or fewer persons, subject to available parking as set forth in subsection 17.14.180(C) below, with the number of events not exceeding the following limits:
 - i. Parcels less than 20 acres in size - 6 per year;
 - ii. Parcels 20 acres or more in size - 12 per year;
 - iii. All Special events, weddings, and similar functions shall be subject to the development standards set forth in subsection C.
 - c. The site plan review approval may set forth limitations on the capacity of the accessory uses.
 - d. Agricultural Homestays, as defined under Section 113870(a)(2) of the California Health and Safety Code, on parcels containing ten (10) acres or less, may be permitted subject to site plan review approval by the Planning Director, following the recommendation of the Agricultural Commission, provided the parcel has a minimum of five (5) acres of permanent agricultural crop in production that are properly maintained and cared for to produce a commercial crop, with no limitation on the time of operation.
3. Permitted by special use permit:
- a. The packing, processing and/or sale of agricultural products and byproducts produced off-site and any accessory structures on parcels containing less than ten (10) acres;
 - b. Use of special attractions for commercial purposes such as, but not limited to, music festivals, concerts, carnivals, or other nonagricultural activities subject to available parking as set forth in subsection 17.36.260(E);
 - c. Signs in excess of that permitted by right, including flags, banners, balloons and other temporary signs;
 - d. Bed and Breakfasts and other lodging facilities, other than Agricultural Homestays;
 - e. Dining facility (not including a prepared food stand);
 - f. RV or overnight camping site for commercial purposes;
 - g. Commercial recreational uses and facilities to be operated concurrently with the sales season of on-site produced agricultural products and byproducts;
 - h. Those uses provided by right that are not otherwise allowed on parcels of less than ten (10) acres may be authorized by special use permit;
 - i. Special events for commercial purposes in excess of 250 persons for the sale of gift items and/or pre-packaged goods;

- j. Gift display and sales area, not including handicrafts, in excess of 1,000 square feet of interior floor space, for the retail sale of agricultural related promotional items, gift items, and/or pre-packaged goods. The gift display and sales area shall be operated concurrently with the sale of agricultural products and/or byproducts produced on-site. All vendors shall have a current El Dorado County business license. Sale of agricultural related promotional items, gift items, and/or pre-packaged goods, other than handicraft items, may be sold for up to one (1) year following the implementation of this ordinance without restriction to floor space and must be terminated thereafter unless allowed pursuant to this ordinance.
 - k. All ranch marketing uses in the AP, Agricultural Preserve zone.
- C. Development Standards: The following standards shall apply to all ranch marketing activities set forth above:
- 1. Parking
 - a. Permanent parking spaces, may be of dirt or gravel surface, shall be provided for all sales, gift, handicraft and food service areas pursuant to the provisions of Chapter 17.18, Parking;
 - b. Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt or gravel surface, provided that the parking area is fire safe;
 - c. On-street parking shall not be permitted.
 - 2. Access.
 - a. The access to the ranch marketing facility shall be connected directly to a public road, except as provided below.
 - b. Where a proposed ranch marketing facility is located on a private road and is within general plan designated Agricultural District boundaries, access shall be subject to the review and approval by the Planning Director under site plan review, following a recommendation by the Agricultural Commission.
 - c. Where a proposed ranch marketing facility is located on a private road and is outside general plan designated agricultural district boundaries, a special use permit shall be required.
 - 3. Proposed ranch marketing facilities that do not meet the standards set forth above may be considered by special use permit pursuant to Chapter 17.22. (Ord. 4636 §4, 2003; Ord. 4573 (part), 2001)

17.14.200 Wineries.

- A. Purpose. The purpose of the winery ordinance is to:
- 1. Provide for the orderly development of wineries and accessory uses within specified agricultural zones and specified residential zones to ensure compatibility with adjacent land uses (General Plan Policy 2.2.5.21.)
 - 2. To encourage the economic development of the local agricultural industry by allowing for the direct sales and marketing of value added products (General Plan Policy 10.1.5.4.)
 - 3. To implement General Plan policies that encourages development of agricultural-related uses while protecting the agricultural character and long-term agricultural

production of agricultural lands. (General Plan Policies: 8.2.2.1, 8.2.4.2., 8.2.4.3, 8.2.4.4, and 8.2.4.5)

B. Wineries and Accessory Uses. Those uses identified as “by right” are subject to compliance with all applicable provisions of the Zoning Ordinance. Uses may also require grading permits, building permits, or other permits as required by the County Code. Those uses identified as permitted by Conditional Use Permit (CUP) require an Administrative Permit (17.22.350), Minor Use Permit (17.22.400) or a Special Use Permit (17.22.500) as determined by the Director of Development Services (Director).

1. Use Classifications. The winery and accessory uses are grouped into the following classes and are further defined in Section C, Winery Uses:

- Class 1: Winery (C.1)
 - Tasting facilities (C.2.a)
 - Wholesale and retail sales of wine (C.2.b)
 - Retail sales of merchandise and art (C.9)
 - Public Tours
 - Picnic Areas (C.8)
 - Marketing Events (C.2.c)
- Class 2: Special Events limited to the provisions of C.3.
- Class 3: Agricultural related museum (C.7)
 - Commercial kitchen facilities (on premises functions only) (C.6)
- Class 4: Commercial kitchen use for catering off-premises functions (C.10)
 - Distilleries (C.5)
 - Dining facility (C.4)
- Class 5: Special Events that exceed the provisions of C.3.a and C.3.b.

2. Uses Allowed. Wineries and accessory uses shall be allowed as set forth below (acreages are gross acreages of individual lots):

- a. AE, PA, and SA Zones (20 acres or more) (Both within and outside of an Ag District): Lots Zoned AE, PA, and SA; that are 20 acres or more; with a minimum of five acres commercial vineyard; the following uses are allowed:
 - By right: Class 1, Class 2, and Class 3.
 - By CUP: Class 4 and Class 5.
- b. AE, PA, and SA Zones (10 acre minimum) within Ag District: Lots Zoned AE, PA, and SA; that are a minimum of 10 acres, but less than 20 acres; with a minimum of five acres commercial vineyard; and are located within a General Plan Agricultural District; the following uses are allowed:
 - By right: Class 1 and Class 2.
 - By CUP: Class 3, Class 4, and Class 5
- c. AE, PA, and SA Zones (10 acre minimum) not in Ag District: Lots Zoned AE, PA, and SA, that are a minimum of 10 acres, but less than 20 acres; with a minimum of five acres of commercial vineyard; and are not located within a General Plan Agricultural District; the following uses are allowed:
 - By right: none
 - By CUP: Class 1, Class 2, Class 3, and Class 4
- d. AP zones: In AP Zones that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; the following uses are allowed:
 - By right: none
 - By CUP: Class 1, Class 2, Class 3, and Class 4

- e. RA Zone within Ag District. Lots Zoned RA; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are located within a General Plan Agricultural District; the following uses are allowed:
By right: Class 1
By CUP: Class 2, Class 3, and Class 4
 - f. RA Zone, not in Ag District. Lots zoned RA; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are not located within a General Plan Agricultural District; the following uses are allowed:
By right: none
By CUP: Class 1, Class 2, and Class 3
 - g. RE Zone, within an Ag District. Lots zoned RE; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are located within a General Plan Agricultural District; the following uses are allowed:
By right: Class 1
By CUP: Class 2, Class 3, and Class 4
 - h. RE Zone, not in Ag District. Lots zoned RE; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are not located within a General Plan Agricultural District; the following uses are allowed:
By right: none
By CUP: Class 1, Class 2, and Class 3
3. Table of Uses Allowed. Table B.3 Uses Allowed represents the same use provisions of B.2, except presented in a table format for ease of use and quick reference. Where there are discrepancies between Section B.2 and Table B.3, the text of Section B.2 shall prevail.

TABLE B.3

Class	Use	AE, PA & SA Zoning 20+ Acres (B.2.a) (See Note 2)	AE, PA & SA Zoning 10 - 19.9 Acres Within GP Ag District (B.2.b)	AE, PA & SA Zoning 10-19.9 Acres Not In GP Ag District (B.2.c)	RE & RA Zoning 10+ Acres Within GP Ag District (B.2.e & g)	RE & RA Zoning 10+ Acres Not In GP Ag District (B.2.r & h)	AP Zoning 10+ Acres (B.2.d)
1	New Winery	By Right	By Right	CUP	By Right	CUP	CUP
1	Tasting Facilities	By Right	By Right	CUP	By Right	CUP	CUP
1	Retail Sale of Wine	By Right	By Right	CUP	By Right	CUP	
1	Retail Sale of art/merchandise	By Right	By Right	CUP	By Right	CUP	CUP
1	Public Tours	By Right	By Right	CUP	By Right	CUP	CUP
1	Picnic Areas	By	By	CUP	By Right	CUP	CUP

		Right	Right				
2	Special Events: 50 to 250 PAOT* 48 Event days/year including: 12 facility rentals on less than 20 acres or 24 facility rentals for 20 acres or more	By Right	By Right	CUP	CUP	CUP	CUP
3	Ag related museums	By Right	CUP	CUP	CUP	CUP	CUP
3	Commercial kitchen for on-site use only	By Right	CUP	CUP	CUP	CUP	CUP
4	Commercial kitchen used for off-site purposes	CUP	CUP	CUP	CUP	Prohibited	CUP
4	Dining facilities	CUP	CUP	CUP	CUP	Prohibited	CUP
4	Distilleries	CUP	CUP	CUP	CUP	Prohibited	CUP
5	Special Events: With more than 250 PAOT; more than 48 event days/year; or more facility rentals then allowed	CUP	CUP	Prohibited	Prohibited	Prohibited	Prohibited

* Persons at one time

CUP = Conditional Use Permit

Note 1: By Right uses may require a CUP pursuant to Section D.1 and E.5 (Access Limitations and Access Standards) and Section D.2 (Land Use Compatibility Limitations)

Note 2: May require a CUP pursuant to Section D.2

C. Winery Uses: The following provisions shall apply to all wineries, accessory structures, and accessory uses:

1. General Winery Provisions. “Winery” means an agricultural processing facility producing wine from fruit or fruit juices through fermentation or the refermenting of still wine into sparkling wine that is bonded through the Alcohol, Tobacco Tax and Trade Bureau and has a current California Alcohol Beverage Control Type 2 Winegrower’s License.
 - a. The primary purpose of the winery shall be to process fruit grown on the winery lot or on other local agricultural lands. No more than 50 percent of the fruit processed shall be imported from outside El Dorado County.
 - b. Wineries include those areas of a winery where grapes are crushed, fermented or pressed, where bulk wine is stored in tanks or barrels, or where

winery operations such as racking, filtering, blending, or bottling of wines are carried out, and on-site case goods storage.

2. Tasting Facilities.
 - a. Subordinate to Winery. Tasting facilities shall be clearly related, and subordinate to the primary operation of the bonded winery as a production facility. The primary focus of the tasting facilities shall be the marketing and sale of the wine and grape or fruit products produced, vinted, cellared or bottled at the winery. Snack foods that are consumed during wine tasting are allowed.
 - b. Wine Sales. 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 lot, or custom crushed at another facility for the winery operator, subject to the provisions of an ABC Type 2 Winegrower's license. (The ABC Type 2 Winegrower's license requires that at least 50 percent of the wine sold be produced by the winery).
 - c. Marketing. Tasting facilities include any marketing activities sponsored by a winery facility intended for the promotion and sale of the facility's products. Activities of a marketing event may include, but are not limited to, live music, catered food, food prepared on premises, winemaker dinners, releases, library wines, discounted sales, "bottle-your-own," and similar activities, including amplified outdoor music subject to the County noise ordinance but may not include concerts or events which include more than one facility, or events sponsored by or for the benefit of an organization other than the facility.
3. Special Events. "Special Events" are any events such as charitable events, promotional events, and facility rental events, that are not the tasting and marketing activities described in Subsection C.2.c.
 - a. Number Permitted. Special events are limited to a total of 48 days per calendar year. Special events that have less than 50 persons at one time shall not count against the total number of events allowed. "Facility rental events" are a type of Special Event where the property owner is compensated for the use of the site and facilities, such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. Facility rental events are part of the total Special Events permitted, but are further limited to the following:
Lots less than 20 acres in size: 12 facility rental days per calendar year
Lots 20 acres or more in size: 24 facility rental days per calendar year
 - b. Capacity Limitation. All Special Events are limited to 250 persons at one time.
4. Dining Facility. Dining facility means an establishment where food is prepared and served to the public in an established indoor seating area. (17.06.050.Q). The Dining Facility must be subordinate to the sale of wine. The Dining Facility does not include areas of a winery that are temporarily set up for wine maker dinners.
5. Distilleries. "Distillery" means a production facility for purposes of distilling wine to produce high proof or similar distilled spirits which is bonded through Alcohol, Tobacco Tax and Trade Bureau and has a current California Alcohol Beverage Control License. Distilleries are only permitted in conjunction with a winery on the same lot with a CUP. Allowed activities include, but are not limited to, blending,

aging, storage, bottling, administrative functions, warehousing operations, wholesale sales, retail sales, and tasting facilities.

6. Commercial Kitchen. Food preparation facilities and sale of prepackaged food items must comply with the California Health and Safety Code and be permitted by Environmental Management. Commercial kitchens that are permitted shall be accessory to the winery, tasting room, and any other authorized accessory uses.
7. Museum. Agricultural related museums shall be accessory to a winery and tasting room and shall primarily display items from California's agricultural history.
8. Picnic Areas. Picnic areas shall be subordinate to the winery and tasting room.
9. Retail Sales. Retail sales of merchandise, art, prepackaged food items properly labeled in accordance with the California Health and Safety Code shall only be allowed within the tasting facilities and shall not be under any circumstances located in a separate structure. Sales of non-wine merchandise shall be subordinate to the wine sales.
10. Catering. Use of an on-site, authorized commercial kitchen for catering off-site events may be allowed only by CUP and only when the catering use is found to be subordinate to the winery's wine sales on an annual basis.

D. Special Provisions

1. Access Limitations. Uses listed in Subsection B.2 identified as "by right" must meet the access provisions of Subsection E.5 or a CUP is required.
2. Land Use Compatibility Limitations. Proposed winery facilities that are not located within an Agricultural District shown on the adopted General Plan Land Use Map and have property lines adjoining a lot with a non-compatible land use designation shall require approval of a CUP. For purposes of this section, non-compatible land use designations shall be Multifamily Residential (MFR), High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential (LDR). The compatibility determination will be made prior to issuance of a building permit for a winery building. Subsequent expansion of the facility buildings or uses will require additional compatibility determinations.
3. IBC Limitations. Wineries and accessory structures in the Important Biological Corridor (IBC) land use designation shall adhere to these additional restrictions, unless mitigated through the CEQA process and a Conditional Use Permit.
 - a. Minimum lot size for winery and accessory structures is 20 acres.
 - b. A maximum of 2.5 acres of the lot may be used for winery and accessory uses.
 - c. Structures shall be setback 200 feet for perennial streams and 100 feet for intermittent streams as shown on the USGS quad maps.
4. Other Zones. All other agricultural and residential zones not listed in this section are not allowed to have wineries or tasting rooms as a primary use or accessory use (either by right or by CUP). It is specifically prohibited to pursue a winery or tasting room as a "home occupation." In the Commercial and Industrial zones, wineries and accessory uses would be allowed in accordance with the specific zone's provisions for wineries and are exempt from this section's provisions, including but not limited to: minimum lot size, vineyard size, location on County maintained road, and adjacent land use designations.
5. Wineries with less than 5 acres of vineyard. Wineries without a minimum five acres of vineyard may only be permitted as a Micro-Winery in Section D.10, except that a

winery (C.1) production facility may be approved by conditional use permit if all of the following provisions are met:

- a. The lot is located within a General Plan Agricultural District;
 - b. The lot is zoned AE, PA, or SA;
 - c. The lot is a minimum of ten acres in size;
 - d. The lot shall have a minimum of one acre of vineyard or other fruit crop that is used to produce wine;
 - e. The facility is not open to the public;
 - f. The only accessory uses in this section allowed is a distillery (C.5); and
 - g. At least 75 percent of the fruit used by the facility shall be grown within El Dorado County
6. “Lot.” For purposes of the Winery Ordinance, the term “Lot” is used to describe an individual legal parcel. This does not include an administrative parcel used by the Assessor for tax purposes. Lots under the same ownership are not considered to be a single lot for purposes of the Winery Ordinance.
7. Not Additive with Ranch Marketing. The number of Special events may not be added to, or combined with, those allowed by right under Ranch Marketing Ordinance, Section 17.14.180 unless approved by a CUP.
8. Temporary Use Permit. Special events such as fundraisers, concerts, or other special functions where the number of attendees will exceed 250 persons at any given time and determined to be of an infrequent nature not normally conducted at the winery facility or grounds may be permitted by Temporary Use Permit in compliance with Chapter 17.23. Infrequent nature, as used herein, shall mean no greater than three events per calendar year and no more frequent than one event per calendar month.
9. Effect on Existing Special Events. All unpermitted special events in existence on the effective date of this section (February 3, 2009) shall be subject to the standards specified in this Subsection. Existing special events may be continued subject to an Administrative Use Permit only when the scope and frequency of the existing special events can be adequately documented in the application for the Administrative Use Permit. If an applicant wishes to expand the scope or frequency of the existing special events, a CUP will be required. The required Administrative Use Permit or CUP shall be requested from the County within one year of the effective date specified above. All existing uses shall be allowed to continue for one year from the application date of any of the above specified permits. If the required permit has not been requested within the time frames set forth in this section, the penalties of Chapter 17.12 (Enforcement) of this Title shall apply.
10. Micro-Winery. Micro-wineries shall be permitted by CUP in the SA, PA, AE, AP, RE, and RA zone districts. All micro-wineries are subject to all of the following provisions:
- a. Minimum Lot Size. All micro-wineries shall be located on a lot of five acres or more.
 - b. Vineyard Standards. All micro-wineries shall have a minimum of one acre planted wine grapes on the same lot. One acre shall mean a planting of wine grapes spanning an area of at least 43,560 square feet and consisting of a minimum of 440 grape vines. These wine grapes shall be properly maintained and cared for to produce a commercial crop. Should the proper maintenance and care of the required minimum wine grapes acreage cease, as

determined by the El Dorado County Agricultural Commissioner, the right to operate the micro-winery becomes void.

- c. Wine Sales. Wine sales shall be by internet, mail order, telephone, facsimile (and similar means), or off-site only. No on-site sales, tasting, or public access is allowed.
 - d. Limitation on Accessory Uses. No other accessory uses described in this Winery Ordinance is permissible on the site. In no circumstances is wine tasting allowed on-site. No CUP can be approved that permits wine tasting or wine tasting by appointment.
 - e. Compliance with Laws. All other local, State, and federal laws shall apply and compliance shall be verified prior to operation. At a minimum:
 - i. Fire Department shall review the facility for consistency with Fire Code Regulations.
 - ii. Waste Discharge permit or Waiver of Discharge Permit from Regional Water Quality Control Board.
 - iii. Winegrower license from Alcoholic Beverage Control.
 - iv. The facility must be bonded through the Alcohol, Tobacco Tax and Trade Bureau.
 - v. Building Permit (Building, Planning, Environmental Management).
 - vi. Verification of one acre vineyard, properly maintained (Agricultural Department).
 - f. Production Capacity. The capacity of the micro winery shall not exceed 250 cases (595 gallons) for each acre of wine grapes grown on the lot with a total capacity not to exceed 1,250 cases (2,972 gallons). Lots zoned PA and SA may exceed these amounts in compliance with the CUP conditions if:
 - i. The lot is within a General Plan Agricultural District, and
 - ii. The Agricultural Commission finds that the land is not capable of supporting five acres of vineyard and that potential on-site agricultural land is not being precluded from future agricultural production.
 - g. Signs. Micro-winery signs are limited to one on-site unlighted sign, six square feet in area, six feet in height, advertising the name of the winery and owner. The sign must also state “not open to the public.”
 - h. Micro-Winery Size. Maximum enclosed square footage (all floors) of the winery shall be 2,000 square feet.
- E. Development Standards: These standards are the minimum required for all wineries, accessory uses in Section C. Additional requirements may be added through the discretionary permitting process if applicable.
- 1. Commercial Vineyard. “Commercial Vineyard” means that a minimum of five acres of wine grapes are planted and are capable of producing a commercial crop. Five acres shall mean a planting of wine grapes spanning an area of at least 217,800 square feet and consisting of a minimum of 2,200 grape vines that are properly maintained to produce a commercial crop as determined and verified by the Agricultural Commissioner. Properly maintained as used in this section shall mean that the planted grapes are tended in a manner consistent with proper and accepted customs and standards of the agricultural industry including but not limited to the provision of irrigation, the control of pests and diseases, and the protection against deer depredation. Should the minimum acreage of wine grapes cease to be

maintained, as determined by the Agricultural Commissioner, the right to operate the winery and all accessory uses shall immediately cease until such time as the required five acres of wine grapes are re-established to the satisfaction of the Agricultural Commissioner. A determination by the Agricultural Commissioner may be appealed to the Agricultural Commission whose decision shall be final and not subject to further appeal.

2. Setbacks. The following setbacks apply to all wineries, tasting facilities, and outdoor use areas, excluding parking lots and picnic areas:
 - a. Within a General Plan Agricultural District a minimum of 50 feet from all property lines.
 - b. Outside a General Plan Agricultural District a minimum of 200 feet from all property lines.
 - c. The 200 foot setback in Subsection E.2.b may be reduced to no less than 50 feet by the Agricultural Commission approval of “Administrative Relief” based on forms and criteria established by the Agricultural Commission and subject to fees adopted by the Board of Supervisors.
3. Signs. The following signs are allowed for any winery that is allowed by right:
 - a. One unlighted on-site sign advertising authorized activities not to exceed 32 square feet on either sign face, with a total not to exceed 64 square feet for a double-faced sign.
 - b. In addition, one off-site sign of the same size may be approved by Administrative Permit, with the property owner’s permission and specific findings regarding: the proximity to the winery; zoning; and the need for the off-site sign due to the location of the access road.
 - c. Small off-site directional signs, not exceeding 6 square feet, may also be approved with the property owner’s permission through the Administrative Permit process with the submittal of a plan showing the location of each sign and the need for each of the directional signs. Additional signage may be permitted by CUP.
 - d. Industry association signs as approved by the Board of Supervisors, such as Farm Bureau, Farm Trails, Apple Hill, Fair Play Winery Association, and El Dorado Winery Association, shall be exempt from these provisions.
4. Parking. The following parking standards shall apply to wineries, tasting rooms, and accessory uses:
 - a. Permanent parking spaces shall be provided for wineries, tasting room, and retail sales areas in compliance with Chapter 17.18, Off-Street Parking and Loading.
 - b. Parking surfaces shall be surfaced with a Class 2 aggregate base or equivalent, with appropriate hard-surfacing for designated ADA compliant parking stalls.
 - c. Temporary parking for marketing activities and special events may utilize overflow parking areas that are not surfaced. Limitations on the number of guests may be based on availability of off-street parking. All temporary parking shall be accommodated on-site, shall meet Chapter 17.18 standards for temporary parking, and meet any Fire Department requirements.
5. Access Standards: The access to winery and tasting facilities open to the public shall connect directly to a County maintained road, except as provided below. Access via a non-County maintained road for purposes of this subsection includes access to a

winery that utilizes any portion of a non-County maintained road whether or not the road utilized is located on-site or off-site.

- a. In Ag District. A winery and tasting facility accessed by a non-County maintained road, if located within an Agricultural District, shall be subject to the review and approval of a Site Plan Review by the Development Services Director, following a recommendation by the Agricultural Commission.
 - b. Not in Ag District. A winery and tasting facility accessed by a non-County maintained road that is not located within an Agricultural District shall require a CUP.
 - c. Not Open to Public. A winery that is not open to the public and without on-site sales may be accessed by a non-County maintained road.
 - d. Road Maintenance. As a condition of approval for a Site Plan Review or CUP, the winery will be required to participate in any private road maintenance entity, annex into a road ZOB, or otherwise pay a fair share for road maintenance as determined by the approving authority.
 - e. Fire Safe/Code Standards. Access to a winery open to the public shall meet the minimum access requirements of the applicable fire protection district, including both on-site and off-site access roads. Exceptions to standards may be allowed by the Fire District and subject to appeals processes identified in the SRA Fire Safe Regulations.
 - f. “County Maintained Road” for this Subsection shall be a road that is listed by the Department of Transportation as being on the current County Maintained Mileage list. This list does not typically include County Service Area (CSA) or Zone of Benefit (ZOB) roads.
6. Size Limitation.
- a. The winery, accessory buildings and accessory uses shall not occupy more than five acres or 50 percent of the gross lot area, whichever is less.
 - b. All new wineries and expansion of existing wineries that exceed 10,000 square feet of floor area and visible from a County maintained road shall require a Design Review approval. Reserved
 - c. Tent structures that exceed 1,200 square feet of floor area and visible from a County maintained road shall be limited to 30 day periods, three times per calendar year, unless additional time frames are approved by the Development Services Director by a Temporary Use Permit, Site Plan Review, or Special Use Permit.
 - d. The total enclosed square footage (all floors) of a winery building shall not exceed the square footage shown in the Table E.6. Any winery building or group of winery buildings and accessory buildings, exceeding the square footage in the Table E.6 below shall require a CUP. Winery buildings do not include residential buildings, garages, outbuildings, and structures not associated with the winery, such as agricultural buildings.

TABLE E.6

LOT ON WHICH THE WINERY IS LOCATED	MAXIMUM ALLOWABLE WINERY BUILDING SIZE
10 acres to less than 20.0 acres	10,000 square feet
20 acres but less than 40.0 acres	40,000 square feet
40.0 acres and larger	60,000 square feet

7. Waste Disposal.
 - a. Solid Waste. All solid waste must be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions and must be removed at least once every seven days in accordance with Chapter 8.42 of the County Code. Pomace, culls, lees, and stems maybe 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 will be set, where applicable, by the Regional Water Quality Control Board and will be stipulated in the Report of Waste Discharge.
8. Cultural Resource Protection.
 - a. Winery development on a lot identified by the County as being listed on the National Register of Historic Places (NRHP) and California Register of Historic Places (CRHR) shall be required to preserve the structure(s). Modifications or demolition of the structures shall only be approved based on recommendations from a cultural resource report that meets County guidelines.
 - b. Winery development within 100 feet of perennial or intermittent streams shall submit a cultural resource study prior to approval of grading or building permits. Cultural sites identified in the study and recommended for avoidance and protection shall be protected as recommended in the cultural resource study.
9. Outdoor Amplified Music. The General Plan noise standards contained in Policy 6.5.1.7 and Table 6-2 shall be adhered to for all events featuring outdoor amplified music or amplified speech. For any events occurring between 7 p.m. and 10 pm, a noise analysis shall be submitted to the Development Services Department demonstrating that the noise standards will not be exceeded. No outdoor music will be permitted after 10 pm. (Ord. 4808, 2009)

17.14.210 Communication Facilities, Wireless

- A. Purpose. The purpose of this section is to provide for the orderly development of commercial and private wireless communication facilities, including transmission and relay towers, dishes, antennae and similar facilities, to encourage the appropriate location and development of wireless communication facilities; to protect the character of neighborhoods