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From: **Jennifer LaPorta** <jenniferlaportal@gmail.com>

Date: Wed, May 26, 2021 at 4:20 PM

Subject: Winery Events Ordinance

To: <greg99pole@gmail.com>, <jacquelynne.ocana@sonoma-county.org>, <p.davis479@gmail.com>, <todd.tamura@sonoma-county.org>, <Kevin.Deas@deasproperties.com>

Dear Planning Commissioners

Please do the following:

1. Remove loopholes that allow the Wine Industry to expand hospitality and entertainment uses without environmental review.
2. Ensure no retroactive authorization to grandfather existing or allow new unapproved hospitality uses
3. Add siting criteria to address neighborhood compatibility and road safety, while preventing new areas of over-concentration.

Sincerely,
Jennifer LaPorta
Santa Rosa
95407

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----- Forwarded message -----
From: Noel Bouck <noelb@sonic.net>
Date: Thu, May 27, 2021 at 1:17 PM
Subject: Winery events ordinance
To: <Greg99pole@gmail.com>

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June 1, 2021

Greg Carr, Planning Commissioner
Greg99pole@gmail.com

Dear Sir,

The Salmon Creek Watershed Council works to protect the coho salmon that inhabit our watershed's creeks. We write to ask you to please carefully follow the County Plan as you review the Winery Events Ordinance. Do not allow the hospitality industry to put our fragile local salmon at increased risk. We have three main concerns:

1. We fear that there will be an increase in traffic on our local roads that will make them less safe to bikers and walkers, and will also contribute to the die off the coho salmon in our creeks. Salmon Creek, a costal watershed encompassing Occidental, Bodega and Freestone, is host to oceangoing coho salmon. Unlike other species of anadromous fish, coho salmon are exquisitely sensitive to a toxic quinone that washes into creeks from roads as tires wear down. Any increase in road traffic will increase the runoff of this lethal substance and put these delicate fish at risk.
2. We are worried that if increased water is drawn from our perched aquifers, it will not only compromise the personal wells on which we West County residents depend, but will also limit the seeps that deliver essential oxygenated water to our creeks where young salmon struggle to survive the dry season.
3. As open farmland is converted to hardscape, we fear loss of recharge for these essential aquifers as well as loss of the scenic farmland that is so essential to the beauty of our county.

These concerns move us to ask you

- to remove loopholes that allow the wine industry to expand entertainment facilities independently of environmental review,
- to disallow the grandfathering in of unapproved uses and
- above all, to prevent the citing of facilities in areas where their presence can harm our salmon.

Thank you for considering these points.

Sincerely

Noel Bouck, for
The Salmon Creek Watershed Council
PO Box 453, Occidental, CA 95465

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From: **Michael Cook** <mike@integrapla.com>

Date: Thu, May 27, 2021 at 9:38 PM

Subject: Planning Commission Agenda Item #2

To: <greg99pole@gmail.com>, <jacquelynne.ocana@sonoma-county.org>, <p.davis479@gmail.com>, <todd.tamura@sonoma-county.org>, <Kevin.Deas@deasproperties.com>

Good evening Chair Tamura and Sonoma County Planning Commissioners,

Regarding Item #2 on your June 3, 2021 agenda. I understand the reasoning behind getting together this ordinance, but at this point, I am really not understanding the reason for bringing this at this time. Wineries, breweries, event centers can't even have events, they are barely scrapping by, and barely able to hold tasting appointments. I am appalled at this idea of further restricting the very businesses that pay millions and millions of dollars in taxes to the County, and telling them what they can and can't do at this time in the Pandemic. Are you looking to put more businesses out of business? Further restrictions, further regulations, put more businesses out of business. Wineries are our "life blood" at this point, and you're going to enact this regulation on events and you're going to put most of them out of business.

Such bad timing, such a bad idea, and such an unfortunate idea here in Sonoma County. Can't believe the Planning Commission is even considering this at this time.

Mike

Michael Cook, PLA, ASLA, CLIA, CPSI

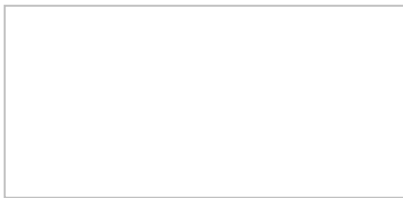
INTEGRA Planning + Landscape Architecture

707.545.5235 office

707.483.6464 mobile

mike@integrapla.com

www.integrapla.com



INTEGRA Planning + Landscape Architecture remains open to serve our clients during this COVID-19 shelter in place order. We are working remotely and ready to assist you. We hope

you are safe and well.

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From: Nancy <healdsburggal@sonic.net>

Date: Thu, May 27, 2021 at 12:48 PM

Subject: Note from Nancy - Winery Event Ordinance

To: Jacquelynne.Ocana@Sonoma-County.org <Jacquelynne.Ocana@sonoma-county.org>, p.davis479@gmail.com <p.davis479@gmail.com>, Todd.Tamura@Sonoma-County.org <Todd.Tamura@sonoma-county.org>, Kevin.Deas@deasproperties.com <Kevin.Deas@deasproperties.com>, greg99pole@gmail.com <greg99pole@gmail.com> Cc: Tennis Wick <Tennis.Wick@sonoma-county.org>, James Gore <james.gore@sonoma-county.org>, <lynda.hopkins@sonoma-county.org>, Susan Gorin <Susan.Gorin@sonoma-county.org>, David Rabbit <David.Rabbitt@sonoma-county.org>, <district3@sonoma-county.org>

Good morning Commissioners,

Its been a long road, lots of meetings, workshops and testimony, I have three comments after reading the winery event ordinance draft:

First, please no amplified music necessary. This has such a huge impact, the way sound travels affects so many, so much, please, please, NO amplified music. Keep it off LIA parcels. If tasting rooms are in commercial zones, like many are, then fine. Extremely impactful in a very negative way to us in rural county. Amplified music is NOT farming noise.

Second, if winemaker dinners paired with wine at every course are going to be part of guest experiences here in Sonoma County, are you aware there is no reliable Lyft or Uber that will come out here little alone ten at night? Does our sheriff have the budget to increase patrols in our neighborhoods? How will wineries deal with the issue of their guests drinking and then driving? We can all agree that drinking and driving is not OK.

Third, there is something glaringly missing from this ordinance, and that is accountability. Publicly dismissed by the industry as not their job to self monitor; that responsibility must be part of this expansion of visitor uses the wine industry says they absolutely need to keep afloat. Lots of concern and conversation about this. Yet, so far this is it?

a website phone number, an annual postcard and yet another "pilot" program in Sonoma Valley?

Hey, we've been down this road with vacation rentals, and have learned a few things about visitor impacts. Please apply them here. County wide calendar, reporting, monitoring, annual review of % of use permits like Napa County.

Thanks once again for all your hours and hours you spend doing this work.

Best regards,
Nancy Citro
4160 Westside Road
Healdsburg, CA

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From: ANNA NARBUTOVSKIH <narbutovskih@comcast.net>

Date: Thu, May 27, 2021 at 6:56 PM

Subject: Winery Events Ordinance

To: greg99pole@gmail.com <greg99pole@gmail.com>, jacquelynnecana@sonoma-county.org <jacquelynnecana@sonoma-county.org>, p.davis479@gmail.com <p.davis479@gmail.com>, todd.tamura@sonoma-county.org <todd.tamura@sonoma-county.org>, Kevin.Deas@deasproperties.com <Kevin.Deas@deasproperties.com>

Planning Commission:

I strenuously urge you to follow the General Plan by keeping agricultural lands, defined as the growing of crops and the rearing of animals, as agricultural. Winery event centers have no place in this. Wineries on land zoned as agricultural need to be restricted to the growing of grapes and the production of wine. Occasional visitors to wineries could be considered within the bounds of the agriculture zoning but tasting rooms are commerce. Tasting rooms, therefore, are outside this definition, and event centers are way out, detrimental to the people and wildlife who live here. If the goal of this ordinance is to maintain the rural character of the area while enhancing the economic viability of farms then move the tasting rooms to the major population centers such as San Francisco or Oakland or Berkeley where they'd get better foot traffic and more sales.

Our county is overwhelmed with weekend tourists to the wineries. The 101 corridor is choked with stop and go traffic, north all day Saturday and south all day Sunday. The local public good is being undermined by private profit to the wineries and event centers. Eliminating the traffic to the tasting rooms and the event centers would eliminate tons of carbon pollution and clear the air for our children. Please consider climate change and the consumption of water and energy, both of which are in short supply, when completing your regulations.

Anna Narbutovskih
14288 Woodland Dr.
Guerneville
narbutovskih@comcast.net
707.869.9062

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From: t <sloowlearner@yahoo.com>

Date: Fri, May 28, 2021 at 12:55 PM

Subject: Re: Winery Events Ordinance

To: greg99pole@gmail.com <greg99pole@gmail.com>, jacquelynnecana@sonoma-county.org <jacquelynnecana@sonoma-county.org>, p.davis479@gmail.com <p.davis479@gmail.com>, todd.tamura@sonoma-county.org <todd.tamura@sonoma-county.org>, kevin.deas@deasproperties.com <kevin.deas@deasproperties.com>

Dear Planning Commissioners

Please do the following:

1. Remove loopholes that allow the Wine Industry to expand hospitality and entertainment uses without environmental review.
2. Ensure no retroactive authorization to grandfather existing or allow new unapproved hospitality uses
3. Add siting criteria to address neighborhood compatibility and road safety, while preventing new areas of over-concentration.

Sincerely,
Tim Lantarna
Santa Rosa
95407

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From: <carolvsr@sonic.net>

Date: Sun, May 30, 2021 at 2:46 PM

Subject: Winery Event Ordinance

To: <greg99pole@gmail.com>

Cc: - <p.davis479@gmail.com>

As you know traffic & noise are not what people living in rural areas expected when they purchased their home. Now many tasting rooms and hospitality activities have been approved –many that already had a negative impact on the area. The county in my opinion, did not take into account neighborhood compatibility, road safety, noise , etc. Never should outdoor amplified sound be allowed. I am confident that the planning commission will make the right choices. Neighbors do have a right to the peaceful enjoyment of their land.

Regards,

Carol Vellutini

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From: **Laura Morgan** <thesquig@yahoo.com>

Date: Tue, Jun 1, 2021 at 2:38 PM

Subject: The Winery Event Ordinance hearing on June 3rd

To: <todd.tamura@sonoma-county.org>, <kevin.deas@deasproperties.com>, <greg99pole@gmail.com>, <pamela.davis@sonoma-county.org>, <Jacquelynne.Ocana@sonoma-county.org>

Cc: <jpseward@gmail.com>

Dear Commissioners,

In addition to our concerns below, we would like to request that you consider limiting wineries on Ag land to marketing only Sonoma County-sourced grapes/wines.

And as background, that you consider the estimate that over 80% of Sonoma County wineries are now owned by large corporations, many of them headquartered out of state, let alone out of county.

Many thanks,
Laura Morgan and Jim Seward

Dear Commissioners,

Thank you for all your hard work and loving care of our Sonoma County community and environment.

We ask that in crafting a Winery Event Ordinance, you maintain the General Plan's intentions and policies to safeguard rural character and focus commercial interests within city limits.

Toward that end, we support a winery event ordinance that **includes definitions with specific criteria that cover ALL hospitality and event uses, regardless of any industry labels.** All forms of activities and events have an impact on rural neighborhoods.

We also request that you **require a minimum access road width of 20 feet, for emergency vehicular traffic; a 20-acre minimum parcel size for any new wineries,** to reduce impact on neighbors and their water supplies; **a density limit of 2 wineries per half mile,** to prevent over-concentration of traffic, noise, and commercial activity in rural neighborhoods; and **a ban on outdoor amplified sound.**

Please protect Ag land for agriculture by **preventing conversion of wineries to restaurants and resort accommodations.** Please set **limits on event size and the number of events per winery per year** (even "trade" events). Event **noise should also specifically be limited to 10 PM,** as is customary.

Food service should be **limited to bite-sized appetizers paired with wine.** There should be **no commercial kitchens or meal service outside the hours of specific, permitted events.**

When assessing noise impacts of winery events, **sound measurements should be taken from a neighbor's property line.** Property owners deserve the right to enjoy their land in peace.

Many thanks for your attention and efforts in this matter,

Laura Morgan and Jim Seward
2821 Dyer Ave
Sebastopol, CA
95472
(510) 926-0351

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From: **Anna Ransome** <ransome@sonic.net>

Date: Tue, Jun 1, 2021 at 6:17 PM

Subject: Draft Winery Event Ordinance Comments from FOG

To: <greg99pole@gmail.com>, <"Jacquelynne Ocana <jacquelynne.ocana@sonoma-county.org>, Pam Davis <p.davis479@gmail.com>, Todd Tamura <todd.tamura@sonoma-county.org>, <Kevin.Deas@deasproperties.com>

Dear Commissioners:

This long-overdue ordinance is of utmost importance for the future of Sonoma County. We cannot destroy the appealing rural nature of our county by opening up our ag lands to commercial/industrial scale event centers and non-ag related events. Wise planning is necessary to balance the rights of residents to the peaceful enjoyment of their properties and the rights of the wine industry to keep their businesses viable and able to compete. Please do not take a page from the awkward and unproductive cannabis ordinance development workbook. That has been an unmitigated disaster resulting from industry having exclusive access to staff and from neighbors being left out of the process. The backlash was inevitable and unavoidable.

Just because our General Plan update is long overdue is no reason to ignore how far out of compliance we are with our current plan. We should be making attempts to scale back development until there is a template that brings all the issues into consideration. There are far more tasting rooms permitted than were anticipated in the last update and that should be a sign that a pause in approvals is necessary until the impacts of adding more are studied. Because there has been inadequate oversight of this runaway development of facilities, many wineries have taken advantage of the lack of enforcement. These should not be given the rights to continue flaunting regulation. This rewards bad behavior and constitutes unfair business practices penalizing those who stayed in compliance with their use permits.

The current climate change crisis, not a "drought" but a permanent change according to many scientists, should be the driving force behind all land use decisions in Sonoma County. This includes anticipating more frequent wildfires, which means paying attention to roads that are safe for evacuations and emergency vehicle access at the same time. Cal Fire regulations require 20 foot minimum road width and the ordinance needs to comply with state regulations for the safety of all.

Noise impacts are significant and are difficult to mitigate, no matter the distance. Where I live I can hear festivals in Sebastopol 5 miles away. Sometimes I can actually understand the lyrics with the right wind direction. Amplified sound is unnecessary and should not be allowed for winery events. The idea of freeway-style sound walls is an aesthetic and environmental disaster. Setbacks should be measured to the property line of residences to allow neighbors use of their entire property and events should end by 10 p.m.

My restaurant would have never survived if wineries were allowed to have meal service. This is a potential disaster for local establishments, now struggling to recover from Covid restrictions. Meal service should not be allowed except for special events and full restaurant style kitchens should be banned. These increase the need for water and septic and contribute to the covering of viable ag land.

To discourage over-concentration, limit amounts of wineries to no more than two in a half-mile section of roadway.

Thank you for consideration of my comments.

Anna Ransome for Friends of Graton (FOG)
47 year resident and 3x business owner in Sonoma County

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From: **Charles Collins** <cb_collins133@comcast.net>

Date: Wed, Jun 2, 2021 at 8:38 AM

Subject: Finalizing winery development policies

To: <greg99pole@gmail.com>, <jacquelynne.ocana@sonoma-county.org>,

<p.davis479@gmail.com>, <todd.tamura@sonoma-county.org>,

<Kevin.Deas@deasproperties.com>

Along with other **Preserve Rural Sonoma County** supporters, we are advocating for the inclusion of the following policies and requirements in any final ordinance determining the future expansion of wineries and wine industry hospitality activity in Sonoma County:

1) **Definitions** – with specific criteria and covering ALL hospitality and event uses, regardless of whether the industry labels them an Activity or Event.

2) **Siting Criteria** -

- Minimum Road width of 20 feet to support emergency vehicle access
- 20-acre minimum parcel size for new wineries to reduce impact on neighboring residences and wells
- Density standard of no more than two wineries per ½ road-mile to avoid cumulative impacts and keep areas from becoming over-concentrated.
- No outdoor amplified sound'

3) **Operating Standards** -

- Retain the County's current practices as to identifying the number, size, and limits so event noise does not extend past 10 pm.
- Food service (other than for events) should be limited to appetizer size bits for food pairing. No daily service of meals (other than approved events).

4). **Limit noise impacts** -

- No Outdoor amplified sound (except with zoning permit) and stop the reliance on sound walls.
- Measure sound / noise level at property lines.

We respectfully submit the above for your consideration,

Kay Marshall & Charles Collins
101 Harris Hills Drive
Sebastopol, CA 95472

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