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WINERY EVENTS POLICY

BOARD OF SUPERVISORS

Winery Events Ordinance

November 1, 2022



AGENDA

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- ❑ Key Issues
- ❑ Prior Board Actions
- ❑ General Plan & Zoning Consistency
- ❑ Community Input & Local Guidelines
- ❑ Draft Ordinance
- ❑ CEQA Determination
- ❑ Planning Commission & Staff Recommendations

KEY ISSUES

- **Wine-Industry Business Needs**
- **Neighborhood Compatibility**
- **Impacts of Traffic, Noise, Water**
- **Commercialization of Agricultural Lands**
- **Preserving Rural Character/Local Concentrations**
- **Legal Non-conforming and Unpermitted Events**
- **Monitoring and Enforcement**

PRIOR BOARD ACTIONS

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- ❑ **1989:** Agricultural Resources Element added to General Plan
- ❑ **1993:** Ag promotional activities/events allowed with use permit
- ❑ **1996:** Limited food service allowed in tasting rooms
- ❑ **2008:** G.P. policies regulating ag promotional activities/events
- ❑ **2014 & 2019:** Work Plan approved with Winery Events
- ❑ **2016:** Winery Event Study Sessions; staff to prepare zoning amendments, definitions, standards for local areas of concentration
- ❑ **2018:** Dry Creek Valley local guidelines approved
- ❑ **2020:** Staff to prepare Countywide Ordinance

GENERAL PLAN & ZONING CONSISTENCY

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□ General Plan:

- *Promote locally produced products*
- *Develop regulations defining compatible ag promotional activities*

□ Proposed Winery Events Ordinance:

- Applies to LIA, LEA, DA Zoning (inland)
- Does not involve specific development or increase development potential
- Clarifies compatible ag promotional uses currently allowed

COMMUNITY INPUT

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2014: Winery Events Policy Effort added to Comp Work Plan

2015: Winery Event Working Group meetings & Public Workshop

2016: Board Winery Event Study Sessions

2016-2021: Local Advisory and Stakeholder meetings

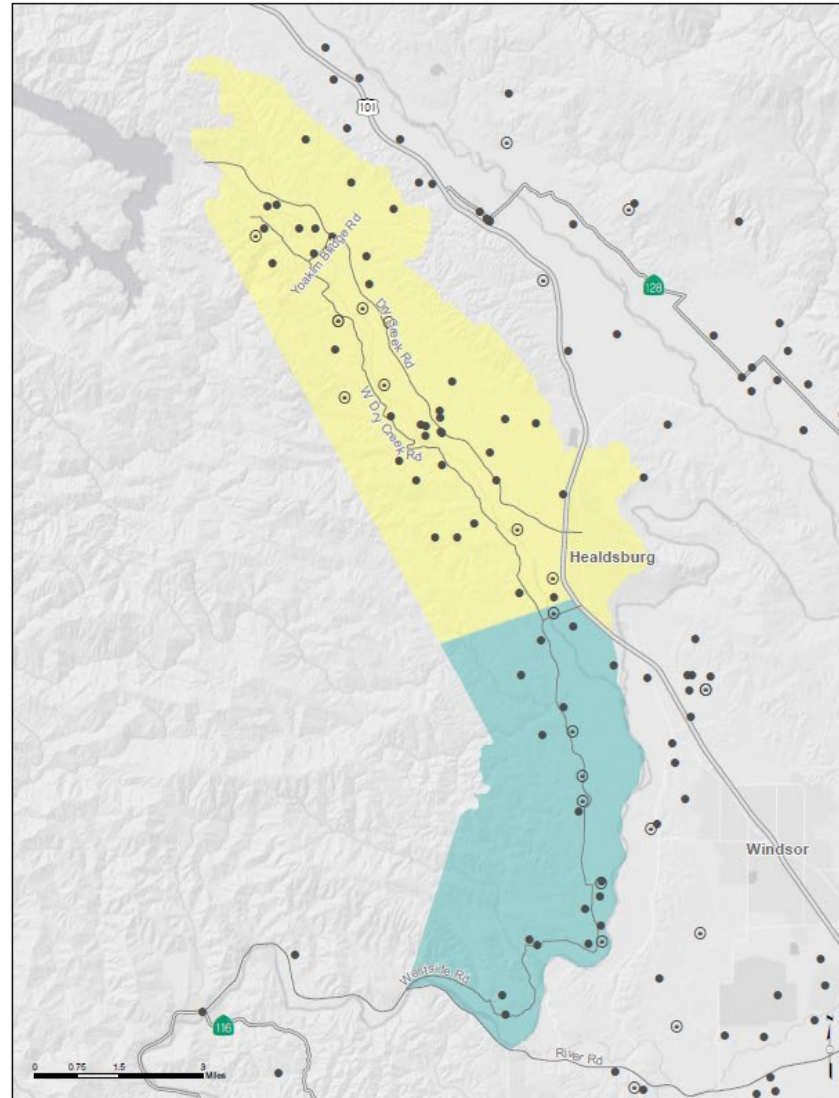
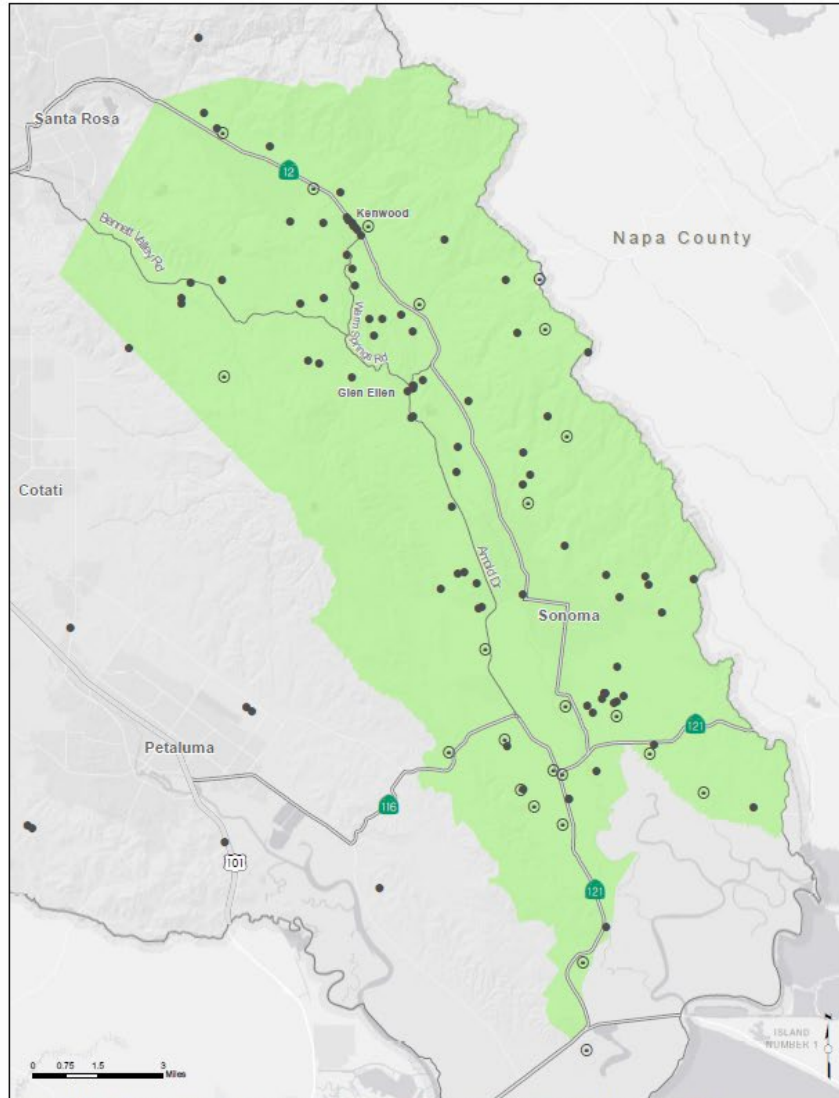
- Local Guidelines for Sonoma & Dry Creek Valleys, Westside Rd

2020: Board Winery Events Policy Update

2021: Public Workshop

2021-2022: Planning Commission hearings

LOCAL GUIDELINES



Winery Event Concentration Areas

- Approved Winery/Tasting Room
 - Pending Winery/Tasting Room
- Concentration Areas**
- Sonoma Valley
 - Dry Creek Valley
 - Westside Rd
- County Boundary
 — Interstate
 — State Highway
 — Road

WINERY EVENTS ORDINANCE

9 Definitions:

1. Catering Kitchen
2. Commercial Kitchen
3. Food and Wine Pairing
4. Rural Area
5. Winery
1. Winery Events
2. Agricultural Promotional Events
8. Industry-Wide Events
9. **Wine Tasting Room***

**Added by Planning Commission*

WINERY EVENTS ORDINANCE

13 Operating Standards:

1. Winery Events
2. Wine Tasting Rooms*
3. Sizing of Events
4. Hours of Operation
5. Neighborhood Notification*
6. Third Party Rentals
7. Event Space*
8. Access*
9. On-Site Parking
10. Food Service
11. Event Coordination & Traffic Management
12. Noise Attenuation
13. Outdoor Burning*

**Added by Planning Commission*

CEQA DETERMINATION

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- ❑ CEQA Exempt Section 15308
 - Standards for protecting environment
- ❑ CEQA Exempt under “General Rule” Section 15061(b)(3)
 - No significant effect on environment
 - No increase in development
 - No intensification of use



PLANNING COMMISSION

June 7, 2022

May 19, 2022

Feb. 17, 2022

June 3, 2021

Recommend the Board of Supervisors adopt an Ordinance amending Chapter 26 of the Sonoma County Zoning Code to add Winery Definitions and Standards, and find the action exempt from CEQA.

REQUESTED ACTION

Approve a Resolution and adopt an Ordinance amending Chapter 26 of the Sonoma County Zoning Code to add Winery Definitions and Standards, and find the action exempt from CEQA

- new/modified use permits only
- LIA, LEA, DA Zoning Districts only