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Chapter 9J - Agricultural and Winery Corridor Plan

1.0 - Introduction

1.1 Setting

Monterey County offers variations of geography and climate ranging from the cool steep slopes of the Santa Lucia Mountains to the warmer climate of the valleys. These conditions include superb, ancient soils, warm sunshine, cooling ocean breezes, and fog that allow this wine region to produce a wide range of styles. The Salinas Valley is the primary grape-growing area in Monterey County; in addition, the Carmel Valley, Hames Valley and the San Antonio Valley are also designated AVA appellations.

About 40,000 acres of Monterey County are in grape production (98% Salinas Valley/ 1% Carmel Valley, 1% Hames and San Antonio Valleys) with 28 established wineries. This ratio of acres to wineries makes Monterey County by far the highest ratio of acres per winery at 1,430 with the next highest being Santa Barbara at 369 acres/winery. Currently the existing wineries have facilities to ferment about 88% of the grape production in Monterey County, whereas only 5% of wines produced are produced as a Monterey appellation. Although viticulture revenues have grown to about $380 million per year, strategic planned development of this industry would help to retain more of the economic benefits within Monterey County.

1.2 Project Background

In April 2001, the Monterey County Vintners and Growers Association (Association) made a presentation to the Board of Supervisors on problems facing the wine industry in Monterey County. It included examples on how other wine-producing areas have been able to create balance for their industry within their region. A committee appointed by the Board of Supervisors developed a "Winery Corridor Plan" to help keep the wine industry economically viable in Monterey County. This Plan was created as a long-range program in the County General Plan.

1.3 Plan Objectives

The main purpose of creating an Agricultural and Winery Corridor Plan (AWCP) is to create a planned approach to how the County and the wine industry develops, and encourages wine related economic growth in the Salinas Valley. The AWCP is designed to provide a long-range plan for development of agricultural and winery related uses within specific areas of the County and provide a framework for the assessment of the environmental impacts associated with such a plan.

1.4 Conformance With Plans

Monterey County's General Plan includes Area Plans that establish policies for development addressing conditions unique to specific geographical areas within a vast, diverse County. This Agricultural and Winery Corridor Plan (AWCP) serves as a type of Area Plan that provides a greater level of detail of how to address viticulture related uses within portions of three Planning Areas (Toro, Central Salinas Valley, and South County). The intent of the AWCP is to be consistent with the goals and policies for each of the three affected Planning Areas in addition to the General Plan as a whole. Where the AWCP conflicts with a policy of the General Plan or an Area Plan, the AWCP policy will apply as providing a greater level of detail for how these uses will be handled within the Corridor.

2.0 – Project Description

2.1 Purpose And Intent

The purpose and intent of this Agricultural and Winery Corridor Plan is to establish guidelines and standards for development of wineries and wine industry related uses within the designated corridor. Guidelines include but are not limited to:

- Wineries and related uses within existing agricultural operations.
- Projected number of artisan and full-scale wineries allowed within the next 20 years.

- Criteria for creating a limited number of 5-acre or larger sized lots for artisan wineries.
- Criteria for adding winery tasting facilities to existing wineries.
- Number of new stand-alone winery tasting facilities allowed within the next 20 years.
- Type of auxiliary structures and uses allowed within the next 20 years.
- Design Guidelines that encourage unique expressions of architecture while maintaining the rural character of the area.
- Infrastructure financing that addresses industry-related impacts on the corridor over the life of the plan.

2.2 Winery Corridor Description

Monterey County American Viticulture Areas (Figure AWCP-2, Appellations Overview Map) includes eight appellations approved within the Salinas Valley (Monterey, Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley, and San Antonio Valley). The portion of the Monterey AVA located south of Highway 68 plus the other seven AVAs shall be used for defining the boundary of the Agricultural and Winery Corridor. The Agricultural and Winery Corridor would consist of three segments (Figure AWCP-3, Agriculture and Winery Corridors Map) that extend through three Planning Areas (Toro, Central Salinas Valley, and South County):

A. River Road Segment. Consisting generally of: River Road from Highway 68 south, excluding the west side of the road between a point 500 feet north of the Las Palmas Ranch Subdivision and 1000 feet south of Pine Canyon Road (Salinas), Chualar River Road, Gonzales River Road, Foothill Road, Fort Romie Road, Paraiso Springs Road, Los Coches Road, Thorne Road, the lower section of Arroyo Seco Road, Elm Avenue south of Highway 101, Central Avenue from Elm Avenue south to Highway 101, and Hobson Avenue.

B. Metz Road Segment. Consisting generally of: Metz Road from the City of Soledad south to Elm Avenue, and Elm Avenue from Metz Road to the City of Greenfield.

C. Jolon Road Segment. Consisting generally of: Jolon Road from Highway 101 near King City south to Highway 101 north of Bradley, Cross Road,

Gillett Road, Lockwood-Jolon Road from Cross Road to Gillett Road, and Interlake Road.

2.3 Development Potential

The area along the proposed Winery Corridor consists of primarily large parcels of agricultural lands. Some rural level of development has occurred in a couple areas along the corridor with the most intensive development occurring along River Road from an area just south of Highway 68 to Pine Canyon Road (Salinas). Important visual elements such as native trees, ridgelines, frontal slopes, and scenic road corridors are especially critical to give the Corridor its identity.

According to data provided by the Monterey County Vintners and Growers Association, a typical two (2) million-case full-scale winery could cover a total of approximately 410,000 square feet of surface area with 300,000 square feet of building coverage. A typical artisan winery would cover approximately 58,000 square feet of surface area with 35,000 square feet of building coverage. These figures take into account the total estimated number of fermenting tanks, barrels and cases of wine that would be stored on–site. They also include office and tasting room space. Building requirements could increase if the operation included smaller fermenting tanks, a larger percentage of barrels stored, and/or longer storage of cases on-site. This plan assumes these numbers in evaluating the development potential for the corridor.

Much of the area along the corridor consists of prime farmlands. Many properties are restricted under California Land Conservation (Williamson) Act contracts (Figure AWCP-4, Williamson Act Lands Map). These lands are restricted to agricultural and open space uses under a rolling term 10- or 20-year contract that is automatically renewed unless the owner expresses intent of non-renewal. If a contract is cancelled before the term expires, the owner is subject to a cancellation fee equal to 12.5% of the unrestricted, current fair-market valuation of the property. This Plan has been designed to be consistent with the agricultural uses permitted under Williamson Act contracts.

Some properties within the corridor are restricted by contract under the Williamson Act. The Williamson Act authorizes the Board of Supervisors to adopt rules governing the administration of the preserve. The agricultural uses described in this plan are allowed under Williamson Act provisions and may participate in this program provided they are consistent with the approved list of uses adopted by the Board of Supervisors.

2.4 Circulation Constraints

Geometrics for the entire Corridor consist of 2-lane rural roads (Class II) with 12-foot wide lanes that in some sections narrow to 10 or 11 feet. This Corridor has small, unimproved shoulders that vary from one foot to eight feet in width. These roads were created as farming roads for transporting agricultural products from the fields to the market. Roads that make up this Corridor wind along the Salinas River channel where there are some significant horizontal and vertical variations, thereby limiting sight distances. Farming equipment on the roads can be slow moving and geometric conditions limit sight distance, which restricts the ability to pass safely. Monterey County General Plan Agricultural and Winery Corridor Plan October 26, 2010 Page AWCP-4.

Due to a growing population and increased traffic on Highway 101, River Road has evolved into an alternative north-south commuter route from Chualar to Highway 68. Residential development along the Corridor has occurred primarily within a stretch of River Road from Pine Canyon Road (Salinas) to Highway 68. The area along the Las Palmas residential development (River Road) was recently improved to four lanes with fully improved shoulders in order to accommodate the increased traffic.

In order to maintain the current rural character, road improvements should be limited to enhancing the scenic corridor and promoting safe circulation. Section 4.5 of this Plan provides guidelines for financing capital improvements to address associated impacts generated by this plan.

3.0 – Development Standards/Design Guidelines

3.1 General Regulations

The number of facilities allowed to be processed under this Plan shall be as follows:

A. Artisan Winery: A maximum of 40 new artisan wineries as follows:
   1. River Road Segment; up to 24;
   2. Metz Road Segment; up to four (4); and
   3. Jolon Road Segment; up to 12.

B. Full-Scale Winery: a maximum of 10 new full-scale wineries as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; up to two (2); and
   3. Jolon Road Segment; up to three (3).

C. Winery Tasting Rooms; a maximum of 10 new, stand-alone, facilities as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; up to two (2); and
   3. Jolon Road Segment; up to three (3).

D. Restaurant. A total of three (3) new restaurants with no more than one restaurant per segment.

E. Delicatessen. A total of five (5) new delicatessens on the same site as a winery with no more than three (3) delicatessens within the River Road Segment and no more than one (1) delicatessen within each of the remaining two segments.

F. Inns. A maximum of eight (8) new Inns as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; one (1); and
   3. Jolon Road Segment; up to two (2).

G. Business Cluster. One consolidated area may be identified for an overlay designation where a cluster of wine industry related businesses (bottle and cork production, label design, etc.) may develop. This

business center should be located near an urban area with adequate facilities. A business cluster within the AWCP overlay area shall be considered consistent with the General Plan; however, a zoning change may be required to achieve the appropriate zoning designation. Site specific development would be subject to the standard County requirements and CEQA and not part of the ministerial review process created under this Plan.

H. Visitor Centers. Visitor centers that provide visitor information about the Corridor should be established within the vicinity of Highway 101/Arroyo Seco and/or near Highway 68.

3.2 Allowed uses

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

A. Winery Adjunct Uses

B. Industry-wide events.

C. Winery-Related Events up to 150 people at any one venue at any one time. Events include:
   1. Advertised fund raising events
   2. Winemaker Dinners open to the general public.
   3. Weddings

D. Private Winery Events such as:
   1. Company Holiday Party
   2. Employee-Related Private Parties (e.g. harvest celebration)

3.3 Permitted Uses, Ministerial Permit Required In Each Case

This Section includes a list of uses that can be permitted with a ministerial permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan. Projects deemed consistent within the criteria and conditions of the AWCP and Zoning District Overlay would require no

additional zoning review. However, County and Uniform Building Code requirements still apply relative to those activities that would require a grading and building permit. More intensive uses or uses not otherwise consistent with the AWCP and/or Williamson Act provisions may require the issuance of discretionary permits such as Administrative Permits. Development of the wine industry outside of the corridor requires a discretionary permit with separate environmental analysis (See Section 4.3).

A biological study shall be required for permanent facilities with the potential to affect resources as defined in Policy OS-5.16. If the biological study indicates a potential for a significant impact to said resources, then an administrative permit shall be required.

A. Winery, Artisan. Events included as part of the permit for an artisan winery shall not be subject to other permit requirements of Sections 3.3.E.

B. Winery Tasting Facilities, including a catering kitchen.

C. Agricultural/Winery related visitor- serving uses (e.g., produce stand)

D. Food Service Facilities may be established in conjunction with a winery-related facility where they meet the following criteria:
    1. The use is clearly incidental, related, and subordinate in nature and size to the primary operation of the winery as a production facility, or to the existing visitor serving use where the use is not a winery;
    2. Located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor serving use where the use is not a winery.
    3. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.

E. Winery-Related Events between 151 and 500 people on any one venue at any one time. Events include:
    1. Advertised fund raising events

2. Winemaker Dinners open to the general public.
3. Festivals, tours or celebrations

Special Events, including weddings, with more than 500 people at any one venue at any one time shall be subject to a special event permit in accordance with Section 3.6 of this Plan.

F. Guesthouse. One guesthouse may be allowed with each new winery. Guesthouses shall be subject to development standards established in the Monterey County Zoning Code.

G. Residential unit. One unit may be allowed with each new winery.

H. Employee Housing. Each winery shall be allowed up to three units total for employee housing; additional housing units may be allowed subject to a discretionary permit.

3.4 Permitted Uses, Administrative Permit Required In Each Case

This Section includes a list of uses that can be permitted with an Administrative Permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan.

A. Restaurant or Delicatessen; subject to the following criteria
   1. Located within five (5) miles from an urban limit line, community area, or rural center or within one (1) mile of an arterial or collector.
   2. Parking shall be provided as required by Chapter 21.58, Monterey County Code.

B. Inn, on-site with a winery facility; subject to the following criteria:
   1. The Inn is clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.
   2. Separate structure(s) shall be built expressly for an Inn.
   3. Includes no more than ten (10) guest rooms, and a family does not need to be in permanent residence within the Inn facility.

4. Design shall use a consistent style for all buildings on the same lot.
5. Parking shall be provided as required similar to a bed and breakfast use.

C. Inn, stand alone; subject to the following criteria:
   1. The facility is located:
      a. more than 500 feet from a parcel on which any other Inn facility is located;
      b. no closer than 400 feet to any existing residence outside the ownership of the applicant.
   2. Parking shall be provided as required similar to a bed and breakfast use.

D. Winery, Full-scale, including tasting facilities and a catering kitchen as part of the winery. Events included as part of the permit for a full-scale winery shall not be subject to other permit requirements of Sections 3.3.E or 3.6.

3.5 Development Standards

The following standards shall apply for approved uses within the Winery Corridor only:

A. Parcel Size. Minimum five (5) acres:
   1. Creation through subdivision of a five-acre lot or any lot smaller than the zoning minimum parcel size is permissible provided:
      a. The remaining parcel still conforms to the minimum parcel size of the underlying zoning district. An exception to subdivide lots (minimum 5 acres) from a legal non-conforming lot not meeting the minimum lot size for the land use designation (e.g. 10-acre lot with 40-acre minimum designation) may be allowed based on substantial evidence that this action would:
         1) reduce the number of conforming agricultural lots from being subdivided; and

2) limit development in a manner to retain the rural character of the corridor.

b. Development of the lot must be in conformance with allowable uses identified in this Agricultural and Winery Corridor Plan only.

c. The total number of lots created does not exceed 66 lots within the AWCP as adopted.

2. Subdivision of parcels under Williamson Act contract shall be in conformance with Williamson Act regulations.

3. Creation through subdivision within the Corridor is permissible subject to the Subdivision Map Act and County Subdivision Ordinance.

B. Building Site Coverage. 30% maximum, excluding parking and landscaping.

C. Structure Height. The maximum height of structures associated with a winery facility shall be 35 feet. Structural height may be increased to 45 feet without a variance to accommodate processing facilities.

D. Setbacks. All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events, the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. Projects that meet these setbacks are permitted pursuant to Sections 3.2, 3.3, and 3.4. These setbacks can be modified subject to an Administrative Permit finding that the request satisfies one of the following:

1. there is no feasible way to meet the required setbacks without creating environmental impacts or impacting important agricultural land;

2. required setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation; or

3. an existing structure was legally constructed prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.
4. Setback requirements may be adjusted where the line of sight criteria provided by the Public Works Department must be met to ensure the safety of those driving within the Corridor.

E. Parking Regulations. The number of required off-street parking spaces shall be determined by a Development Plan prepared for all uses associated with the winery. At a minimum the Plan shall include the following:

1. Employee Parking; One (1) space for each employee
2. Tourist Parking; calculated at 2.5 persons per vehicle with enough parking to meet the maximum capacity.
3. Event Parking; Identify adequate on-site or off site parking, with permission from property owner(s), for events over 20 persons.

All other parking regulations shall follow provisions (e.g. restaurants) of Chapter 21.58 of the Monterey County Code (Zoning Ordinance). An exception for required parking for uses included as part of the Corridor Plan and located within the corridor may be approved by the Zoning Administrator, subject to a parking analysis prepared by a certified traffic engineer. Parking within any adjoining road right-of-way shall not count for meeting parking requirements of this Plan. Parking for facilities within the corridor shall follow the design standards in Section 3.7(F-H) of this Plan.

F. Noise. All winery structures and outdoor uses shall comply with the County's adopted Noise Codes.

3.6 Special Winery Related Event Permit

Facilities/Properties within the Winery Corridor that intend to hold special events for 500 or more people on-site shall obtain a separate permit that involves review of the event conditions by the Sheriff's, Fire, and Public Works Departments relative to public health and safety. An Administrative Permit may be considered for all events that will occur over a one year period. No

such event may be held without first obtaining an Administrative Permit from the Director of Planning that meets the following:

A. Application. An application shall be submitted that includes:
   1. Name, address, and contact information of the applicant.
   2. Name, address, and contact information of person(s) in immediate charge of the event(s).
   3. Time(s) and place(s) where the event(s) will be held
   4. The type of event(s) and maximum number of persons anticipated to attend each event.
   5. Site Plan illustrating where event(s) will be held, with proper setbacks from neighboring uses.
   6. Proposed location(s) and availability for off-site parking to support the number of persons anticipated at the event(s).
   7. Description of proposed music and sound equipment for each event, including the name and contact if a live band is to perform.
   8. Period when the permit is desired, not to exceed one year.

B. Referral. Upon receiving an application, the Director of Planning shall refer the request to the Sheriff, local fire official, County Public Works, Division of Environmental Health, or other departments as a matter of ensuring the public health and safety of those using the Corridor.

C. Review Process. Special Winery-Related permits shall be subject to the Administrative Permit process for review and notice established in the Zoning Code.

D. Criteria. The Director, or their designee, shall approve a permit if the event:
   1. is not of such a character as to disturb the public peace or be injurious or detrimental to the public health or safety,
   2. is in a location that will not disturb the peace and quiet of any considerable number of persons residing in the vicinity thereof, and
   3. will not violate any ordinance of the County of Monterey. If any one of these criteria cannot be met, then the event shall not be approved.

E. Conditions. Reviewing agencies are authorized to attach such conditions as deemed necessary to protect the health, safety, and general welfare of the community and the persons attending the event. Such conditions may include, but need not be limited to:

1. Carrying of public liability insurance.
2. Employment of special police.
3. Maximum number of persons permitted to attend the event.
4. Outdoor amplified music shall only be allowed from 10 a.m. to 10 p.m. No outside amplified sound shall occur before 10 a.m. or after 10 p.m. Amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line of a neighboring residential use will not exceed 65dB.

F. Special Police are required when the Sheriff determines that special police shall be employed to maintain order at the event and/or for traffic control:

1. The Sheriff may condition his or her approval on the engagement by the applicant of a specific number of Deputy Sheriffs or a specific number of persons duly licensed or registered under Chapter 11 of Division 3 (commencing with Section 7500) of the Business and Professions Code to attend the event.
2. Application and payment for Deputy Sheriffs shall be in accordance with the provisions of Chapter 2.76 of the County Code. The applicant must make his or her own arrangements for payment of other than Deputy Sheriffs.
3. The Sheriff may from time to time review the matter and may increase or decrease the number of Deputy Sheriffs or other persons to attend and keep order. If the Sheriff determines that a change in the number of deputies or other persons is necessary to keep order, he or she shall give the applicant five days notice of the change in writing at the address listed on the application. The applicant shall comply with said notice.

3.7 Design Criteria

This Plan includes general design statements and guidelines to be applied on a project-wide basis for structures developed as part of the Agricultural and Winery Corridor Plan. The intent is not to require rigid adherence to one particular building style or limit the range of materials, but to achieve continuity and establish a larger visual context that creates a sense of place. These guidelines seek to encourage creativity while creating an overall vision for the Corridor that is in keeping with the existing rural character.

A. Gateway Signs. Three points have been identified as gateways to the Agricultural and Winery Corridor:

1. Highway 68/River Road. The intersection of Highway 68 and River Road is the main gateway for the Corridor where it provides connection to the major tourist activity on the Monterey Peninsula.
2. Arroyo Seco/Highway 101. The area between Greenfield and Soledad is considered the heart of the wine corridor.
3. Central Avenue/Highway 101. South side of Central Avenue at the intersection of Central Avenue and the south Highway 101 access.

Each location will be allowed to have one sign that identifies entry into the corridor and may be coordinated with a visitor center to provide other amenities such as kiosks.

B. Directional Signs. Since the road system within the Corridor has many twists and turns, off-site directional signs should be installed in conjunction with the gateway signs so that travelers can easily find their destinations within the Corridor. In order to facilitate the economic enhancement of the wine industry in Monterey County, the Monterey County Vintners and Growers Association (Association), or its successor, may work with Monterey County Public Works Department to install and maintain directional signs within the public right of way. The Association may request up to a total of 50 signs subject to review by the Public Works Director. Sign locations may include, but are not limited to:

1. River Road & Chualar River Road, Chualar
2. River Road & Gonzales River Road
3. Alta Street & Gonzales River Road, Gonzales
4. Alta Street & Gloria Exit, Gonzales
5. Alta Street & Gloria Road, Gonzales
6. Foothill Road & Fort Romie Road, Soledad
7. Foothill Road & Mission, Soledad
8. Foothill Road & Colony, Soledad
9. Foothill Road & Paraiso Springs Road, Soledad
10. Thorne Road & Los Coches Road, Soledad
11. Arroyo Seco Road & Los Coches Road, Soledad
12. Arroyo Seco Exit & Doud Road, Soledad
13. Arroyo Seco Road & Paraiso Springs Road, Soledad
14. Arroyo Seco Road above Green Bridge
15. Arroyo Seco Road at Green Bridge
16. Hobson Avenue & Central Avenue, Greenfield
17. Elm Avenue & Central Avenue, Greenfield
18. Elm Avenue & Metz Road, Greenfield
19. Elm Avenue & Fourteenth, Greenfield
20. El Camino Real & Elm Avenue, Greenfield
21. El Camino Real & Walnut Avenue, Greenfield
22. El Camino Real & Thorne Road, Greenfield
23. Fourteenth & Walnut Avenue, Greenfield
24. Highway 146 East & Metz Road, Soledad

Directional signs within the Corridor shall be subject to the following specifications:

1. Signs shall be mounted on a 4-inch by 4-inch white post.
2. No more than ten (10) slats plus a logo sign on one post shall be installed at any one location.
3. Lettering height shall not be less than 3-inches (3”) nor more than 4-inches (4”) except for the abbreviation of mile (MI). Wording must be approved by Monterey County Public Works.
4. Logo sign size shall not exceed 4.5 square feet.

5. Signs at all locations shall be uniform in design and color.
6. Signs shall not be advertising in nature.
7. Signs shall be used for facilities located within the Corridor as a priority. Facilities not located within the Corridor may be included on directional signs at the discretion of the Monterey County Vintners and Growers Association. Signs may be removed or relocated at any time, as directed by the Public Works Director, for reasons such as: traffic safety, construction projects, closing of wineries, failure of the Association to provide materials or funds for sign maintenance, blight, etc.

C. Entry Signs. Each individual business may want to have some type of sign that will identify the entrance into their facility. Each business will be allowed one monument sign at the main access to the winery site. Signs will be subject to design review using the following criteria:
   1. The sign complements the design theme used by the winery.
   2. The sign does not create any safety hazard (e.g. sight distance) for vehicle traffic.
   3. No internal illumination or neon tubing. Limited back lighting for visibility in fog and dim lighting may be allowed.
   4. The area immediately around the monument sign may be landscaped to create a formal entry statement.
   5. New monument signs shall be limited to 50 square feet in surface area. Signs may be double-sided.
   6. New signs installed after the adoption of this Plan may not exceed six (6) feet in height. Exceptions to the height may be approved by the Zoning Administrator provided the sign meets the criteria noted above. An example of this would be to create a gateway sign instead of a monument sign.

D. Kiosk. Visitor centers should include a kiosk to provide a map of the entire corridor along with contact information for the various facilities located within the corridor.

E. Architectural Guidelines. All structures associated with the winery (including production facilities) shall have an exterior design style that

is agricultural or residential in nature using non-reflective siding and roofing materials. Design shall use a consistent style for all buildings on the same lot. Style limitations shall not be too restrictive in order to encourage unique expression.

F. Parking Areas. Parking should be located where topography or existing on-site vegetation (including vineyards) provides for adequate screening. Where a parking area is generally visible from a public road, landscaping shall be integrated to soften the appearance and to buffer headlights from shining onto the roadway.

G. Lighting. Lighting poles and fixtures shall be designed, located, and operated in a manner to focus light on the subject property and limit off-site glare.

H. Access Design. Access to facilities where the general public is allowed shall be designed to meet safe sight distance standards as determined by the Monterey County Public Works Department.

4.0 Implementation

4.1 General Administration

Figure AWCP-3 of this Plan depicts the areas where the AWCP policies apply. Since it is not possible to accurately predict the number and location of winery uses that actually will be developed within the three segments of the Corridor, a monitoring program will be conducted at five-year intervals in conjunction with the Monterey County Vintners and Growers Association or its successor. This program will assess if the impacts were correctly anticipated and mitigated in the environmental analysis conducted for this Plan and, if not, what additional measures shall be taken.

4.2 Subsequent Review And Approval

This Plan is not intended to limit the overall development of wineries in the County. While this Agricultural and Winery Corridor Plan is designed to encourage development of the wine industry within a defined area, it is not intended to limit development of this industry inside or outside the corridor. Property owners within the winery corridor segments would still have the

option of pursuing permits and approvals in the conventional manner, outside of the Winery Corridor Plan's treatment. Wineries outside of the designated Agricultural and Winery Corridor are subject to conformance with the regulations of the underlying zoning district. Once the limits identified in Section 3.1 of this Plan are reached, the Plan can be amended.

Additional entitlements may be required based on the nature of each individual project.

4.3 Environmental Review

An environmental impact report (EIR) is being prepared in conjunction with the AWCP to assess potential environmental impacts for buildout of the entire Corridor. The intent is to allow the individual project in the AWCP to benefit from comprehensive, advance environmental review of the entire Corridor. As a result, individual projects would have limited environmental review depending on site-specific conditions and impacts, to the extent permissible under CEQA.

Winery development within the corridor not processed under this Plan, or winery facilities outside of the corridor, must evaluate cumulative impacts of adding said facility to the buildout of the AWCP.

4.4 Establishment Of Zoning District

In conjunction with adoption of this Agricultural and Winery Corridor Plan (AWCP), the County shall amend the zoning map to include an "AWCP" Zoning District Overly for properties located within the Plan boundaries.

4.5 Financing Plan

See General Plan Policies PS-1.1 and C-1.12

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