



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

Survey of Other Counties' Winery Regulations

County Planning Department staff surveyed eleven other counties in the state to obtain a sampling of how these jurisdictions regulate wineries. The attached matrix contains the results of the survey.

Summary of Survey Results:

- All eleven counties surveyed require a use permit for wineries under at least some circumstances.
- In three of the counties, the type of permit required varies depending on such factors as parcel size, intensity of use, zoning, and general plan designation.
- In San Diego County, boutique wineries are allowed by right.
- Ten of the eleven counties surveyed require a use permit for a tasting room.
- Restrictions on tasting rooms vary from county to county, but include allowing them only in conjunction with an on-site commercial winery, limiting their size to a percentage of the total square footage of the winery buildings, limiting days of operation, limiting the number of patrons at any given time, and allowing tasting by appointment only.
- In San Diego County, a tasting room is allowed by right if it does not exceed 30 percent of the total square footage of the wine production structure.
- All eleven counties require use permits for special events. Restrictions on the number, size, timing, and type of events allowed vary from county to county. Napa County does not allow weddings at wineries.
- Most of the counties address traffic and parking issues through the use permit.
- Butte, El Dorado, and San Diego Counties have restrictions specific to wineries on private roads.

Comparison of County Winery Regulations

	A	B	C	D	E	F	G	H
5	Napa County	UP, possible Initial Study (must be at least 10 acres).	Y, only with winery.	UP, only permitted with winery. By appt. only, except grandfathered in wineries.	Yes, no weddings allowed.	Y, Special Events Permit. No more than 6 events/yr up to 399 persons. 3 events/yr for ≥400 persons.	Traffic count conducted for wineries. Shuttles service to off-site parking when sufficient parking is not available on-site for special events. Promotional event parking = 1 space per 2.5 persons.	Based on Noise Ord.
6	Placer County	Minor Use Permit in A district (minimum size is 4.6 acres).	Y	CUP, MUP and AUP. Permit type depends on the zoning district.	No, but type of planning application required depends on zoning.	Y, max. 6 events/yr. No special event shall exceed two days.	Case by case basis for traffic modifications depending on proposal and road conditions. Temporary off-site parking is permitted for special events.	Based on Noise Ord.
7	Riverside County	UP, possible Initial Study	Y, only with on-site commercial vineyard at least 10 acres. At least 75% of the net lot must be planted with vineyards prior to building permit issuance.	UP in C/V (Citrus/Vineyard) district.	UP Special events facility require on-site commercial vineyard at least 10 acres.	Y, Temp. Outdoor Event. \$378 fee, CEQA exempt.	As per UP conditions.	Based on Noise Ord.
8	San Diego County	Boutique Wineries for packing and processing are allowed by right if located on public road. Otherwise, UP required, possible Initial Study	Y, one wine tasting/retail room is permitted, except commercial winery processing. Pre-packaged food requiring no refrigeration is permitted and can be eaten on premise. No food preparation is allowed at winery, but catered food service is permitted at Marketing Events.	The tasting/retail room is allowed by right if it does not exceed 30% of the total square footage of the wine production structure.	Y, a maximum of 4 winery events are permitted per year and required to end by sunset.	Y, Special Event Permit. Amplified music and public gatherings (such as weddings) are not allowed inside or outside the winery. Outdoor eating areas are limited to accommodate a maximum 5 tables for seating of 10 people. Vehicle with a capacity in excess of 12 passengers are not allowed. Signage is limited to 12 sq. ft. on-site.	Parking will comply with the Parking Requirements in Section 6778, Ag., Industrial, and Wholesale Storage. The on-site driveway and parking area shall be surfaced with Chip Seal, gravel or an alternative surfacing material appropriate for lower traffic levels.	Based on Noise Ord.

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9	Santa Barbara County	UP, possible Initial Study. Development standards differ between inland and coastal areas.	Y	UP, floor area of the winery shall not exceed 400 sq. ft. or 10% of the winery development structures located on the premises, whichever is greater. Tasting rooms are granted for wineries that produce less than 20,000 cases per year.	Y, wineries and outdoor entertainment (carnival, crafts fair, etc..) events differ in the planning permit required.	Y, Special Events Permit. The number of special winery events vary on the size of winery and production capacity. Smaller wineries are allowed 4 events per year and attendance not to exceed 150 attendees. Up to 8 special winery events are permitted for larger wineries. The number of special events on winery premises can exceed 12 per year and attendance for each event may exceed 200 persons with a CUP under Tier III (development plan under the Planning Commission) on a case by case basis before the Planning Commission. CUP process can grant events over the allowed annual maximum to up to 40 days.	As per condition of approval.	Based on Noise Ord. Amplified music associated with special events shall not exceed 65 dba at the winery exterior boundary. The dba level can be contested by department review for special events depending on the size of the winery and surrounding environment.
10	Santa Cruz County	Depends on zoning, GP designation, parcel size, and commercial vineyard production. Levels: ASP, CUP (hearing before the Zoning Administration and more intensive process requiring Planning Commission hearing).	Y	AUP, by appt. only with a limit of 12 persons max. at one time. UP, public hearings by Zoning Administrator or Planning Commission based on project proposal on a case by case basis.	No	Y, Special Events Permit required.	As per UP conditions.	Outside operating hours limited to 7a.m -7 p.m., except during harvest season. Use Permit noise levels. Max. noise standard of 85 dba for a cumulative period of 15 minutes in an hour. Up to 90 dba for a cumulative period of 5 minutes in an hour. A max noise level of 100 dba. These levels shall be reduced by 10 dba between 10 p.m. - 7 a.m. Levels can potentially be increased with CUP.
11	Sonoma County	UP	Y	UP, depending on zoning. Allowed w/o winery.	Doesn't differentiate between what type of special events require a permit, but have a criteria whether one is necessary or not.	Y, UP	Measures and conditions of approval are determined through the UP process. Complaints of weekend traffic, but they do not exceed the LOS standards in rural areas.	Based on Noise Ord.

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12	San Luis Obispo County	UP	Y, MUP in most zoning districts, CUP, in others. Must be within 200 ft. from the winery facilities. This required can be waived if exemptions can be proven. Legally constructed structures built before 1980 can be modified with an AUP. Only 1 tasting room per winery, even for wineries on the same site that share production facilities.	AUP	No, but specific criteria for winery Special Events exists. 20 acres minimum (can apply for a MUP to required lot size). Limited to 40 days per year. Minor Use Permit or Conditional Use Permit required for events with 50 or more persons. Minor Use Permit allows for up to 80 persons for a maximum of 6 events per calendar year. CUP required for events over 80 persons for a max. of 6 special events per calendar year. Applications must be submitted at least 120 days prior to the event. Fines will be applied for those without County approval.	Y, MUP and CUP required.	As per UP conditions. The main driveway to winery with public tours, wine tasting room or special events must be located within one mile of an arterial or collector.	Based on Noise Ord. Outdoor amplified music is only permitted between the hours of 10 a.m. - 5 p.m. and not to exceed 65 Db.