

SONOMA CO. GENERAL PLAN – AG RESOURCE ELEMENT – APPLICABLE PROVISIONS - WINERIES

Clarifying annotations are in “wine” color/ Text from GP is black: Our General Plan was built through a collaborative process which set Policies, Goals, Objectives and protective criteria designed to balance the rights of all property owners – the Applicant, residents, nearby farming operations and existing wineries.

The Agricultural Resource Element has carefully balanced Policies with criteria designed to regulate the location, scale, intensity and compatibility with long-term agricultural use of the land and our rural character. **Visitor-Serving uses (tasting rooms and hospitality uses) must be secondary and incidental to agriculture and compatible with existing uses in the area.**

And, the Open Space Element has Policies to protect Rural Character and Scenic Corridors.

OPEN SPACE ELEMENT - SCENIC CORRIDOR POLICY

2.3 POLICY FOR SCENIC CORRIDORS: Many residents of Sonoma County value highly the variety and beauty of the County's many landscapes as viewed from rural roadways. Motorists can travel from urban centers into orchard and forest covered hills, rolling dairy lands, and scenic valleys planted in vineyards. Preserving these landscapes is important to the character of the County.

GOAL OSRC-3: Identify and preserve roadside landscapes that have a high visual quality as they contribute to the living environment of local residents and to the County's tourism economy.

Policy OSRC-3a: Apply the Scenic Resources combining district to those portions.

Objective OSRC-3.1: Designate the Scenic Corridors on Figures OSRC-5a through OSRC-5i along roadways that cross highly scenic areas, provide visual links to major recreation areas, give access to historic areas, or serve as scenic entranceways to cities.

Objective OSRC-3.2: Provide guidelines so future land uses, development and roadway construction are compatible with the preservation of scenic values along designated Scenic Corridors.

AGRICULTURAL RESOURCE ELEMENT

Section 2.5 Regulate the Location and Intensity of Ag - Related Support Uses (Wineries) in Agricultural Areas.

Policy AR-5F: Use the following guidelines for approving zoning or permits for agricultural support services:

Guideline (1): The use will not require the extension of sewer or water,

Guideline (2): The use does not substantially detract from agricultural production on-site or in the area,

Guideline (3): The use does not create a concentration of commercial uses in the immediate area,

Guideline (4): The use is compatible with and does not adversely impact surrounding residential neighborhoods.

SONOMA CO. GENERAL PLAN – AG RESOURCE ELEMENT – APPLICABLE PROVISIONS - TASTING ROOMS, HOSPITALITY AND EVENTS (VISITOR-SERVING USES)

GOAL AR-6: Allow new visitor serving uses and facilities in some agricultural areas but limit them in scale and location. These uses must be beneficial to the agricultural industry and farm operators and compatible with long-term agricultural use of the land.

Objective AR-6.1: Give the highest priority in all Ag land use categories to Ag production activities. **Visitor serving uses** shall promote Ag and enhance marketing of Sonoma County Ag products, but shall be secondary and incidental to Ag production.

Policy AR-6d: Follow these **guidelines for approval of visitor serving uses (tasting rooms, wine sales, incidental sales of local ag products)** in Ag areas:

Guideline (1): The use promotes and markets only Ag products grown and processed in the local area.

Guideline (2): The use is compatible with and secondary and incidental to agricultural production activities in the area.

Guideline (3): The use will not require the extension of sewer or water,

Guideline (4): The use is compatible with existing uses in the area.

Guideline (5): Hotels, motels, resorts and similar lodging are not allowed.

Detrimental concentration standards: Note: Policies AR 5G (Wineries) and AR 6F (Visitor Serving): have the same wording and factors for consideration:

“Local concentrations of separate Ag support uses (AR 5G) and visitor serving uses defined in AR 6F, even if related to surrounding agricultural activities are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:

Factor (1): Whether the above uses would result in joint road use conflicts, or in traffic levels that exceed the Circulation and Transit Element’s objectives for level of service on a site specific and cumulative basis.

Factor (2): Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells

Factor (3): Whether the above uses would be DETRIMENTAL TO THE RURAL CHARACTER of the area.

Policy AR – 6G: 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.