

Small Winery Protection and Use Permit Streamlining Ordinance

1. Small Winery Protection:

Create a Use Permit category that would require a public hearing before the Zoning Administrator for those wineries that meet all of the following qualifications:

- a. Maximum of 20,000 gallons in production;
- b. Maximum of 20 ADT (10 daily round trips), which would not trigger Road and Street Standards for private driveways (if allowed by BOF), and can be flexibly applied to employees, visitors, or deliveries;
- c. Maximum of 10,000 square feet of occupied space, can be applied to buildings, caves, or cut and cover caves;
- d. Maximum of 10 marketing events per year, each event may not exceed ~~2211~~ ADT (11 daily round trips); and
- e. Maximum of 15% non-estate fruit ~~must can~~ be used in production; at least 85% of the fruit; ~~all other fruit~~ must be from land owned or leased by the winery and located within the same AVA (American Viticultural Area).

This provision would apply to existing Small Winery Exemption operations, as well as owners who custom crush, provide on-site production in the form of barrel fermentation, and want to allow limited tasting.

This action would be appealable to the Planning Commission.

2. Use Permit Process Streamlining:

Any Minor Modifications, Very Minor Modifications, and Substantial Conformance request may be approved by the Director if it meets the following criteria: (1) has no new significant environmental impacts; (2) does not increase the severity of existing significant environmental impacts; and (3) is consistent with all development standards – no variances or exceptions.

The County would post all pending actions on the PBES website and would notice neighboring property owners within 1,000 feet of the project of all pending decisions, but there would be no public hearing. If new information arises during the processing indicating that the application does not meet any of the above criteria, the Director would refer to the Commission for a hearing as a Major Modification.

Proposed changes that qualify for this process would include:

- a. Convert production space to accessory space (or vice-versa), so long as the 60/40 production to accessory rule was maintained;
- b. Convert from hold and haul to on-site wastewater treatment;
- c. Change in the number of employees up to a total of 10 employees or 10%, whichever is greater; ~~by 10% or up to a total of 10 employees, whichever is less~~;
- d. Change in the number of vehicles up to a total of 40 ADT (20 daily round trips); which can be flexibly applied to employees, visitors, or deliveries;
- e. Change in production to a maximum of 30,000 gallons annually;

- f. Change in the number of marketing events, up to a maximum of 26 events annually;
- g. Change in hours of operation
- h. Change in aggregate building footprint by a maximum of either 5,000 square feet or 25%, whichever is greater; and
- i. Change in the number of parking spaces or the alignment of internal roads and driveways.

These actions would be appealable to the Planning Commission.

3. Airport Industrial Area Specific Plan (AIASP):

The following provisions would apply only in the AIASP:

- a. Process all Minor Modifications through the Director. Those applications that do not meet the criteria above would be subject to a public hearing before the Zoning Administrator.
- b. Process all Major Modifications in a public hearing before the Zoning Administrator