

Proposed Tiered System for Tasting Room Uses – April 20, 2023 Land Use Committee

Background - Changes would apply to all *future* wineries in the A and R1A zones, and to all wineries in *future* Williamson Act contract enrollments. Existing, legally operating winery and tasting room facilities are grandfathered under the current regulations and/or use permits. The tiered system is intended to address noise, lighting and traffic impacts associated with regular tasting room operations, special vintner’s events, wine club events, and other social gatherings at wineries. A licensed, bonded winery and tasting room must exist on the site in order to hold special events (25 or more attendees).

Tier	Criteria	Operations and Events (number, frequency & attendance)	Zoning
1	<ul style="list-style-type: none"> • 40 acres+ • 200ft setback from property line to venue/event area • Located on a major road 	<ul style="list-style-type: none"> • Tasting Room Hours – 10am-5pm 7 days/week • Wine club events: 8/yr with up to 125 guests • Participation in special AVA events (“The Big Crush” and “Behind the Cellar Door”) • Social gatherings: 8/yr with up to 125 guests (more than 8/yr or more than 125 guests requires a use permit) 	By right in A & AG zones (R1A tasting rooms/events require a Use Permit)
2	<ul style="list-style-type: none"> • 40 acres+ • Cannot meet 200ft setback from property line to venue/event area • Located on a major road 	<ul style="list-style-type: none"> • Tasting Room Hours – 10am-5pm 5 days/week • Wine club events: 8/yr with up to 125 guests • Participation in special AVA events (“The Big Crush” and “Behind the Cellar Door”) • Social gatherings: 8/yr with up to 125 guests 	By right in A & AG zones (R1A tasting rooms/events require a Use Permit)
3	<ul style="list-style-type: none"> • 40 acres+ • NOT located on a major road 	<ul style="list-style-type: none"> • Tasting Room Hours – 10am-5pm 4 days/week • Participation in special AVA events (“The Big Crush” and “Behind the Cellar Door”) • Wine club events: 8/yr with up to 125 guests 	By right in A & AG zones (R1A tasting rooms/events require a Use Permit)

4	<ul style="list-style-type: none"> • Less than 40 acres • Located on a major road • 200ft setback from property line to venue/event area 	<ul style="list-style-type: none"> • Tasting Room Hours – 10am-5pm 4 days/week • Participation in special AVA events (“The Big Crush” and “Behind the Cellar Door”) • Wine club events: 8/yr with up to 125 guests 	By right in A & AG zones (R1A tasting rooms/events require a Use Permit)
5	<ul style="list-style-type: none"> • Less than 40 acres • NOT located on a major road 	<ul style="list-style-type: none"> • Tasting Room Hours – 10am-5pm 4 days/week 	By right in A & AG zones (R1A tasting rooms/events require a Use Permit)

Roadway definitions for purposes of the winery ordinance:

Major Roadway: A road that can or does handle a higher volume of traffic, traffic is capable of higher speeds, the roadway is relatively straight, already has a number of existing wineries already on it.

Examples: State Routes, Shenandoah Rd., Lower Ridge Rd., Latrobe Rd., Willow Creek Rd.

Minor Roadway: A road that accommodates a lower volume of traffic, there are significant number of curves, traffic is subject to lower speeds, there exist fewer homes on it, currently does not have any or many existing wineries on it.

Examples: Ostrom Rd, Fiddletown Rd, Shenandoah School Rd., Bell Rd., Old Sacramento Rd., Steiner Rd., Upton Rd., Tyler Rd., other County-maintained dead-end or gravel roads. Since 1993, County Code requires tasting rooms located on private roads to participate in a Road Maintenance Agreement with a majority of the owners of the road.