

Resolution Number 22-02

County of Sonoma
Santa Rosa, California

June 7, 2022
ORD16-0001 Georgia McDaniel

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT AN ORDINANCE AMENDING CHAPTER 26 OF THE SONOMA COUNTY MUNICIPAL CODE TO ADD WINERY DEFINITIONS AND STANDARDS CONSISTENT WITH EXHIBITS A AND B, AND FIND THE ACTION EXEMPT FROM CEQA.

WHEREAS, the General Plan Agricultural Resources Element allows for the sale and promotion of agricultural products grown or processed in the County, including promotional events that support and are secondary and incidental to local agricultural production; and

WHEREAS, the General Plan Agricultural Resources Element contains a number of policies relating to the definition and limitations for agricultural promotional events; and

WHEREAS, General Plan Policies AR-6f and AR-6g state that local concentrations of visitor serving and recreational uses can be detrimental to the primary use of the land for production of food, fiber and plant materials and may constitute grounds for denial of such uses. Detrimental concentration can be caused by the following factors: road access conflicts, negative impacts to neighboring wells, and rural character; and

WHEREAS, General Plan Policy AR-6g calls for the Board to "define in the Development Code compatible visitor serving uses such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events which support and are incidental to local agricultural production, and define their permissible sizes and intensities"; and

WHEREAS, on October 11, 2016, the Board of Supervisors adopted a Resolution of Intention (Reso. No. 16-0394), directing staff to initiate zoning code amendments to address key issues associated with winery events and promotional activities, and to develop siting criteria and standards for areas of local concentration which include Dry Creek Valley, Westside Road, and Sonoma Valley areas; and

WHEREAS, on October 16, 2018, the Board of Supervisors adopted a Resolution approving the local advisory guidelines for visitor-serving agricultural uses in the Dry Creek Watershed, prepared by Dry Creek Valley Citizens Advisory Council (Reso. No. 18-0430); and

WHEREAS, on May 26, 2021, draft local advisory guidelines for winery visitor serving uses in the Sonoma Valley area were approved by the Sonoma Valley Citizens Advisory Commission and are expected to be presented to the Board of Supervisors; and

WHEREAS, members of the Westside Road Stakeholders Group did not reach consensus on siting criteria and operating standards for winery visitor-serving uses therefore, local advisory guidelines have not been prepared. In the future, a Westside Road Citizens Advisory Council may be formed by the Board of Supervisors and Westside Road local advisory guidelines prepared.

WHEREAS, during a Winery Events Policy update on May 19, 2020, the Board of Supervisors directed Permit Sonoma to obtain additional public feedback and move forward with preparing a countywide winery events ordinance that defines key terms and addresses common issues identified across local advisory guidelines. On February 18, 2021, Permit Sonoma held a public workshop on a draft framework for the county winery event standards.

WHEREAS, in accordance with the provisions of law, the Planning Commission held duly noticed public hearings on June 3, 2021, February 17, 2022, May 19, 2022, and June 7, 2022 at which time all interested persons were given an opportunity to be heard.

WHEREAS, WHEREAS, consistent with California Government Code Section 65855, the Planning Commission's recommendation to the Board of Supervisors on the proposed ordinance amendments will be transmitted with applicable findings in support thereof;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The foregoing recitals are true and correct, and incorporated into the findings herein.
2. CEQA. The proposed Ordinance is exempt from further review under the California Environmental Quality Act (CEQA) under Section 15308 exempting standards authorized by state law to assure protection of the environment; and, by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines, Section 15061(b)(3)). Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No exceptions apply. The basis for this determination is that the Ordinance does not involve specific development, does not increase development beyond that which the County Code currently allows by Use Permit in agricultural zones and would not create an intensification of use of land beyond what is currently allowed. Further, the Ordinance implements General Plan Land Use Element and Agriculture Resource Element policies and programs to protect and enhance agricultural lands and the unique character of unincorporated communities. The changes proposed by the Ordinance are in line with current application evaluation practices which requires a discretionary review process, including CEQA review, for winery visitor-serving uses.
3. General Plan Consistency. The proposed Ordinance implements General Plan Land Use Element and Agricultural Resources Element policies and programs to protect and enhance agricultural lands and the unique character of unincorporated communities and areas while allowing for visitor serving uses that support and are secondary and incidental to agricultural production. The Ordinance is consistent with General Plan policies in that the Ordinance defines compatible agricultural promotional activities and provides a set of standards that prevent detrimental impacts to surrounding uses, agricultural lands and rural character. The Ordinance will not create an internal inconsistency in the General Plan, or inhibit the implementation of any other General Plan policies or program.
4. Zoning Consistency. The Ordinance proposes zoning amendments that do not involve specific development, do not increase development beyond that which the County Code currently allows by use permit in agricultural zones, and would not create an intensification of use of land

beyond what is currently allowed. The proposed amendments will not create an internal inconsistency within Chapter 26 but clarify compatible agricultural promotional uses allowed with a use permit by adding definitions and establishing standards for these visitor serving uses. The Zoning Code will continue to require use permits for agricultural processing and tasting rooms.

5. Additional Findings

- a. A notice of the public hearing was duly published for public review and comment at least 10 days prior to the public hearing.
- b. The Planning Commission has reviewed and considered the staff report and presentation, and all comments, materials and other evidence presented by member of the public prior to and during the public hearings held by the Commission on June 3, 2021, February 17, 2022, May 19, 2022, and June 7, 2022.

BE IT FURTHER RESOLVED that, based upon the entire record of proceedings herein and the findings above, the Planning Commission hereby determines that the proposed zoning amendments will not have a significant effect upon the environment.

BE IT FURTHER RESOLVED that, the Planning Commission recommends that the Board of Supervisors approve the proposed zoning amendments.

BE IT FURTHER RESOLVED that, the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material, which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Koenigshofer, who motioned to approve, with proposed modifications and grammatical updates, that does not alter the intent of the Commission to the Board of Supervisors, seconded by Commissioner Carr, and passed on roll call by the following vote:

Commissioner Carr Aye
Commissioner Gilardi Aye
Commissioner McCaffery Aye
Commissioner Koenigshofer Aye
Commissioner Ocana Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING CHAPTER 26 OF THE SONOMA COUNTY ZONING CODE FOR WINERY VISITOR SERVING USES BY AMENDING USES ALLOWED IN AGRICULTURAL ZONING DISTRICTS (LIA, LEA, AND DA), ADDING DEFINITIONS, AND ESTABLISHING STANDARDS FOR WINERIES, TASTING ROOMS AND WINERY EVENTS.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Purpose. The Board finds and declares that the adoption of this Ordinance is necessary and appropriate to implement the policies and programs of the Sonoma County General Plan, to ensure neighborhood compatibility, protect the general welfare of residents in the County, protect agricultural lands, and promote the economic viability of the local agricultural economy.

Section II. The Agricultural & Resource-Based Land Use Category in Table 6-1 of Section 26-6-030 of the Sonoma County Code is amended as shown in underline, in Exhibit A, attached.

Section III. New Section 26-18-260 is added to Sonoma County Code Chapter 26, Article 18 as shown in *Exhibit B*, attached.

Section IV. Sonoma County Code Chapter 26, Section 26-18-030(C) is amended to add new subsection 26-18-030(C)(5), as follows:

5. LIA, LEA, DA zones: Wineries, winery visitor serving activities, and winery events are subject to Winery Definitions and Standards in section 26-18-260.

Section V. Sonoma County Code Chapter 26, Section 26-18-210(B) is amended to add new subsection 26-18-210(B)(3), as follows:

3. LIA, LEA, DA zones: Wine tasting rooms, winery visitor serving activities, and winery events are subject to Winery Definitions and Standards in section 26-18-260.

Section VI. The Board of Supervisors hereby finds and declares that the project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 15308 in that the standards set forth in the ordinance are authorized by state law to assure the protection of the environment; and Section 15061(b)(3) because it can be seen with certainty that adoption of the ordinance will not result in a significant effect on the environment. The basis for this determination is the Ordinance proposes zoning amendments that do not create an intensification of use of land, involve specific development, or increase development beyond what County Code currently allows by Use Permit in agricultural zones. Further, the Ordinance implements General Plan Land Use Element and Agriculture Resource Element policies and programs to protect and

enhance agricultural lands and the unique character of unincorporated communities and areas, as designated by the Board, while allowing for land uses and development associated with agricultural- production, processing, and visitor serving uses authorized by General Plan Land Use Element Policy 2.6, consistent with the General Plan Agriculture Resource Element policies for promoting and marketing agricultural products. The changes proposed by the Ordinance are in line with current application evaluation practices which requires a discretionary review process, including CEQA review, for winery visitor serving uses. No exceptions listed under Section 15300.2 apply.

Section VII. Pipeline Projects. An application for winery, tasting room or winery event activity that was determined complete for processing prior to the effective date of this ordinance may continue to be processed and reviewed under the zoning code provisions pertinent to winery events and tasting rooms in effect at the time the applications were deemed complete or approved.

Section VIII. Severity Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section IX. Effective Date. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the ____ day of _____, 202~~21~~, and finally passed and adopted this ____ day of _____ 2021/2022, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Rabbitt: Coursey: HopkinsGore: GoreHopkins:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Exhibit A: Table 6-1 of Section 26-6-030
Exhibit B: New Section 26-18-260

EXHIBIT “A”
CHAPTER 26. SONOMA COUNTY ZONING REGULATIONS
ARTICLE 6. AGRICULTURE AND RESOURCE-BASED LAND USE

Table 6-1: Allowed Land Uses in Agricultural and Resource Zones

Key of symbols for Table 6-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

| Land Use | LIA Zone | LEA Zone | DA Zone | RRD Zone | TP Zone | Use Regulations |
|--|----------|----------|---------|----------|---------|--|
| Agricultural & Resource-Based Land Use Category | | | | | | |
| Agricultural Crop Production and Cultivation | P | P | P | P | - | 26-18-020 |
| Agricultural Processing | C | C | C | C | - | 26-18-030; 26-88-210, <u>26-18-260</u> |
| Agricultural Processing, Small Scale | P* | P* | P* | P* | - | 26-18-040 |
| Agricultural Support Services | P*/C | P*/C | P*/C | - | - | 26-18-050 |
| Animal Keeping: Beekeeping | P | P | P | P | P | 26-18-060 |
| Animal Keeping: Confined Farm Animals | P/C | P/C | P/C | C | - | 26-18-070 |
| Animal Keeping: Farm Animals | P | P | P | P | - | 26-18-080 |
| Animal Keeping: Livestock Feed Yards | C | C | C | C | - | 26-18-090 |
| Animal Keeping: Pet Fancier | P | P | P | P | - | 26-18-100 |
| Aquaculture | - | C | C | C | - | 26-18-110 |
| Composting, Commercial | - | C | C | C | - | 26-18-120 |
| Composting, Non-commercial | P | P | P | P | - | 26-18-130 |
| Farm Retail Sales | P | P | P | P | - | 26-18-140 |
| Farm Stands | P | P | P | P | - | 26-18-150 |
| Indoor Crop Cultivation | P | P | P | P/C | - | 26-18-160 |
| Land and Resource Management | P | P | P | P | P* | 26-18-170 |
| Mining, Surface | - | - | - | C | C | 26-18-180; Chapter 26A |
| Mushroom Farming | C | C | C | C | - | 26-18-190 |
| Nursery, Wholesale | P | P | P | P | - | 26-26-200 |
| Tasting Rooms | C | C | C | C | - | 26-18-210, <u>26-18-260</u> |
| Timber Management | - | - | - | P | P | 26-18-220 |
| Timber Operator Storage Yard, Off-Site | - | - | - | C | C | 26-18-230 |
| Timber Operator Storage Yard, On-Site and Incidental | - | - | - | P | P | 26-18-230 |
| Timber Saw Mills and Lumber Production | - | - | - | C | C | 26-18-240 |

Exhibit A
26-6-030
Table 6-1 Amendments

| | | | | | | |
|--|----|----|----|----|----|-------------------------|
| Timberland Conversions, Major | - | - | - | C | C | 26-18-250; 26-88-160 |
| Timberland Conversions, Minor | P | P | P | P | - | 26-18-250; 26-88-150 |
| Industrial, Manufacturing, Processing and Storage Land Use Category | | | | | | |
| Animal Product Processing | C | C | C | C | - | 26-20-020 |
| Fertilizer Plants | C | C | C | C | - | 26-20-030 |
| Recreation, Education & Public Assembly Land Use Category | | | | | | |
| Camp, Organized | - | - | - | C | C | 26-22-020 |
| Campgrounds | - | C | C | C | C | 26-22-030 |
| Community Meeting Facilities | C | C | C | C | | 26-22-050 |
| Country Club | - | - | - | C | - | 26-22-060 |
| Educational Institution: Elementary and Secondary Schools | - | C | C | C | | 26-22-080 |
| Golf Course | C | C | C | C | - | 26-22-100 |
| Parks and Playgrounds | P | P | P | - | - | 26-22-110 |
| Periodic Special Events | P* | P* | P* | P* | P* | 26-22-120 |
| Recreation and Sports Facilities: Rural Sports and Recreation | C | C | C | C | - | 26-22-160 |
| Studios for Art Crafts, Dance, Music | P | P | P | P | - | 26-22-190 |
| Residential Land Use Category | | | | | | |
| Accessory Dwelling Unit | P | P | P | P | P | 26-24-020; 26-88-060 |
| Agricultural Employee Housing: Caretaker Dwelling | P | P | P | P | - | 26-24-030 |
| Agricultural Employee Housing: Full-Time | P | P | P | P | - | 26-24-040 |
| Agricultural Employee Housing: Seasonal | P | P | P | P | - | 26-24-050 |
| Agricultural Employee Housing: Temporary Camp | P | P | P | P | - | 26-24-060 |
| Agricultural Employee Housing: Year-Round or Extended Seasonal | P | P | P | - | - | 26-24-070 |
| Cottage Food Operation | P | P | P | P | P | 26-24-100 |
| Dwelling, Single-Family | P | P | P | P | P | 26-24-130 |
| Family Day Care Home, Large | P | P | P | P | P | 26-24-150; 26-88-080 |
| Family Day Care Home, Small | P | P | P | P | P | 26-24-150 |
| Farm Family Dwelling | P | P | - | - | - | 26-24-160 |
| Guest House | P | P | P | P | - | 26-24-170 |
| Home Occupation | P | P | P | P | - | 26-24-180; 26-88-121 |
| Junior Accessory Dwelling Unit | P | P | P | P | P | 26-24-190; 26-88-061 |
| Live/Work | C | C | C | C | - | 26-24-200; 26-88-122 |
| Permanent Supportive Housing | P | P | P | P | - | 26-24-230 |
| Residential Community Care, Large | C | C | C | C | - | 26-24-240 |
| Residential Community Care, Small | P | P | P | P | P | 26-24-240 |
| Temporary Occupancy of Travel Trailer | P | P | P | P | | 26-24-260; 26-88-010(p) |

Exhibit A
26-6-030
Table 6-1 Amendments

| | | | | | | |
|---|---|---|---|---|---|---|
| Transitional Housing | P | P | P | P | | 26-24-270 |
| Retail Land Use Category | | | | | | |
| Firewood Yard | - | - | C | C | C | 26-26-060 |
| Nursery, Retail | C | C | C | C | - | 26-26-120 |
| Services Land Use Category | | | | | | |
| Cemeteries | C | C | C | C | - | 26-28-050 |
| Commercial Horse Facilities | C | C | C | C | - | 26-28-060 |
| Commercial Kennels | C | C | C | C | - | 26-28-070 |
| Day Care Center | C | C | C | C | - | 26-28-080 |
| Horse Boarding | P | P | P | P | - | 26-28-100 |
| Lodging: Agricultural Farmstay | P | P | P | P | - | 26-28-110; 26-88-085 |
| Lodging: Agricultural Marketing Accommodations | C | C | C | - | - | 26-28-120 |
| Lodging: Bed and Breakfast (B&B) | - | C | C | C | - | 26-28-130; 26-88-118 |
| Lodging: Hosted Rental | P | P | P | P | - | 26-28-140 |
| Lodging: Vacation Rental | - | P | P | P | - | 26-28-160; 26-88-120 |
| Veterinary Clinic | - | - | - | C | - | 26-28-230 |
| Transportation, Energy, Public Facilities Land Use Category | | | | | | |
| Airfield and Landing Strips: Agricultural, Resource or Personal Landing Strip | - | C | C | C | C | 26-30-020 |
| Low Temperature Geothermal Resource Development | C | C | C | - | C | 26-30-050 |
| Oil and Gas Exploration and Extraction | - | - | - | C | - | 26-30-070 |
| Public Safety Facilities | C | C | C | C | C | 26-30-090 |
| Public Utility Facilities | C | C | C | C | C | 26-30-100 |
| Renewable Energy Facilities | † | † | † | † | † | † See 26-30-110 and Section 26-88-200, -202, -206, and -208 |
| Telecommunications Facilities | † | † | † | † | † | † See 26-30-120 and Section 26-88-130 |
| Other Land Uses | | | | | | |
| Cannabis Cultivation, Personal Use | P | P | P | P | P | 26-88-258 |
| Commercial Cannabis Uses | † | † | † | † | † | † See 26-88-250; 26-88- 254 |

EXHIBIT “B”
CHAPTER 26. SONOMA COUNTY ZONING REGULATIONS
ARTICLE 18. AGRICULTURE AND RESOURCE-BASED USE STANDARDS

26-18-260 – Winery Definitions and Standards

- A. Purpose. This Section 26-18-260 provides a greater level of detail for the desired character of development in areas zoned LIA - Land Intensive Agriculture, LEA - Land Extensive Agriculture, and DA - Diverse Agriculture. For the areas zoned LIA, LEA, and DA, this Section 26-18-260 identifies procedures and criteria applicable to new or modified use permit applications for winery visitor serving ~~activities and winery events~~uses. The Standards in this division shall be referred to as “Winery Standards.”
- B. Applicable Areas. The provisions of this section apply to parcels zoned LIA – Land Intensive Agriculture, LEA-Land Extensive Agriculture, and DA -Diverse Agriculture. For split-zoned parcels, the provisions of this section apply to the portion of the parcel zoned for any of the agricultural zoning districts listed above.
- C. Local Advisory Guidelines. Citizen advisory councils/commissions established by the Board of Supervisors review projects subject to this section in accordance with their adopted local advisory guidelines, and make advisory recommendations to the Permit and Resource Management Department, Board of Zoning Adjustments, Planning Commission, and Board of Supervisors.
- D. Terms and phrases used in this section are defined as follows:
1. **Catering Kitchen** means a facility used ~~to receive catered~~~~for the preparation of~~ food to be served in conjunction with winery visitor-serving activities and/or winery events. A catering kitchen associated with a winery and/or tasting room can include warming ovens, sinks and refrigeration, but no stove top, grill or range hood.
 2. **Commercial Kitchen** means a facility used for the preparation of food to be served in conjunction with winery visitor-serving activities and/or winery events. A commercial kitchen associated with a winery and/or tasting room can include counter space, sinks, microwave oven(s), warming oven(s), refrigeration, a stove or range, grill and an exhaust hood, and outdoor equipment such as pizza ovens or barbecues.
 3. **Food and Wine Pairing** means providing samples or tastes of site-grown or locally-grown food products that are showcased with different wines.
 4. **Rural Area** means any area not located within an urban service area designated on the General Plan Land Use Map.
 5. **Winery** means an agricultural processing facility that converts fruit into wine. Wineries may include crush areas, production rooms, case goods and barrel storage, tank rooms, warehouses, bottling lines, laboratories, and administrative offices, as a whole that are proportionate to the production of the winery, ~~tasting rooms, event space, commercial kitchen, and catering kitchen.~~
 6. **Winery Events** means a gathering of people at a pre-scheduled date and time. Some events last for two or three days. In these cases, each day is counted as a separate event. Periodic Special Events are defined by Sec. 26-22-120 of the Zoning Code. events held at wineries and tasting rooms for the purpose of promoting and

~~marketing agricultural products grown or processed in the County. Winery events are secondary and incidental to agricultural production activities occurring onsite and/or in the area and are consistent with General Plan Policy AR-6d. There are two types of winery events: Agricultural Promotional Events and Industry-Wide Events.~~

7. **Agricultural Promotional Events** are events where the primary purpose is directly for public education, sales, promotion and/or marketing of agricultural products grown or processed in the local area. Agricultural Promotional Events support and are secondary and incidental to local agricultural production, and meet the standards of General Plan Policy AR-6d. Determination of secondary and incidental is advised by considering the following, but not limited to: site circumstances, comparative economic returns, physical development and infrastructure, and operational capacity directly related to public education, sales and promotion of agricultural products to consumers, including but not limited to: winemaker lunches, dinners, release parties, and wine club parties and similar events.
8. **Industry-Wide Events** are promotional activities sponsored by a ~~recognized~~ wine industry association that may involve multiple wineries and/or tasting rooms. Industry-wide events are held within a specified geographic area, during regular tasting room hours, and may last up to 3 consecutive days.
9. **Wine Tasting Room** is a visitor serving use for the tasting, sampling and retail sales of wine made from locally grown wine grapes and other wine related products and may include food.
8. ~~**Wine Trade Partners** means distributors, wine trade buyers, restaurant owners and their representatives, winery or tasting room owner(s), winery employees, and tasting room employees.~~
9. ~~**Winery Visitor Serving Activities** means visitor serving activities that are part of normal winery and wine tasting room business operations. There are two types of winery visitor serving activities: Sales Activities and Wine Trade Activities.~~
10. ~~**Sales Activities** are wine tasting, pickup parties, tours, seminars and other hospitality related activities that support the promotion of wine sales.~~
11. ~~**Wine Trade Activities** are by invitation meetings, seminars, harvest parties and similar activities attended only by wine trade partners and are not advertised to the consumer.~~

E. Operating Standards.

1. ~~Winery Visitor Serving Activities. Winery visitor serving activities are considered part of normal winery and tasting room business operations. All winery visitor serving activities must be consistent with the hours of operation, maximum number of guests allowed, building occupancy limits, and operational requirements specified in the use permit.~~

1. Winery Events. Winery events held at wineries and tasting rooms must:

a. Promote and market agricultural products grown or processed onsite or in the local area; and

b. Be secondary and incidental to agricultural production activities occurring onsite and/or in the area; and

c. Be consistent with General Plan Policy AR-6d; and

d. ~~must be~~ Be consistent with the hours of operation, maximum number of event days, maximum number of guests allowed, building occupancy limits, and operational requirements specified in the use permit; ~~and~~

a.e. Comply with neighborhood notification requirements outlined in Operating Standards 5 and 11 below.

4.2. Wine Tasting Rooms. Wine Tasting Rooms must operate in accordance with the hours of operation, building occupancy limits, parking, food service, and operational requirements specified in the use permit. Wine Tasting Rooms shall meet the standards in General Plan Policies AR-6d and AR-6f summarized below:

a. Promote and market only agricultural products grown or processed in the local area. Incidental sales of items related to local area agricultural products are allowed.

b. Be compatible with and secondary and incidental to agricultural production activities in the area.

b.c. Stand-alone Wine Tasting Rooms are not allowed.

e.d. Not require extension of sewer and water.

e. Not result in a detrimental concentration of visitor serving uses.

3. Sizing of ~~winery visitor serving activities and~~ winery events, and maximum number of event days is based upon a variety of factors specific to the site and surrounding uses. Factors to be considered include, but are not limited to neighborhood compatibility, rural character, visual impacts, noise attenuation, available water supply, emergency access and evacuation, , including, but not limited to, septic capacity, available water supply, emergency access, availability of on-site parking, noise attenuation, increased risk of harm to people or property as a result of hazards, and the potential for negative cumulative effects related to noise, traffic, and water supplies.

4. Hours of Operation. The maximum hours of operation for tasting rooms ~~winery visitor serving activities~~ and winery events are specified below, unless further limited by the use permit.

a. Tasting Rooms. Regular business hours for tasting rooms may occur no earlier than 10 am and no later than 5 pm.

~~b. Winery Visitor Serving Activities. The maximum hours of operation for winery visitor serving activities are specified below by activity type.~~

- ~~(1) Sales Activities: 10 am – 5 pm.~~
~~(2)(1) Wine Trade Activities: 8 am – 10 pm.~~

e.b. Winery Events. The maximum hours of operation for events are specified below by event type.

- (1) Agricultural Promotional Events may occur during the hours of 10 am – 10 pm, with all cleanup occurring no later than between 9:30 pm – 10 pm.
- (2) Industry-wide Events may occur during the hours of 10 am – 5 pm.

5. Neighborhood Notification. Early Neighborhood Notification of new and modified use permit applications for winery events and tasting rooms shall be sent to owners and occupants of lots within 1,000 feet of the winery/tasting room lot boundaries.

6. Third Party Rentals. All activities and events will be hosted by the proprietor, with on-site management by the proprietor's staff. The facility will not be rented out for use by a 3rd party and no rental fees will be charged.
~~Wineries and tasting rooms shall not be rented out to third parties for events.~~

7. Event Space. No permanent structured dedicated to events shall be constructed or maintained. Events may be held in any indoor or outdoor area that is commonly used for the winery or tasting room facility.

8. Access. Access to the parcel on public roadways of at least 18 feet in width is required for use permits with visitor-serving agricultural uses.

5-9. On-Site Parking. The following on-site parking is required for wineries and tasting rooms:

- a. 1 parking space per 2.5 guests and 1 space per employee. The parking standard may be reduced in accordance with Article 86. - Parking Regulations Sec. 26-86-010 (i).
- b. Use of on-site unimproved overflow parking areas or shuttling may be allowed only to accommodate winery events, if specified in the use permit.
- ~~c. Overflow parking and shuttling shall not be used to accommodate parking for winery visitor serving activities.~~

e.c. No parking is permitted along any public or private roadways or on shared vineyard roads.

6-10. Food Service. Food service is allowed as specified below.

- a. All food service must be designed to promote and enhance marketing of wine. Food service shall be secondary and incidental to agricultural production, wine sales and education.

- b. Operating the food service area as a restaurant, café, delicatessen or any food service offering cooked-to-order food is prohibited.
- c. Food and wine pairings featuring local foods and food products is allowed in conjunction with wine tasting. ~~ry visitor serving activities and winery events.~~
- d. Meals prepared by the winery/tasting room, caterer, or mobile food facility shall feature local foods and food products and is only allowed in conjunction with winery events. ~~Prepared meals featuring local foods and food products is allowed in conjunction with wine trade activities and winery events.~~
- e. Retail sales of pre-packaged food in conjunction with wine tasting is allowed subject to the following limitations:
 - (1) Retail sale of pre-packaged food featuring local foods and food products is allowed during the regular business hours identified in the use permit.
 - (2) Retail sale of pre-packaged food is allowed for on-site consumption only. Outdoor seating areas may be allowed for use as outdoor picnic areas.
 - (3) Indoor seating area or table service in conjunction with retail sales of pre-packaged food is prohibited.
 - (4) Off-site signs advertising retail sales of pre-packaged food are prohibited.

7-11. Event Coordination and Traffic Management.

- a. On-Site Coordinator. An on-site coordinator is required to address complaints about winery events both during and following an event. The on-site Coordinator shall:
 - (1) Ensure that the winery's website prominently lists a telephone number for the public to make event-related complaints; and
 - (2) Send an annual notice to owners and occupants of lots within 300 feet of the winery/tasting room lot boundaries to provide the "complaint hotline" telephone number.
 - (2)(3) Send written notification to owners and occupants of lots within 1,000 feet of the winery/tasting room lot boundaries, plus any additional property owners who request notification, at least 10-days prior to each event.

- b. Event Proposal. Industry-wide events shall be added to the County's special events calendar.

The approved event plan should be clearly set forth as a standard Condition of Approval in all new use permits and should include provisions for event coordination. In order to monitor the effects of the permit, and to confirm that it is being followed, the Use Permit should require that data regarding the numbers of visitors from each winery event and the total tasting room attendance for the previous year be submitted to the County annually.

b-c. Traffic Management Plan. Traffic management and parking plans are required to address the maximum number of people visiting during ~~winery visitor serving activities and~~ winery events. For events exceeding 100 participants and for events that require use of overflow parking, the traffic management plan shall include the following:

- (1) Provisions for event coordination to avoid local traffic delays.
- (2) Parking attendants for each day of the event.
- (3) A shuttle plan, if shuttling is ~~requested~~needed, to support each day of the event. A convenient and secure "park and ride" area must be provided.
- (4) A plan for on-site parking requirements and queuing of traffic.
- (5) Enforcement of the on-street parking restrictions.
- (6) Subsequent changes to the approved Traffic Management Plan shall be submitted in advance to the Permit and Resource Management Department.

8-12. Noise Attenuation Setbacks. Noise is attenuated by distance from the noise source. To ensure compliance with the Sonoma County General Plan Noise Element thresholds for maximum allowable exterior noise exposure levels, ~~winery visitor serving activities and~~ winery events shall meet the required setbacks provided in Table 18-2 below:

Table 18-2: Required Noise Attenuation Setbacks

| Noise generating land use | Setback measured from the exterior property line of any adjacent noise sensitive land use |
|--|---|
| Parking lots | 450 feet |
| Outdoor areas involving groups of people or non-amplified music (i.e. acoustic) | 625 feet |
| Outdoor areas involving amplified <u>speech</u> /music, or loud instruments such as brass instruments, horns, or drums | 1,600 feet <u>Project-specific noise study required</u> |

A project-specific noise study prepared in accordance with the Permit and Resource Management Department Guidelines for the Preparation of Noise Analysis is required for any:

- a. Exceptions to setbacks listed in Table 18-2; and
- b. Outdoor areas involving amplified speech/music, or loud instruments such as brass instruments, horns, or drums

~~Exceptions to the setbacks listed in Table 18-2 above may be allowed when a project-specific noise study prepared in accordance with the Permit and Resource Management Department Guidelines for the Preparation of Noise Analysis determines the project will comply with the Sonoma County General Plan Noise~~

~~Element due to intervening structures or natural features, available open land on noise sensitive parcels, or by incorporating noise mitigation measures.~~

9-13. Outdoor Burning. Outdoor burning shall be limited to code-compliant gas-fired appliances and barbecues. Gas-fired firepits shall be less than 3 feet in diameter. The burning of solid fuel is prohibited.