



County of Santa Barbara Planning and Development

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June 25, 2014

Dear Interested Persons,

Thank you to everyone that commented on the draft Winery Ordinance update released for public comment on March 10, 2014. Staff reviewed and considered all comments received and has incorporated additional changes in the June 25, 2014 version (attached). These changes include minor edits, clarifications, and changes that address new issues staff had not initially considered.

The June 23, 2014 version of the draft Winery Ordinance will serve as the project description for the purposes of environmental review. Please be aware the proposed draft ordinance language may be revised further based on the environmental review phase and decision making and adoption phase of the project. The next opportunity for public input is during public comment period for the Environmental Impact Report - Notice of Preparation phase which begins on June 25, 2014. Please visit the Winery Ordinance Update project webpage to view project related materials or join the email list for project updates. http://longrange.sbcountyplanning.org/programs/winery_ord/wineryordinance.php

Below is a summary of the changes incorporated in the June 25, 2014 Draft Winery Ordinance:

Planted vineyard acreage requirement

- Clarified the planted vineyard acreage requirements are intended to be a planting ratio (for example 2 acres for every 1,000 cases produced) with a minimum amount of 2 acres.

Tasting room size

- Clarified tasting room size does not include areas used solely by winery staff. This is consistent with existing Departmental practice.
- Increased the existing maximum floor area from 400 square feet to 600 square foot to allow for a more reasonably sized tasting room.

Winery structural development

- Clarified winery structural development shall be directly related and in proportion to allowed uses of the winery premises and non- winery structural development shall not be utilized for winery visitor activities.
- Clarified solar energy systems associated with the winery are currently exempt from design review and land use permits.

Food service and food preparation

- Clarified winemaker meal attendees are considered winery visitors.
- Allow cooking classes by Conditional Use Permit only at a Tier C winery. Cooking classes require food preparation facilities and allowing such food preparation facilities at a Tier A or Tier B winery may encourage prohibited winery visitor activities such as winery special events.

- Pre-packaged food is only allowed in small appetizer-like proportions. This change is consistent with allowing food to complement wine tasting but not allowing the winery to function as a restaurant, café, or coffee shop.

Winery special events, wine industry-wide events, and winery visitors

- Clarified the minimum setback is 1,000 feet from residentially zoned lots of one acre or less and 100, 200, or 400 feet (depending on the proposed winery) for lots larger than one acre.
- Clarified wine industry-wide events are allowed at each of the tiers provided certain criteria are met.
- Added a definition and development standards for wine industry-wide events held at individual wineries.
- Clarified the maximum number of winery visitors allowed on the winery premises during a winery special event and wine industry-wide event.

Reporting requirement

- Changed the reporting requirement from five days after the winery special event to ten days before the proposed winery special event to provide more effective noticing and enforcement.

Sound threshold

- Lowered the sound threshold from 65 dBA to 60 dBA to be consistent with the County's Nighttime Noise Ordinance.
- Applied the sound threshold to all winery visitor activities, not just winery special events, in order to address neighborhood compatibility issues.

Although we heard a number of concerns about the issues listed below, they did not result in a change to the draft ordinance.

- Concerns about how the proposed ordinance might affect existing permitted wineries. Proposed changes to the draft winery ordinance will not affect wineries currently operating under an approved permit. If an existing winery applies to amend their permit, they will be subject to new, adopted ordinance language.
- Concerns that the road issues were not addressed in the draft winery ordinance. Staff did not recommend changes in the winery draft ordinance to address the road safety concerns because a comprehensive analysis of traffic and roads issues will be analyzed in the Environmental Impact Report (EIR).
- Concerns that the draft winery ordinance is precluding family from visiting the winery premises. Staff is not proposing specific language that would preclude family from visiting the winery premises.

Attachment: WineryOrdDraftLang06252014_Rev_to_03_10_14