Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

May 4, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22 -- PLANNING AND ZONING) TO MODIFY THE DEVELOPMENT STANDARDS AND PERMITTING PROCEDURES FOR WINERIES AND TASTING ROOMS (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.

2. Approve the recommendation of the Regional Planning Commission to amend the County Code to modify the development standards and permitting procedures for wineries and tasting rooms, as reflected in the draft ordinance.

3. Consider the recommendation of the Regional Planning Commission to modify the draft ordinance to require a Minor Conditional Use Permit, instead of a full Conditional Use Permit, for remote tasting rooms in the A-1 (Light Agricultural), A-2 (Heavy Agricultural), and R-R (Resort and Recreation) Zones.

4. Instruct County Counsel to prepare an ordinance amending the County Code as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 7, 2008, your Board adopted a motion that instructed the Director of Planning to prepare an ordinance to modify standards and procedures pertaining to

wineries and to present the ordinance to the Regional Planning Commission for consideration in a public hearing within 90 days. An extension was requested on January 7, 2009 to allow additional staff time for public outreach and environmental review.

The Wineries and Tasting Rooms Ordinance modifies definitions for wineries and tasting rooms so that both uses are defined in greater alignment with State standards for alcohol licensing. It establishes clear development standards, operating standards, and permit requirements for wineries, tasting rooms, and remote tasting rooms, organized as a stand-alone part within Title 22. The ordinance also more clearly reflects the differing standards that should be applied to wineries and tasting rooms in Agricultural Zones versus Commercial and Manufacturing Zones. This approach allows greater flexibility for the small business owner, while ensuring that the standards for wineries retain compatibility towards surrounding uses.

This ordinance allows wineries without tasting rooms or facilities to serve the general public as a permitted use in all Manufacturing Zones, the C-M (Commercial Manufacturing) Zone, the A-2 (Heavy Agricultural) Zone and the R-R (Resort and Recreation) Zone (R-R and A-2 are permitted if they do not exceed production cap of 5,000 cases per year). In addition, wineries in the A-1 (Light Agricultural) Zone are allowed as a use subject to permit. This represents an expansion of zones in which wineries are permitted.

The Wineries and Tasting Rooms Ordinance establishes tasting rooms as uses that are conditioned separate from wineries, with standards that focus more specifically on directing the commercial activities and safety concerns in an appropriate manner. While all tasting rooms will be subject to discretionary review, there have been several significant procedural changes that would simplify the application for a tasting room, including permitting applicants who adhere to the standards set forth for tasting rooms to apply for a Minor Conditional Use Permit. In addition, the ordinance establishes stand-alone tasting rooms or "remote tasting rooms" for the first time, and expands the permitted location of these remote tasting rooms into all Commercial Zones.

The Wineries and Tasting Rooms Ordinance was designed to be supportive of agriculture, in consistency with the directives of Policies 21 and 22 of the Land Use Element of the General Plan, by easing the overall burden of expenses on small agricultural producers and simplifying the winery application process. In addition, the creation of a definition for tasting rooms is supportive of the General Plan's stance towards encouraging visitor industries.

On April 15, 2009, the Regional Planning Commission considered the ordinance in a public hearing and recommended that it be adopted by your Board. In addition, the Commission recommended that your Board consider modifying the ordinance to require a Minor Conditional Use Permit, instead of a full Conditional Use Permit, for remote

tasting rooms in the A-1 (Light Agricultural), A-2 (Heavy Agricultural), and R-R (Resort and Recreation) Zones.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed ordinance promotes Goals One and Three of the County's Strategic Plan pertaining to "Operational Effectiveness" and "Community and Municipal Services" through the development of an amendment to the County Code that creates a more streamlined development process, and delivers a customer oriented solution to issues faced by winegrowers in the County's unincorporated communities.

FISCAL IMPACT

Implementation of the proposed ordinance will not result in any loss of revenue to the County or in significant new costs to the Department of Regional Planning or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing.

FINANCING

The proposed ordinance will not result in additional net County costs and therefore a request for funding is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a public hearing regarding the proposed ordinance on April 15, 2009. The Commission heard testimony from five individuals in support of the proposal. The Commission recommended approval of the proposed ordinance by your Board and recommended that your Board consider modifying the ordinance to require a Minor Conditional Use Permit, instead of a full Conditional Use Permit, for remote tasting rooms in the A-1 (Light Agricultural), A-2 (Heavy Agricultural), and R-R (Resort and Recreation) Zones.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County services.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance will have a significant effect on the environment. Therefore a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines.

Copies of the proposed Negative Declaration were transmitted to the County Clerk and County Libraries in Valencia, Malibu, and Lancaster for public review. In addition, public notice in the form of a one-eighth page ad was published in the *Antelope Valley Press*, a newspaper of general circulation, pursuant to Public Resources Code Section 21092. During the public comment period staff received three comments of support, and three comments expressing concerns about noticing, environmental impacts and the need for more time for community review.

Based on the attached Negative Declaration, adoption of the proposed ordinance will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria
Acting Director of Planning

JS:RCH:MWG:EH

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Modification to Ordinance for Board Consideration
6. Environmental Document
7. Legal Notice of Board Hearing
8. List of Persons to be Notified

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendment to Title 22 (Planning and Zoning) to modify standards and procedures pertaining to wineries and tasting rooms.
REQUEST:	Adoption of the proposed amendment to Title 22; Advance Planning Case No. 2009-00022-(1-5)
LOCATION:	Countywide
APPLICANT OR SOURCE:	Board of Supervisors directive
STAFF CONTACT:	Ms. Emma Howard at (213) 974-6476
RPC HEARING DATE:	April 15, 2009
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment
MEMBERS VOTING AYE:	Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	On October 7, 2008, the Board adopted a motion that instructed the Director of Planning to prepare an ordinance to modify standards and procedures pertaining to wineries and to present the ordinance to the Regional Planning Commission for consideration in a public hearing within 90 days. An extension was requested on January 7, 2009 to allow additional staff time for public outreach and environmental review. The ordinance resolves current barriers to winegrowing operations by establishing clear development standards, operating standards, and permit requirements for wineries, tasting rooms, and remote tasting rooms, organized as a stand-alone

part within Title 22. The ordinance also more clearly reflects the differing standards that should be applied to wineries and tasting rooms in agricultural zones versus commercial and industrial zones. This approach allows greater flexibility for the small business owner, while ensuring that the standards for wineries retain compatibility towards surrounding uses.

MAJOR POINTS FOR:

This ordinance will simplify current process and regulation, thereby assisting small business owners in a local and visitor serving industry. It will also clarify standards minimizing the possibility of staff misinterpretation and will align definitions with other applicable state and local regulations.

MAJOR POINTS AGAINST:

Some county residents have expressed concern about the potential for commercial proliferation in A-1 zones, and suggest that the ordinance might not provide enough public noticing.

REGIONAL PLANNNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO MODIFY THE DEVELOPMENT STANDARDS AND PERMITTING PROCEDURES FOR WINERIES AND TASTING ROOMS

April 15, 2009

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to modify standards and procedures pertaining to wineries on April 15, 2009. The amendment was initiated by a Board of Supervisors motion on October 7, 2008.

Regional Planning staff made a presentation concerning the proposed amendment. Staff explained current issues arising from the existing regulations for wineries and then explained how this ordinance will establish clearer development standards, operating standards, and permit requirements for wineries, tasting rooms, and remote tasting rooms. The presentation also elaborated as to why this ordinance more clearly reflects the differing standards that should be applied to wineries and tasting rooms in agricultural zones versus commercial and industrial zones. Staff discussed how the ordinance will simplify applications for wineries and tasting rooms, allowing greater flexibility for the small business owner, while ensuring that the standards for wineries retain compatibility towards surrounding uses.

Five members of the public spoke in favor of the proposed amendment, and no members of the public spoke in opposition to the proposed amendment.

The Commission closed the public hearing and approved the proposed amendment with one suggestion that the Board of Supervisors consider allowing remote tasting rooms in agricultural zones under a Minor Conditional Use Permit instead of a full Conditional Use Permit. Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code to modify the development standards and permitting procedures for wineries and tasting rooms.

WHEREAS, the Regional Planning Commission finds as follows:

1. On October 7th 2008, the Board directed the Director of Planning to modify standards and procedures pertaining to wineries, and present the ordinance to the Regional Planning Commission for a public hearing within 90 days.

2. The resulting Wineries and Tasting Rooms Ordinance, presented as Project 2009-0022-(1-5) is a series of modifications to standards and procedures for wineries and tasting rooms which are consistent with the directives of both the Board of Supervisors and the Los Angeles County General Plan.

3. The Wineries and Tasting Rooms Ordinance is supportive of agriculture in consistency with the directives of Policies 21 and 22 of the Land Use Element of the General Plan by easing the overall burden of expenses on small agricultural producers and simplifying the winery application process.

4. The Wineries and Tasting Rooms Ordinance is a revision of regulations on Wineries that takes the aim of minimizing costs, delays and uncertainty by streamlining and clarifying the procedures and standards for wineries and tasting rooms in accordance with Policies 13 and 14, of the Economic Development Element of the General Plan

5. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project that demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Department of Regional Planning staff has prepared a related Negative Declaration for this project

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 to modify standards and procedures pertaining to wineries.

2. Certify completion of and approve the attached Negative Declaration and find that the amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code will not have a significant effect on the environment; and

3. Adopt the attached ordinance amending Title 22 (Zoning Ordinance) of the Los Angeles County Code and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on April 15, 2009.

By _____

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

Elaine Lemke
Principal Deputy County Counsel
Property Division

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code related to the modification of procedures and standards for wineries.

The Board of Supervisors of the County of Los Angeles hereby ordains as follows:

SECTION 1. Section 22.08.200 is hereby amended to add the following definitions in alphabetical order as follows:

22.08.200 T.

...

-- "Tasting rooms" means facilities for the sale or sampling of alcoholic beverages, as operated in conjunction with a facility of alcoholic beverage production under a license issued by the California State Department of Beverage Control, that are located on the same lot or parcel of land as such production facility.

-- Tasting rooms, remote. "Remote tasting rooms" means facilities for the sale or sampling of alcoholic beverages, as operated in conjunction with a facility of alcoholic beverage production under a license issued by the California State Department of Beverage Control, that are not located on the same lot or parcel of land as such production facility.

...

SECTION 2. Section 22.08.230 is hereby amended to read as follows:

22.08.230 W.

...

-- "Wineries" means facilities of production used for processing grapes or other agricultural products into wine, ~~which~~where processing ~~may~~ includes the fermentation, crushing, bottling, testing, or aging~~, storage, or shipping~~ of wine, as operated under a Type 02 license issued by the California State Department of Beverage Control. Wineries may sell wine to licensed wholesalers and retailers on-site. Wineries may ship wine directly to the general public if sales transactions are made at off-site events, or via mail, phone and internet orders. Winery-related uses and wine sales offered on-site to the general public shall be considered tasting rooms.

...

SECTION 3. Section 22.24.100 is hereby amended to read as follows:

22.24.100 Uses subject to permits. Property in Zone A-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

-- Wineries, ~~subject to the conditions of Section 22.56.255~~ as provided in Part 23 of Chapter 22.52.

...

SECTION 4. Section 22.24.120 is hereby amended to read as follows:

22.24.120 Permitted uses. Premises in Zone A-2 may be used for:

...

D. The following additional uses:

-- Wineries with a production capacity of 5,000 or fewer cases of wine per year, as provided in Part 23 of Chapter 22.52.

...

SECTION 5. Section 22.24.140 is hereby amended to read as follows:

22.24.140 **Uses subject to director's review and approval.** If site plans therefor are first submitted to and approved by the director, premises in Zone A-2 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

...

~~-- Wineries, subject to the standards and conditions specified in Section 22.56.1763, except that a conditional use permit shall be obtained as provided in Section 22.56.225 for a winery: (1) which includes winery-related incidental visitor-serving uses, or (2) with an annual production capacity of over 5,000 gallons of wine, or (3) in a hillside management or significant ecological area, or (4) not otherwise in full compliance with Section 22.56.1763.~~

...

SECTION 6. Section 22.24.150 is hereby amended to read as follows:

22.24.150 **Uses subject to permits.** Property in Zone A-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

-- Wineries~~, not in full compliance with Section 22.56.1763, subject to the conditions of Section 22.56.225~~ with a production capacity exceeding 5,000 cases of wine per year, as provided in Part 23 of Chapter 22.52.

...

SECTION 7. Section 22.28.110 is hereby amended to read as follows:

22.28.110 **Uses subject to permits.** Premises in Zone C-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

SECTION 8. Section 22.28.160 is hereby amended to read as follows:

22.28.160 **Uses subject to permits.** Premises in Zone C-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

SECTION 9. Section 22.28.210 is hereby amended to read as follows:

22.28.210 **Uses subject to permits.** Premises in Zone C-3 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

SECTION 10. Section 22.28.230 is hereby amended to read as follows:

22.28.230 **Permitted uses.** Premises in Zone C-M may be used for:

...

B. The following industrial uses, provided all activities are conducted within an enclosed building:

...

2. Food Processing.

...

-- Wineries, as provided in Part 23 of Chapter 22.52.

...

SECTION 11. Section 22.28.260 is hereby amended to read as follows:

22.28.260 **Uses subject to permits.** Premises in Zone C-M may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

SECTION 12. Section 22.28.320 is hereby amended to read as follows:

22.28.320 **Uses subject to permits.** Premises in Zone C-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

SECTION 13. Section 22.32.040 is hereby amended to read as follows:

22.32.040 **Permitted uses.** Premises in Zone M-1 may be used for:

...

B. The following additional uses are permitted in Zone M-1, except that nothing in this subsection permits punch presses of over 20 tons rated capacity, drop hammers or automatic screw machines.

...

-- Wineries~~, except that winery-related incidental visitor-serving uses shall be subject to a conditional use permit as provided in Section 22.32.070~~, as provided in Part 23 of Chapter 22.52.

...

SECTION 14. Section 22.32.070 is hereby amended to read as follows:

22.32.070 **Uses subject to permits.** Premises in Zone M-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

...

~~-- Winery-related incidental visitor-serving uses including, but not limited to, the sale of wine, winery tours, and wine tasting.~~

...

SECTION 15. Section 22.32.130 is hereby amended to read as follows:

22.32.130 **Uses subject to permits.** Premises in Zone M-1½ may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

...

SECTION 16. Section 22.32.190 is hereby amended to read as follows:

22.32.190 **Uses subject to permits.** Premises in Zone M-2 or Zone M-4 may be used for:

A. The following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit, except that in Zone M-4 a conditional use permit is required for uses in subdivisions 1, 2, and 3 of this subsection A only where the use listed is located within 300 feet of a public school, public park or a residential or A-1 Zone:

...

4. Uses.

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

...

...

SECTION 17. Section 22.40.190 is hereby amended to read as follows:

22.40.190 **Permitted uses.** Premises in Zone R-R may be used for:

...

C. The following additional uses:

-- Wineries with a production capacity of 5,000 or fewer cases of wine per year, as provided in Part 23 of Chapter 22.52.

...

SECTION 18. Section 22.40.210 is hereby amended to read as follows:

22.40.210 **Uses subject to director's review and approval.** If site plans therefor are first submitted to and approved by the director, premises in Zone R-R may be used for:

A. The following uses:

...

~~-- Wineries, subject to the standards and conditions specified in Section 22.56.1763, except that a conditional use permit shall be obtained as provided in Section 22.56.225 for a winery: (1) which includes winery-related incidental visitor-serving uses, or (2) with an annual production capacity of over 5,000 gallons of wine, or (3) in a hillside management or significant ecological area, or (4) not otherwise in full compliance with Section 22.56.1763.~~

...

SECTION 19. Section 22.40.220 is hereby amended to read as follows:

22.40.220 **Uses subject to permits.** Premises in Zone R-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Tasting rooms, as provided in Part 23 of Chapter 22.52.

-- Tasting rooms, remote, as provided in Part 23 of Chapter 22.52.

...

-- Wineries~~, not in full compliance with Section 22.56.1763, subject to the conditions of Section 22.56.225~~ with a production capacity exceeding 5,000 cases of wine per year, as provided in Part 23 of Chapter 22.52.

...

SECTION 20. Section 22.52.1215 is hereby added to read as follows:

22.52.1215 **Tasting rooms and remote tasting rooms.** Every tasting room and remote tasting room shall provide one parking space for each 100 square feet of enclosed floor area.

SECTION 21. Section 22.52.1225 is hereby added to read as follows:

22.52.1225 **Wineries.** Every winery shall provide one parking space for each 500 square feet of enclosed floor area.

SECTION 22. Part 23 of Chapter 22.52 is hereby added to read as follows:

PART 23

WINERIES AND TASTING ROOMS

Sections:

22.52.2400 **Purpose.**
22.52.2410 **Wineries -- Development Standards.**
22.52.2420 **Wineries -- Operating Standards.**
22.52.2430 **Wineries -- Permit Requirements.**
22.52.2440 **Tasting Rooms -- Development Standards.**
22.52.2450 **Tasting Rooms -- Operating Standards.**
22.52.2460 **Tasting Rooms -- Permit Requirements.**
22.52.2470 **Remote Tasting Rooms -- Development Standards.**
22.52.2480 **Remote Tasting Rooms -- Operating Standards.**
22.52.2490 **Remote Tasting Rooms -- Permit Requirements.**

22.52.2400 **Purpose.** The purpose of this Part 23 is to provide a comprehensive series of standards for wineries and tasting rooms that facilitate the establishment of these agriculturally supportive businesses while minimizing potential impacts to surrounding uses.

22.52.2410 **Wineries -- Development Standards.**

A. Where permitted by this Title 22, wineries shall comply with the development standards of the zone in which they are located, except where modified herein:

1. Parking shall be provided in accordance with Section 22.52.1225.

2. Winery waste and wastewater shall be disposed of in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. Records of compliance with such requirements shall be maintained on the premises and made available to personnel from the department of regional planning upon request.

B. Wineries in Zones A-1, A-2, and R-R shall also comply with the following development standards:

1. Wineries are permitted on a lot or parcel of land with a minimum net area of two acres. For the purposes of this subsection, the net area of a lot or parcel of land shall exclude any area with a slope of 25 percent or greater.

2. Wineries are permitted:

a. On a lot or parcel of land that contains existing agricultural products under cultivation for the purpose of being processed into wine; or

b. On a lot or parcel of land that adjoins a lot or parcel of land that contains existing agricultural products under cultivation for the purpose of being processed into wine, provided that:

i. The adjoining lot or parcel of land is owned or leased by the holder of a Type 02 license issued by the California State Department of Beverage Control; and

ii. The license holder records a covenant and agreement in the office of the county recorder that he will own or lease the adjoining lot or parcel of land for the duration of the operation of the winery, with any violation thereof being subject to the enforcement procedures of Part 6 of Chapter 22.60.

3. Wineries shall provide access to the nearest public roadway to the satisfaction of the department of public works and the fire department. Such access shall be at least 28 feet in width.

4. Mobile bottling or crushing facilities are permitted, provided that a paved parking area is provided for such facilities in addition to the parking required for the winery.

5. Winery facilities shall not occupy more than 25 percent of the net area of a lot or parcel of land, provided that such facilities do not cumulatively exceed 50,000 square feet of enclosed floor area. For the purposes of this subsection:

a. The net area of a lot or parcel of land shall exclude any area with a slope of 25 percent or greater; and

b. Winery facilities shall be defined as the total floor area of all structures and accessory structures used by the winery, plus paved parking areas for mobile bottling or crushing facilities.

6. Winery facilities, parking, and private waste disposal systems shall be located at least 100 feet from any stream banks.

C. Modification of these development standards shall require a conditional use permit, as provided in Part 1 of Chapter 22.56.

22.52.2420 Wineries -- Operating Standards.

A. Where permitted by this Title 22, wineries shall comply with the noise control provisions of Chapter 12.08 of the County Code.

B. The holder of a Type 02 license issued by the California State Department of Beverage Control may host wine events, including but not limited to private group tastings, tours, and lessons in wine and food combinations or preparation, at a winery or on a lot or parcel of land he owns or leases containing existing agricultural products for the purpose of being processed into wine, pursuant to a temporary use permit, as provided in Part 14 of Chapter 22.56, subject to the limitations provided in Section 22.56.1835 for exhibitions.

C. Wineries in Zones A-1, A-2, and R-R shall operate only between the hours of 7 a.m. and 7 p.m.

D. Modification of these operating standards shall require a conditional use permit, as provided in Part 1 of Chapter 22.56.

22.52.2430 Wineries -- Permit Requirements.

A. Conditional Use Permit.

1. Any person filing an application for a winery conditional use permit may request that the director consider the application in accordance with the minor conditional use permit provisions of Section 22.56.085, unless modifications to the standards of Sections 22.52.2410 or 22.52.2420 are requested.

2. The standards of Sections 22.52.2410 and 22.52.2420 shall be made conditions of approval of any conditional use permit, except where modified by the regional planning commission.

B. Application. An application for a winery conditional use permit in Zones A-1, A-2, and R-R shall contain the following information, in addition to that required by Section 22.56.030:

1. Maps showing the existing topography of the subject lot or parcel of land, delineating all portions of such lot or parcel of land with a slope of 25 percent or greater; and

2. Site plans showing the location and area of existing agricultural products under cultivation for the purpose of being processed into wine, as well as photographic evidence of such products, where required by Section 22.52.2410.B.2.

3. Site plans showing the location and area of paved parking areas for mobile bottling or crushing facilities.

22.52.2440 Tasting Rooms -- Development Standards.

A. Where permitted by this Title 22, tasting rooms shall comply with the development standards of the zone in which they are located, except where modified herein:

1. Tasting rooms shall not occupy more than 20 percent of the area of winery facilities on a lot or parcel of land, provided that such tasting rooms do not exceed 10,000 square feet of floor area. For the purposes of this subsection, winery facilities shall be defined as the total floor area of all structures and accessory structures used by the winery, plus paved parking areas for mobile bottling or crushing facilities.

2. Parking shall be provided in accordance with Section 22.52.1215.

B. Modification of these development standards shall require a conditional use permit, as provided in Part 1 of Chapter 22.56.

22.52.2450 Tasting Rooms -- Operating Standards.

A. Where permitted by this Title 22, tasting rooms shall comply with the following operating standards:

1. Tasting rooms shall comply with the noise control provisions of Chapter 12.08 of the County Code.

2. Any employee who serves or sells alcoholic beverages in any tasting room shall complete a responsible beverage service training program that meets the requirements of the State Alcoholic Beverage Control Act within 90 days of hire. Records of such training shall be maintained on the premises and made available to personnel from the sheriff's department and the department of regional planning upon request.

3. Wine tastings shall be limited to the serving of three ounces of wine per customer per day.

4. Complimentary food items may be offered with wine tastings, including but not limited to fruit slices, cheese, and crackers, provided that:

(a). Food items are not advertised on winery signage; and

(b). Food is prepared and offered in accordance with the licensing and inspection requirements of other government agencies.

5. Tasting rooms may engage in the retail sale of packaged food for off-site consumption, including but not limited to jam, jellies, and olive oil, provided that:

(a). The packaged food is produced from agricultural products grown on lots or parcels of land owned or leased by the holder of a Type 02 license issued by the California State Department of Beverage Control;

(b). The winery logo is permanently and prominently affixed to all food sold; and

(c). Food is prepared and offered in accordance with the licensing and inspection requirements of other government agencies.

6. Tasting rooms may engage in the retail sale of merchandise, provided that the winery logo is permanently and prominently affixed to all items sold.

7. Tasting rooms may host wine events, including but not limited to private group tastings and lessons in wine and food combinations or preparation, pursuant to a temporary use permit, as provided in Part 14 of Chapter 22.56, subject to the limitations provided in Section 22.56.1835 for exhibitions.

B. Tasting rooms in Zones A-1, A-2, and R-R shall also comply with the following operating standards:

1. Tasting rooms shall operate only between the hours of 10 a.m. and 7 p.m.

2. External amplified sounds and live music are prohibited.

C. Modification of these operating standards, including but not limited to allowances for additional wine events or additional on-site consumption of alcohol or food, shall require a conditional use permit, as provided in Part 1 of Chapter 22.56.

22.52.2460 Tasting Rooms -- Permit Requirements.

A. Any person filing an application for a tasting room conditional use permit may request that the director consider the application in accordance with the minor conditional use permit provisions of Section 22.56.085, unless modifications to the standards of Sections 22.52.2440 or 22.52.2450 are requested.

B. The standards of Sections 22.52.2440 and 22.52.2450 shall be made conditions of approval of any conditional use permit, except where modified by the regional planning commission.

22.52.2470 Remote Tasting Rooms -- Development Standards.

A. Where permitted by this Title 22, remote tasting rooms shall comply with the development standards of the zone in which they are located and shall provide parking in accordance with Section 22.52.1215.

B. Remote tasting rooms in Zones A-1, A-2, and R-R shall also comply with the following development standards:

1. Remote tasting rooms are permitted on a lot or parcel of land with a minimum net area of two acres. For the purposes of this subsection, the net area of a lot or parcel of land shall exclude any area with a slope of 25 percent or greater.

2. Remote tasting rooms are permitted:

a. On a lot or parcel of land that contains existing agricultural products under cultivation for the purpose of being processed into wine, provided that such products cover at least 50 percent of the net area of such lot or parcel of land; or

b. On a lot or parcel of land that adjoins a lot or parcel of land that contains existing agricultural products under cultivation for the purpose of being processed into wine, provided that:

i. Such products cover at least 50 percent of the net area of such adjoining lot or parcel of land; and

ii. The license holder records a covenant and agreement in the office of the county recorder that he will own or lease the adjoining lot or parcel of land for the duration of the operation of the remote tasting room, with any violation thereof being subject to the enforcement procedures of Part 6 of Chapter 22.60.

c. For the purposes of this subsection, the net area of a lot or parcel of land shall exclude any area with a slope of 25 percent or greater or in a significant ecological area.

3. Remote tasting rooms shall provide access to the nearest public roadway to the satisfaction of the department of public works and the fire department. Such access shall be at least 28 feet in width.

4. Remote tasting rooms shall not occupy more than 15 percent of the net area of a lot or parcel of land, provided that such tasting rooms do not exceed 15,000 square feet of enclosed floor area. For the purposes of this subsection, the net area of a lot or parcel of land shall exclude any area with a slope of 25 percent or greater.

C. Modification of these development standards shall require a conditional use permit, as provided in Part 1 of Chapter 22.52.

22.52.2480 Remote Tasting Rooms -- Operating Standards.

A. Remote tasting rooms in Zones A-1, A-2, and R-R shall comply with the operating standards of Section 22.52.2450.

B. Remote tasting rooms in Zones C-1, C-2, C-3, C-M, and C-R shall comply with the operating standards of Section 22.52.2450, except that remote tasting rooms may host wine events, including but not limited to private group tastings and lessons in wine and food combinations or preparation, without a temporary use permit, provided that:

1. Wine events are limited to no more than 25 persons;

2. There are no more than 20 wine events within any 12 month period; and

3. A record of wine events shall be maintained on the premises and made available to personnel from the sheriff's department and the department of regional planning upon request.

C. Modification of these operating standards, including but not limited to allowances for additional wine events or additional on-site consumption of alcohol or food, shall require a conditional use permit, as provided in Part 1 of Chapter 22.56.

22.52.2490 Remote Tasting Rooms -- Permit Requirements.

A. Conditional Use Permit.

1. Any person filing an application for a remote tasting room conditional use permit in Zones C-1, C-2, C-3, C-M, and C-R may request that the director consider the application in accordance with the minor conditional use permit provisions of Section 22.56.085, unless modifications to the standards of Section 22.52.2470 or 22.52.2480 are requested.

2. The standards of Sections 22.52.2470 and 22.52.2480 shall be made conditions of approval of any conditional use permit, except where modified by the regional planning commission.

B. An application for a remote tasting room conditional use permit in Zones A-1, A-2, and R-R shall contain the following information, in addition to that required by Section 22.56.030:

1. Maps showing the existing topography of the subject lot or parcel of land, delineating all portions of such lot or parcel of land with a slope of 25 percent or greater; and

2. Site plans showing the location and area of existing agricultural products under cultivation for the purpose of being processed into wine, as well as photographic evidence of such products, where required by Section 22.52.2470.B.2.

SECTION 23. Section 22.56.085 is hereby amended to read as follows:

22.56.085 Grant or denial of minor conditional use permit by director.

A. Any person filing an application for a conditional use permit may request the director to consider the application in accordance with this section for the following uses:

...

-- Tasting rooms, as provided in Section 22.52.2460

-- Tasting rooms, remote, as provided in Section 22.52.2490.

...

-- Wineries, as provided in Section 22.52.2430.

...

SECTION 24. Section 22.56.195 is hereby amended to read as follows:

22.56.195 Alcoholic beverage sales, for either on-site or off-site consumption. Additional Findings Prerequisite to Permit.

A. This section applies to the following establishments, with the exception of tasting rooms and remote tasting rooms:

...

SECTION 25. Section 22.56.225 is hereby repealed in its entirety.

SECTION 26. Section 22.56.1763 is hereby repealed in its entirety.

MODIFICATION TO ORDINANCE FOR BOARD CONSIDERATION

The Regional Planning Commission has recommended that the Board of Supervisors consider the following modification to Section 22.52.2490.A of the draft ordinance:

A. Conditional Use Permit.

1. Any person filing an application for a remote tasting room conditional use permit ~~in Zones C-1, C-2, C-3, C-M, and C-R~~ may request that the director consider the application in accordance with the minor conditional use permit provisions of Section 22.56.085, unless modifications to the standards of Section 22.52.2470 or 22.52.2480 are requested.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2009-00002 / RADV T2009-00001

1. DESCRIPTION: The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The intent of the ordinance is to support and enhance agricultural production by allowing wineries and tasting rooms while minimizing impacts to surrounding uses through development standards, operating standards, and permit requirements. This is not a development project.

Specifically, the ordinance would:

- Modify the definition of wineries in the County Code.
- Create definitions of tasting rooms and remote tasting rooms in the County Code. These definitions will clarify Winery-related "visitor serving uses" as they are currently referenced in the County Code.
- Allow wineries in Zones M-1, M-1½, M-2, and M-4 as a permitted use. Wineries are currently allowed as a permitted use in these Zones.
- Allow wineries in Zone C-M as a permitted use. Wineries are not currently allowed as a permitted use in this Zone.
- Allow wineries in Zone A-1 as a use subject to permit. Wineries are currently allowed as a use subject to permit in this Zone.
- Allow wineries in Zones A-2 and R-R as a permitted use if the production capacity of the winery is 5,000 or fewer cases of wine per year. Wineries are currently allowed as a permitted use in these Zones if the production capacity of the winery is 5,000 or fewer gallons of wine per year.
- Allow wineries in Zones A-2 and R-R as a use subject to permit if the production capacity of the winery exceeds 5,000 cases of wine per year. Wineries are currently allowed as a use subject to permit if the production capacity of the winery exceeds 5,000 gallons of wine per year.
- Allow tasting rooms as a use subject to permit in all

Zones where wineries are permitted. Winery-related "visitor serving uses" are currently allowed as a use subject to permit in all Zones where wineries are permitted.

- Allow remote tasting rooms as use subject to permit in Zones A-1, A-2, R-R, C-1, C-2, C-3, and C-M. Remote tasting rooms are not currently allowed as a use subject to permit in these Zones.
- Provide development standards, operating standards, and permit requirements for wineries, tasting rooms, and remote tasting rooms.

2. LOCATION: Unincorporated Los Angeles County
3. PROPONENT: Los Angeles County Department of Regional Planning

4. FINDINGS OF NO SIGNIFICANT IMPACTS:
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Emma Howard
Regional Planning Assistant II

DATE: January 21, 2009

STAFF USE ONLY

PROJECT NUMBER: 2009-00002

CASE: RADV T2009-00001

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

C.S. Date:	January 21, 2009	**Staff Member:**	Emma Howard
Thomas Guide:	Various	**USGS Quad:**	Various
Location:	Countywide		
Description of Project:	The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The intent of the ordinance is to support and enhance agricultural production by allowing wineries and tasting rooms while minimizing impacts to surrounding uses through development standards, operating standards, and permit requirements. This is not a development project. Specifically, the ordinance would: • Modify the definition of wineries in the County Code. • Create definitions of tasting rooms and remote tasting rooms in the County Code. These definitions will clarify Winery-related "visitor serving uses" as they are currently referenced in the County Code. • Allow wineries in Zones M-1, M-1½, M-2, and M-4 as a permitted use. Wineries are currently allowed as a permitted use in these Zones. • Allow wineries in Zone C-M as a permitted use. Wineries are not currently allowed as a permitted use in this Zone. • Allow wineries in Zone A-1 as a use subject to permit. Wineries are currently allowed as a use subject to permit in this Zone. • Allow wineries in Zones A-2 and R-R as a permitted use if the production capacity of the winery is 5,000 or fewer cases of wine per year. Wineries are currently allowed as a permitted use in these Zones if the production capacity of the winery is 5,000 or fewer gallons of wine per year. • Allow wineries in Zones A-2 and R-R as a use subject to permit if the production capacity of the winery exceeds 5,000 cases of wine per year. Wineries are currently allowed as a use subject to permit if the production capacity of the winery exceeds 5,000 gallons of wine per year. • Allow tasting rooms as a use subject to permit in all Zones where wineries are permitted. Winery-related "visitor serving uses" are currently allowed as a use subject to permit in all Zones where wineries are permitted.		

	• Allow remote tasting rooms as use subject to permit in Zones A-1, A-2, R-R, C-1, C-2, C-3, and C-M. Remote tasting rooms are not currently allowed as a use subject to permit in these Zones. • Provide development standards, operating standards, and permit requirements for wineries, tasting rooms, and remote tasting rooms.
Gross Area:	2,649 square miles
Environmental Setting:	Countywide (urban, suburban, non-urban, rural)
Zoning:	Various (A-1, A-2, A-2H, C-1, C-2, C-M, C-R M-1, M-1½, M-2, M-3, M-4, R-R)
General Plan:	Countywide
Community/Area Wide Plan:	Countywide

Major projects in area:

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

☐ None

☒ Regional Water Quality Control Board

- ☒ Los Angeles Region
- ☒ Lahontan Region

☒ Coastal Commission

☐ Army Corps of Engineers

☒ Caltrans

Trustee Agencies

☐ None

☒ State Fish and Game

☒ State Parks

Special Reviewing Agencies

☐ None

☒ Santa Monica Mountains Conservancy

☐ National Parks

☒ National Forest

☐ Edwards Air Force Base

☒ Resource Conservation District of the Santa Monica Mtns.

☒ City of Los Angeles

☒ City of Santa Clarita

☒ City of Lancaster

☒ City of Palmdale

☒ Ventura County

☒ Kern County

☒ San Bernardino County

☒ CSU Fullerton

☒ City of Malibu

☒ City of Calabasas

☒ City of Augora Hills

☒ City of Hidden Hills

☒ City of Westlake Village

☒ Department of Toxic and Substances Control

Regional Significance

☒ None

☐ SCAG Criteria

☐ Air Quality

☐ Water Resources

☐ Santa Monica Mtns Area

County Reviewing Agencies

☐ **None**

☒ Fire Department

☒ DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage and Grading, Waterworks & Sewer Maintenance, Environmental Programs, Water Resources

☒ Public Health: Land Development Program

☒ Sheriff

☒ Parks and Recreation

☒ Sanitation District

			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCE	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1.Development Policy Map Designation:_____

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)
Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)
*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Emma Howard, Regional Planning Assistant II* Date: January 20, 2009

Approved by: *Mitch Glaser, Supervising Regional Planner* Date: January 20, 2009

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following
the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Portions of the planning area lie within a general region of known fault zones and seismic activity (California Seismic Hazard Zones Map and Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Portions of the planning area contain landslides and may not be suitable for development. (Los Angeles County Safety Element – Landslide Inventory Map).*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *Portions of the planning area have high slope instability and may not be suitable for development of wineries and tasting rooms,*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Portions of the planning area contain high subsidence, high groundwater level, liquefaction, or hydrocompaction, and may not be suitable for development of wineries or tasting rooms, as (Los Angeles County Safety Element – Liquefaction Susceptibility and Shallow and Perched Ground Water Maps).*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed project changes permitting procedures and development standards for wineries and tasting rooms, which are not considered sensitive uses. Such development will require appropriate review to assess impacts from geotechnical hazards,*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *The project is a proposed zoning ordinance, which does not alter existing standards for grading. The proposed ordinance contains slope exclusions intended to restrict development on heavily sloped parcels.*
g.	☐	☐	☒	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? *Some portions of the planning area may contain expansive soil.*
h.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The development standards proposed include additional slope exclusions and access requirements. Nothing in the proposed ordinance should exacerbate any existing geotechnical hazards. Any future development of wineries and tasting rooms will require appropriate review to address potential geotechnical impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Various drainage courses exist throughout portions of the planning area (Thomas Guide).*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Portions of the planning area are located on 100-year flood zone areas (Los Angeles County Safety Element – Flood Inundation Hazards Map),*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? *Portions of the planning area may be subject to high mudflow conditions.*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off? *The project is a change in procedures and development standards for wineries and tasting rooms. Future wineries and tasting rooms will remain subject to all applicable erosion controls. These changes will not alter or impede existing requirements for erosion control which are already required of comparable uses.*
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area? *The proposed zoning ordinance may improve drainage in future wineries and tasting rooms by requiring proof of review from the Los Angeles Regional Water Quality Control Board. None of the proposed measures are anticipated to supersede or alter existing regulations applying to drainage.*
f.	☐	☐	☐	Other factors (e.g., dam failure)? *N/A*

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). Development projects facilitated by the ordinance may expose more residents to potential flood related hazards in certain areas, but the proposed changes will not create risks inconsistent with existing standards. Any future development proposals will require environmental review, approval of drainage concept, and building permits from the Department of Public Works to address potential flood impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Most of the undeveloped portions of the planning area are located in Fire Zone 4 (Los Angeles County Safety Element – Wildland & Urban Fire Hazards Map) and it is possible that a number of new projects approved under this ordinance may be located in Zone 4*
b.	☒	☐	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? *Portions of the planning area have inadequate access, however, the proposed ordinance includes access requirements and any project approved under this ordinance would be subject to access review from the Departments of Fire and Public Works.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *The proposed ordinance does not involve dwelling units.*
d.	☒	☐	☐	Is the project site located in an area having inadequate water pressure to meet fire flow standards? *Portions of planning area may have inadequate water pressure to meet fire flow standards. Future development projects proposed under the ordinance, will be subject to Fire Department regulations for fire flow standards.*
e.	☐	☐	☒	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The proposed ordinance is a modification of existing standards and procedures. It is not a development project. Any future proposed uses located next to flammables will be conditioned appropriately by the Fire Department.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? *The proposed ordinance does not constitute a dangerous fire hazard use. It seeks to modify standards and procedures but does not modif fire safety requirements set forth by the Departments of Fire and Public Works*
g.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8
☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**
☐ Project Design ☐ Compatible Use

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). This proposal is not expected to increase fire hazards and the ordinance contains requirements for appropriate fire access. Any future development proposals will require appropriate review to address potential fire hazard concerns through implementation of provisions and requirements of the County's Building and Fire Codes.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *There are various high noise sources, such as freeways and airports, in the vicinity of the portions of the planning area.*
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There are schools and senior citizen facilities in the planning area, however, the proposed zoning ordinance would not impact these sensitive uses. Future development of wineries and tasting rooms will require appropriate review to address noise impacts.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *The proposed zoning ordinance for wineries and tasting rooms would require future projects to comply with County noise ordinances (Title 12).*
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *The proposed zoning ordinance for wineries and tasting rooms would require future projects to comply with County noise ordinances (Title 12).*
e.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The ordinance restates that standards for sound levels allowed by wineries and tasting rooms must be consistent with those required in Title 12 of the County Code. Any future development proposals related to wineries or tasting rooms may require appropriate review to address noise impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *There are portions of the planning area that are served by individual water wells and have water quality problems.*
b.	☒	☐	☐	Will the proposed project require the use of a private sewage disposal system? *There are portions of the planning area that rely on the use of private sewage disposal systems.*
	☒	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course? *There are portions of the planning area that have known septic tank limitations, or are in proximity to drainage courses. The proposed ordinance will not impede current requirements for septic adequacy.*
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *The proposed wineries and tasting rooms ordinance does not regulate construction. Future development proposals would be subject to compliance with NPDES standards and permitting from the Department of Public Works.*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *The proposed wineries and tasting rooms ordinance is a change to permitting procedures and development standards. While future development could result in runoff and discharges, projects occurring under the ordinance will be subject to compliance with NPDES standards.*
e.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☒ Health Code Ordinance No. 7583, Chapter 5

☒ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). While future development could result in runoff and discharges, Los Angeles County standards for low impact development apply to all new projects. Additionally NPDES standards would apply to future development related to this ordinance. Any future development proposals will require appropriate review to address water quality impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. Residential or commercial development that will exceed the State's criteria for regional significance is not being proposed within this ordinance.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposed project is a zoning ordinance and would not be considered a sensitive use. Under the proposed standards industrial wineries may be located in industrial zones near heavy industrial uses.*
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms, under these changes future wineries and tasting rooms will remain subject to applicable traffic standards. Any future development proposal will require individual assessment to determine whether it meets AQMD thresholds of potential significance.*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. These uses are not anticipated to generate obnoxious odors, dust, and/or hazardous emissions which differ from those generated by similar allowed uses in the zones which wineries and tasting rooms will be allowed. Future development projects for individual wineries and tasting rooms will require appropriate environmental review to address air quality impacts.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan? *The proposed zoning ordinance would not obstruct or conflict with implementation of applicable air quality plans.*
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *The proposed zoning ordinance does not violate any air quality standard or contribute to an existing or projected air quality violation.*
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? *It is not believed that these proposed standards and procedures modifications will result in a cumulatively considerable net increase of criteria pollutants. Additionally the proposed zoning requires conditional use reviews for most development projects of tasting rooms and wineries. Conditional use permitting requires environmental review.*
h.	☐	☐	☐	Other factors: *N/A*

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). This proposal is not a development project and the suggested modifications are believed to be consistent with the requirements for air quality required of similar uses. Future development of individual wineries and tasting rooms will require appropriate review to address area-specific air quality impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Many portions of the planning area are relatively undisturbed and natural and located within various SEA's.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *The proposed wineries and tasting rooms ordinance is not a development project and does not require grading activities. There are several reasons to believe that this proposal will not remove substantial natural habitat areas, as significant habitat areas in the county are already protected by existing regulation which these standards will not affect. Additionally the standards propose that all but the most limited winery uses will require environmental review.*
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Various drainage courses exist in the planning area (Thomas Guide).*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *Various riparian and sensitive habitats exist throughout the planning area.*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *The planning area contains various oak and other unique trees. Any future proposed development projects under this ordinance will be subject to the Los Angeles County Oak Tree Ordinance.*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *The planning area contains habitats for various sensitive species.*
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☒ERB/SEATAC Review

The project area contains rich and varied habitat areas. The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning), but will not supersede any existing regulations which protect biota. Future development proposals will require appropriatereview to address impacts to biota resources. Properties will also be subject to the Oak Tree Ordinance and SEA requirement as applicable.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *There are areas within the planning area that contain drainage channels or oak trees.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *The proposed zoning ordinance is county-wide. Some lots where future projects may locate under this ordinance may contain rock formations that indicate potential paleontological resources.*
c.	☐	☐	☒	Does the project site contain known historic structures or sites? *The planning area may contain sites on the National Register of Historic Places or California Office of Historic Preservation, however, development is not being proposed. Future development of wineries and tasting rooms, as would be allowed by the proposed zoning ordinance, will be subject to appropriate review for historic resources.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *The proposed zoning ordinance is a change in procedures and development standards for wineries and tasting rooms and would not cause a substantial adverse change in the significance of a historical or archaeological resource.*
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *The project is a change in procedures and development standards for wineries and tasting rooms. All future proposed development projects will be subject to appropriate review for paleontological resources.*
f.	☐	☐	☐	Other factors? *N/A*

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). Future development proposals will require appropriate review to address archaeological, historical, and paleontological impacts. Such review will include a Phase I Archaeology Report.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. The proposed changes are not expected to create development that would directly affect the availability of known mineral resources.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. The proposed changes should not create development that would directly result in the loss of important mineral resource.*
c.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The proposed ordinance is not expected to affect the availability of known mineral resources. Any future development of wineries or tasting rooms will require appropriate review to address impacts relating to mineral resources.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? *There may be prime farmland located throughout some portions of the planning area (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map). The proposed zoning ordinance would not convert farmland into non-agricultural uses, however, it would allow future development of wineries and tasting rooms in agricultural zones in a manner intended to support local agricultural producers by streamlining the permit process and supporting revenue generating uses for local wineries. Such development would require appropriate review to assess impacts to agriculture resources.*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract? *The proposed wineries and tasting rooms ordinance would not conflict with existing zoning for agricultural uses and may actually enhance agricultural viability in the region by streamlining the permit process and supporting revenue generating uses for local wineries. While Los Angeles County does not currently offer Williamson Act Contracts, nothing in the proposed project should conflict with Williamson Act provisions.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *The proposed zoning ordinance would not convert farmland into non-agricultural uses, however, it would allow future development of wineries and tasting rooms in agricultural zones in a manner intended to support local agricultural producers. Such development would require appropriate review to assess impacts to agriculture resources.*
d.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning) in a manner intended to support local agricultural producers. It will establish additional development standards to ensure that wineries and tasting rooms may actually enhance agricultural viability in the region by streamlining the permit process and supporting revenue generating uses for local wineries

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *There are State Scenic Highways and Historic Parkways located in the planning area. The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. Future development under this ordinance will require appropriate review to assess scenic viewshed impacts.*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *There may be various trails located within the vicinity of the planning area. The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. Future development under this ordinance will require appropriate review to assess views to riding and hiking trails.*
c.	☒	☐	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portions of the planning area are undeveloped, with scenic features.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed winery and tasting room ordinance would be subject to the same regulations as adjacent uses for height, bulk and other visual impacts.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. The proposed ordinance will not establish additional standards that would create light, shadow or glare in future projects.*
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration): *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The ordinance will not permit development that creates visual impacts that exceed currently allowed impacts. Any future development proposals will require appropriate review to address visual quality impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? *The proposed zoning ordinance does not involve dwelling units. Future development of wineries and tasting rooms may occur in areas with known congestion problems.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *The proposed zoning ordinance does not involve development or standards that will result in any hazardous traffic conditions. The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *The proposed ordinance includes parking standards consistent with those required by the County Code (Title 22). Any future development projects will be subject to review and general traffic provisions as set forth by appropriate agencies.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. Any future development projects for wineries and tasting rooms will be subject to safety provisions regulated by the Department of Public Works and the Fire Department. Standards have been established to require adequate access for employees and visitors in the proposed ordinance*
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms ..This measure proposes standards which are consistent those allowed currently for similar uses in the affected zones, and is not anticipated to create an excess of traffic. All wineries and tasting rooms open to the general public will be required to undergo conditional permitting.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? *The proposed zoning ordinance standards should not conflict with adopted policies, plans, or programs supporting alternative transportation as it will make changes to the permitting process and development standards for wineries and tasting rooms.*
g.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning), which may create a cumulative increase in demand on roadways. However the standards established by the proposed ordinance are compatible with existing standards for similar uses and future development proposals will require appropriate review to address traffic and access impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *This project is a countywide ordinance that modifies standards for wineries and tasting rooms. The proposed ordinance requires compliance with the requirements of the California Regional Water Quality Control Board pertaining to waste discharges. Future development projects approved under the new winery and tasting room standards will individually require appropriate review to address sewage impacts on a project by project basis.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *Any future development projects will require appropriate review to address sewage impacts, however the ordinance does not modify the review process or authority of agencies which monitor and regulate capacity impacts.*
c.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). It does not supersede general regulations or permitting processes for waste discharge and capacity standards, and includes reference regulations required to satisfy the distinct disposal features of wineries. Individual projects allowed under this ordinance will require appropriate review to address their impacts to sewage disposal facilities.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level? *The proposed wineries and tasting rooms ordinance does not involve student-generating development.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site? *The proposed wineries and tasting rooms ordinance does not involve student-generating development.*
c.	☐	☒	☐	Could the project create student transportation problems? *The proposed wineries and tasting rooms ordinance does not involve student-generating development.*
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand? *The proposed wineries and tasting rooms ordinance does not involve student-generating development nor would it create library impacts.*
e.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The proposed ordinance will not lead to additional impacts to the educational facilities or services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The proposed ordinance does not affect the staffing and response times at fire or Sherriff's stations. Individual projects approved under this ordinance will require adequate assessment to determine impacts. The proposed ordinance includes standards requiring adequate emergency access for tasting rooms.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *The proposed ordinance includes provisions to deal with the specific access and slope hazards that might occur in portions of the County where wineries and tasting rooms are approved. The ordinance follows the standards required by the California Department of Alcoholic Beverage Control. Individual projects will require appropriate review to address concerns.*
c.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). It does not supersede general regulations or permitting processes for law enforcement and fire, and appropriates guidelines set forth by the California Department of Alcoholic Beverage Control to avoid negative impacts to the community. However, future development proposals will require appropriate individual and site-specificreview to address impacts relating to fire and sheriff response and operations.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *The proposed zoning ordinance will make changes to the permitting process and development standards for wineries and tasting rooms. While there are portions of the planning area that are served by individual water wells or are known to have inadequate water supplies, individual projects approved under the proposed ordinance must comply with existing water availability requirements, either through the conditional use process or in obtaining service from water purveyors*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *The proposed ordinance applies Countywide. The uses proposed by the ordinance do not require resource allocation above and beyond similar uses currently permitted.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *The proposed ordinance applies Countywide. The uses proposed by the ordinance do not require resource allocation above and beyond similar uses currently permitted.*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)? *The proposed ordinance applies Countywide. The uses proposed by the ordinance do not require resource allocation above and beyond similar uses currently permitted*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? *The proposed ordinance applies Countywide. The uses proposed by the ordinance do not require resource allocation above and beyond similar uses currently permitted*
f.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). Any future development proposals will require appropriate review to address utility and other service concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *The proposed zoning ordinance will make changes to the Countywide permitting process and development standards for wineries and tasting rooms. These changes do not address energy usage.*
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The proposed ordinance will make changes to the Countywide permitting process and development standards for wineries and tasting room. Some of these changes will expand the overall areas in which wineries and tasting rooms may be located, however this expansion has been designed to reflect currently existing land usage patterns. Individual projects under this ordinance will require appropriate review to ensure appropriate scale and character.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? *The proposed ordinance was designed to support local agricultural uses by streamlining the permit process and supporting revenue generating uses for local wineries, requires agricultural production on agricultural parcels for approval and places limitations on project scale.*
d.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). The standards contained within are intended to support policies contained within the General Plan and appropriately match communities' existing development patterns and land use. Future development proposals will individually require appropriate review to address concerns relating to energy resources and change in patterns, scale, and character of the community.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site? *This proposal is a change in permitting procedures and development standards. There will be no change to the current standards for or types of hazardous materials that are used, transported, produced handled, or stored on-site by wineries and tasting rooms.*
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *This proposal is a change in permitting procedures and development standards.There will be no change to the current standards for or types of pressurized tanks by wineries and tasting rooms.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *The provisions of the ordinance would allow for the location of residential units, schools and hospitals within 500 feet. None of these uses are anticipated to be adversely affected by the uses due to setback, noise and other review standards included in the ordinance. Future projects under this ordinance will require appropriate review to ensure appropriate scale and character.*
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *The proposal is a change in permitting procedures and development standards which would apply Countywide, not to any specific contaminated site. Future projects would need appropriate review to avoid location in proximity to residual toxins and contaminants.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *The proposed ordinance does not increase the risk of future hazards to the public or the environment through the accidental release of hazardous materials into the environment.*
f.	☐	☒	☐	Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The proposed ordinance does not increase the risk of future development projects that would generate hazardous emissions or handle hazardous materials, substances, or waste.*
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *There may be hazardous materials sites in the planning area as referenced in the Department of Toxic Substances Control EnviroStor database. Future development of these sites for will require appropriate review to assess hazardous materials.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The proposed ordinance applies to development standards and permitting procedures for wineries and tasting rooms. The uses proposed are not anticipated to negatively impact safety within the vicinity of airports.*
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The proposed project would not change the standards for implementationof or physically interfere with any adopted emergency response plan or emergency evacuation plan.*
j.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning) nd would not create impacts to environmental safety because the changes to the standards and procedures for wineries remain consistent with current applicable requirements for similar use. Future projects will require appropriate review to assess the case by case impacts.

CONCLUSION
Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The proposed winery and tasting rooms ordinance modifies the current standards and permitting procedures for wineries and tasting rooms. It does not conflict with or supersede any plan designations.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The proposed winery and tasting rooms ordinance establishes additional development standards and procedures which are applicable within existing zoning classifications.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria? *No changes to the Hillside Management or SEA criteria, standards or their applicability are proposed.*
d.	☐	☒	☐	Would the project physically divide an established community? *The proposed ordinance does not propose any divisions within established communities.*
e.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). These changes have been designed for compatibility with existing land use and zoning standards and will not reduce the environmental protections set forth in other sections of the County Code, such as the Hillside Management and SEA regulations. Any future development proposals will require appropriate review to address land use consistency.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections? *The proposed ordinance would change the standards and procedure for wineries and tasting rooms. These changes cannot directly cause or affect residential development or population growth as they do not modify standards for residential development or impact residential zoning in any way.*
b.	☐	☐	☒	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *The proposed changes for wineries might lead to an indirect growth of tourism-related uses in some undeveloped areas. However, it is the opinion of staff that direct growth related to the proposed ordinance would be subject to adequate and consistent review and adequately handled through standards set forth in the County Code (Title 22) as the projects which would be allowed under this ordinance are consistent with similar uses already allowed in the affected zones*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed wineries and tasting rooms would change the standards and procedures for new developments of wineries and tasting rooms. Development which affects existing housing is not being proposed, and no changes have been made to residential zones.*
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? The project is intended to support existing agricultural operations which would see expanded revenue from winery and tasting rooms, accordingly it is believed that this will have minimal impact or slightly improve local employment, not create an imbalance. The VMT are not expected to greatly be altered, although the potential impact of tourism trips cannot be cumulatively assessed and will require appropriate review at the individual future project level.
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The proposed wineries and tasting rooms would change the standards and procedure for wineries and tasting rooms. Standards would not be applied to existing development or force displacement of existing uses.*
g.	☐	☐	☐	Other factors? *N/A*

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

The proposed project is a zoning ordinance that would modify the development standards and permitting procedures for wineries and tasting rooms in the County Code (Title 22 -- Planning and Zoning). These changes are intended to support local agricultural uses through a simplified permitting process. Generally speaking, the overall level of regulatory review for projects that might create substantial impacts remains consistent with existing land use policy and existing standards and procedures for wineries. Future development proposals will require appropriate review to address population, employment, and recreation impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE

WINERIES AND TASTING ROOMS ORDINANCE:
Proposed amendment to the Los Angeles County Code (Title 22 – Zoning Ordinance) to modify the development standards and permitting procedures for wineries and tasting rooms.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance modify the development standards and permitting procedures for wineries and tasting rooms.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on _____, 2009** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Ms. Emma Howard at (213) 974-6476 between 8:00 a.m. and 5:30 p.m. Monday through Thursday or e-mail her at ehoward@planning.lacounty.gov. Project materials will also be available on the Department of Regional Planning website at http://planning.lacounty.gov/view/wineries_and_tasting_rooms/.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

_____
SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.