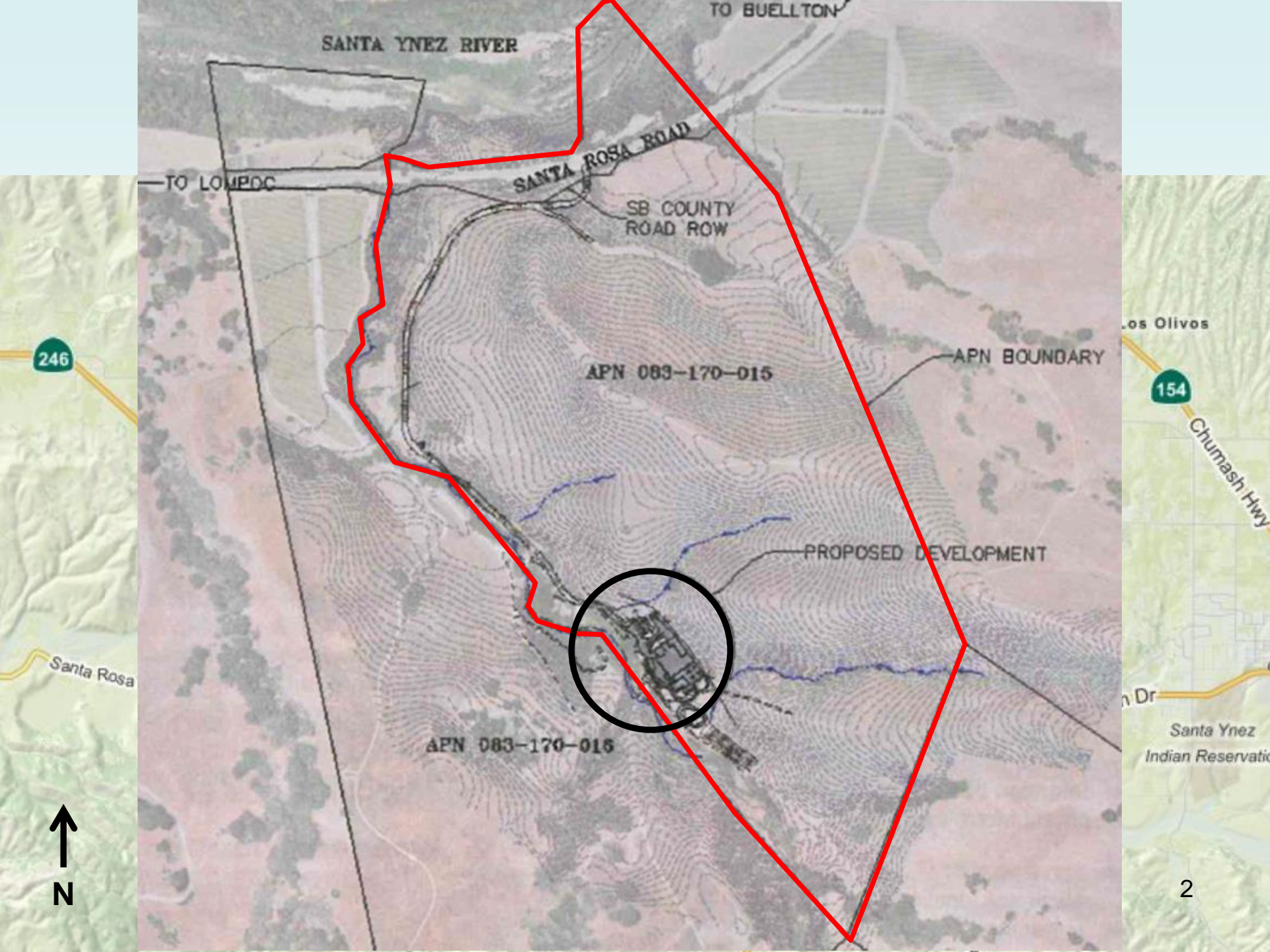


County of Santa Barbara Board of Supervisors



Field Appeal of the County Planning Commission
Approval of Santa Rosa Winery

March 15, 2016



SANTA YNEZ RIVER

TO BUELLTON

TO LOMPOC

SANTA ROSA ROAD

SB COUNTY ROAD ROW

APN 083-170-015

APN BOUNDARY

PROPOSED DEVELOPMENT

APN 083-170-015

246

Santa Rosa

N

Los Olivos

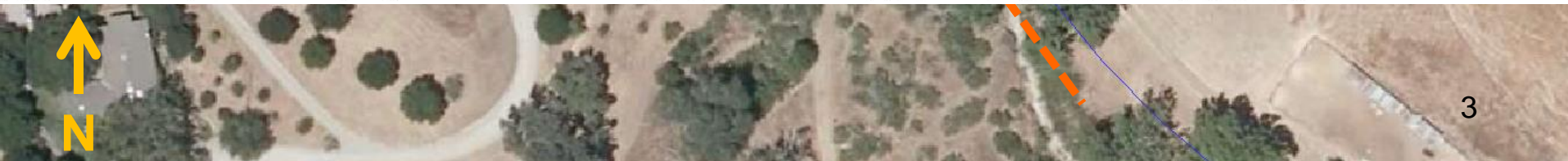
154

Chumash Hwy

Dr

Santa Ynez Indian Reservation

Proposed Project



Appeal Issues

- Quality of original traffic study and associated environmental analysis
- Roadway Width/Design
- Sight Distance

Appeal Issues

- Number of winery special events and attendees
- Inclusion of Hilt Winery in analysis
- Growth rate in Winery Ordinance DEIR
- Impacts associated with cumulative winery development

Appeal Issues

- Alcohol Impairment
- Collision Rates on “Wine County Roads”
- Collision Rates on Santa Rosa Road

Appeal Issues

- Traffic Impact to Quality of Life
- County Traffic Threshold

Appeal Issues

- Correction of Facts
 - Concurrent wine tasting and events
 - Organized gatherings
- Comparison to Vincent Winery

Appeal Issues

- Limits on Wine Tasting Parking/Tasting Room Guests
- Winery Setback Requirements
- Historical Resources

Staff Recommendation

1. Deny the appeal, Case No.15APL-00000-00020
2. Make the required findings for approval, including CEQA findings
3. Adopt the Revised Final Mitigated Negative Declaration included and adopt the mitigation monitoring program
4. Grant *de novo* approval of the project, Case No. 13DVP-00000-00015