

Dear Interested Persons,

Below is a summary of the public comments received during the Winery Ordinance Update community meeting held on November 20, 2013. Thank you to everyone that participated; your comments will be considered as we move through the process. The comments were either sent by email or written on a comment card. Please keep in mind the following as you read through the comments:

- If a comment was made more than once, it may be mentioned below only once.
- All comments are weighted equally regardless of who made the comment or how the comment was made (email, comment card, etc.).
- When necessary, comments were edited for grammar, punctuation, brevity, etc. but the original intent of the comment was retained.

COMMENTS:

Impacts:

- The potential for an explosion of commercial tasting rooms is not acceptable in Santa Ynez Valley where there are 400 twenty-acre parcels.
- Substandard rural roads, like Ballard Canyon Road, are not suitable for increased traffic.
- The traffic, noise, light, inebriated drivers, high fire hazard, and lack of normally patrolling police must be taken into account and addressed in the Ordinance and/or EIR.
- Large amounts of water consumption by wineries, and subsequent demand placed on infrastructure, is a concern for residents.
- Private commercial wineries are being given priority over the established CC&Rs of HOAs in the area. Quiet rural neighborhoods are being devalued.

Suggested Regulation:

- The County should adopt a 40-acre minimum for wine tasting, sales, and winery events, and these activities should necessitate a CUP. Clear penalties should be explicitly stated in the CUP, such as suspension or revocation of that CUP upon violation.
- Tasting room hours should be 10:00AM (or later) to 5:00PM.
- Under Tier C:
 - Change the maximum number of winery visitors back to 50 (from 80).
 - Assign a size limit standard for tasting room size (no larger than 15% of total parcel).
 - The minimum number of guests at a Winemaker Dinner should be set at 20.
 - Maximum limit of attendees at a special event should remain 150.
 - Consider allowing two extra special events when they are for charity.
 - Delete Tier C all together and stop allowance of any smaller wineries.
- Under Tier B, wineries should also require Planning Commission approval and public scoping.
- Tasting room sales should be limited to wine produced on the premises *and* by the owner, and at least 50% of grapes processed in wineries should be from Santa Barbara County.
- The maximum cap for winemaker dinners should only apply between 7:00pm and 10:00pm.

- Previously proposed Tier C (tasting room and up to 8 winery special events) was created for the “middle class” wineries. Without Tier C all but the wealthiest of wineries are priced out of obtaining a vineyard focused tasting room and special events.
- Using fixed acreages in the tiers creates a huge financial hurdle and leaves out the small wineries (less than 10,000 cases).
- Road findings, standards, or a “substandard rural road” overlay zones should be included.
- Instead of restricting visitors, wineries should be required to coordinate a public transit option (trolley or tram).
- Include “Neighbor Notice Provision” (like Good Neighbor Ordinance) that would make it mandatory for a winery to notice its neighbors before hosting an event.
 - Similarly, neighbors of wineries should be required to contact the winery when they have a complaint instead of going straight to the County.
- Special events should be standardized throughout the County and acceptable event parameters should be defined specifically.
- A limit should be placed on how many on-site buildings can be built on a parcel in association with the winery.
- Full kitchens, menu service, or charging for food should not be allowed.
- Amplified music should not be allowed in the inner rural communities after 6pm.
- Cumulative impacts of multiple wineries should and must be considered.
- Small wineries (5-10 acres) should be allowed on less dangerous roads in the interest of small, family run wineries.

General:

- The County should abide by established CC&R’s of HOAs.
- The agricultural zoning of this land should be upheld above all else.
- Conditional Use Permit (CUP) loopholes, such as allowing non-agricultural add-ons, should be closed off.
- Ballard Canyon Road is already equipped to handle big-rig trucks, winery equipment, bottling trucks, etc. This road should be able to handle excess vendor/visitor traffic.
- “Appropriate food service” and “cooking classes” need to be more precisely defined.
- A four way stop is needed at the intersection of 154 and Roblar.