

## Alexander, Jacquelyne

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**From:** Andrew Murray <Andrew@andrewmurrayvineyards.com>  
**Sent:** Thursday, November 17, 2016 2:22 PM  
**To:** sbcob  
**Subject:** Please vote against the Proposed Santa Barbara County Winery Ordinance as currently written

Dear County Clerk, on behalf of the County Board of Supervisors,

My name is Andrew Murray. I, along with my wife, own Andrew Murray Vineyards. We have been growing and making wine in Los Olivos since 1990. I strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association.

I can't support the draft winery ordinance as written because there has been a lack of collaborative dialogue on the formation of the regulations and the resulting ordinance is overly restrictive. This ordinance does not streamline or provide clarity to the winery permit process, and only further restricts agriculture and the selling of wine.

Below are some of my concerns with the draft winery ordinance as written

- My major concern is what winery construction or remodeling projects will negate an existing winery permit and cause an existing winery to be subject to the regulations of the Proposed Winery Ordinance.
- The Proposed Winery Ordinance does not clearly outline the application process of becoming a growing, processing, and selling winery other than referring to Sections in the Development Plan, Conditional Use Permits, Sub-sections for tasting rooms, winery events, etc., any more than the Existing Ordinance. If it is important to single out wineries with a Winery Ordinance, then it should also be important to provide a detailed roadmap of exactly what a potential winery applicant must do in order to complete a successful winery application. The current system does not let a winery applicant accurately budget the cost of the process and it is clear that some winery applications arbitrarily sail through while others drag on for years.
- It is unclear why an applicant now is required to plant their vineyard before they can apply for a winery and tasting room. A plan for the entire property, including the winery and tasting room, should be submitted prior to planting and approved prior to any requirement to plant. Planting can be tied to the issuance of a building permit. No reasonable person would plant a vineyard at huge expense without first knowing the exact scope of what they'll be able to do with their property.
- There does not seem to be any rationale to limit the size of a small winery tasting room to 300-400 square feet that has any real reason other than limiting the number of customers that can comfortably be accommodated. That issue needs to be discussed and understood. Larger and more creative tasting rooms can be a draw for the business while at the same time also being compatible with the rural nature of agricultural land.
- The winery visitor numbers appear to be arbitrary and not based on known/stated benchmarks including Fire Code Regulations, total property, or the types and conditions of roads leading to the winery. For example, most of Highway 246 from Buellton to Lompoc is two lanes in each direction with a 65 mile per hour speed limit. The change of Highway 246 in the Santa Rita Hills from a rural road to a suburban road was because Cal Trans's traffic study showed 800 cars head east on Highway 246 from Lompoc each weekday morning and 800 cars return to Lompoc each weekday evening.
- Santa Barbara County deserves a well-thought out, reasonable winery ordinance that will allow an industry to thrive that, by all economic indicators, is a vital part of Santa Barbara County's future while preserving our region's quality of life and agricultural heritage. I am requesting and recommending a task force be created to review and revise the Proposed Winery Ordinance.

The wine industry in California and around the world has changed considerably in the last five years. There has been a significant positive sales trend toward premium wines, like those crafted in Santa Barbara County. More people are traveling to wine regions to meet the wine makers and learn the history and culture of these unique places. For many wineries, the vast majority of their wine sales come from visitors coming directly to the winery, rather than purchasing the wines elsewhere. Many of our wines are very small production, farm to table wines, that are only sold directly at the winery, to visitors who come to this area to see our winery as well as my great winemaking neighbors. There has been a dramatic consolidation within the distribution side of the wine business, which makes it ever more difficult to compete for the very limited shelf space and wine list placements out there. A vibrant and expanding tourism base is vital to our business and of course to our employees and to all of the state level taxes that we pay, that benefits this great state and this great county in particular.

Santa Barbara County wineries already face more land-use restrictions than our neighbors to the North in Sonoma, Monterey and San Luis Obispo Counties. We are at a competitive disadvantage in attracting wine country visitors and need the support of our County government to build successful and sustainable agriculture businesses here in Santa Barbara County. We are the ultimate manifestation of the American Dream. We collectively grow thousands of acres, and employ countless employees and pay countless dollars in taxes. We are by and large small farms, a part of this great country that has been eroding away for years. It is all of the barriers to development and growth that makes so many of us abandon our dreams or settle for less. We, in turn, are forced to hire fewer people, which drives our sales down, which has us pay less taxes etc. This vicious cycle is bad for all the residents of our valley. The county should be partnering with wine country to see how it can help us grow, rather than stifling us.

The Santa Barbara County wine industry provides more than 9,000 full-time equivalent jobs, generates more than \$93,000,000 annually in local and states taxes, and contributes millions of dollars to Santa Barbara County-based charities. To keep the Santa Barbara County wine industry sustainable, we need land-use laws that help support our local, family-owned businesses.

I urge you to vote YES on the formation of a new Winery Ordinance Task Force.

Sincerely,

**Andrew Murray**

Owner / Winemaker

(805) 686-9604 X105 // [AndrewMurrayVineyards.com](http://AndrewMurrayVineyards.com)



## Alexander, Jacquelyne

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**From:** Henry Schwake <hschwake@verizon.net>  
**Sent:** Thursday, November 17, 2016 2:24 PM  
**To:** sbcob

We live on Ballard Canyon Rd.

We feel the Winery Ordinance as presented attempts to meet a balance between the wine industry and our rural quality of life. I would prefer greater restrictions on wine tasting because of the traffic it will create on rural roads, but can live with the ordinance as drafted. Please approve it without additional concessions that will increase traffic. Ballard canyon rd is only a few miles long yet it has had numerous deadly accidents in just the last few years. It could not handle greater traffic. It is barely wide enough in most places to handle the current traffic.

Henry and Lauren Schwake

## Alexander, Jacquelyne

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**From:** Frank Ostini <hp2frank@hotmail.com>  
**Sent:** Thursday, November 17, 2016 2:36 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Winery Ordinance -Please Appoint Task Force

Nov. 17, 2016

To the Santa Barbara County Board of Supervisors:

I write to you in support of the formation of a task force to advise in the crafting and revising of the Santa Barbara County Winery Ordinance, and to volunteer my time and energy towards such an effort.

If I could tell you my story, I think it relates to what is and has happened here in Santa Barbara. I was born in the restaurant business as my family has the Hitching Post, Casmalia since 1952. I became enamored with making and serving wine with our food in the early 80's, when the modern wine culture started here in Santa Barbara. We have been very successful in growing our wine brand, as we have the perfect venue to offer our wines with our food. Customers receive a unique and compelling dining experience, and go home (and return) as loyalists to our brand.

Over the years we have made wine at other wineries, and at Central Coast Wine Services and Terravant Wine Company (both located in incorporated areas). We always wanted to have a winery in a rural area (I own a small parcel on Foxen Canyon Road outside of Sisquoc, and one west of Buellton). As an independent local winemaker with access to high quality Santa Barbara grapes (half of which are still exported out of Santa Barbara County), I didn't see the need to plant a vineyard in order to have a rural winery. The county has always seen this differently.

So today we look at a situation where we have 200 wineries in the county, with only 1/3 of them in rural areas, and 2/3 located in urban areas. I will suggest that this is due in part to a very strict winery ordinance, and a general unwelcoming attitude towards wineries by the County of Santa Barbara. Meanwhile, our neighbors to the north in San Luis Obispo, have over 400 wineries located across their county, thanks to a more inclusive, less restrictive winery ordinance. This has given them an ability to offer a more compelling rural winery-vineyard experience that has facilitated agri-tourism at a level that is double what we have here in Santa Barbara County.

Sustainable agri-tourism is essential to the health of our economy. With sophisticated competition around the world, we are and will continue to fight for our share of tourism that is so helpful to all aspects of our economy.

The new ordinance as currently drafted is flawed in many ways, but I will just focus upon one purpose as stated:

Ensure that the scale of the winery operation is clearly secondary, subordinate, and incidental to the primary agricultural uses of the property on which the winery is locate.

I'd like to repeat what I stated to you on Nov. 1: "Grapes won't be grown unless you can make them into wine, and wine won't be made unless you can sell it."

All these actions are linked together. To suggest that the making of wine and a facility to accomplish this is incidental and secondary to the growing of grapes is seriously and fundamentally flawed. If the purpose and intent of this ordinance is flawed, I submit that the ordinance is flawed.

I'd like to touch upon a widely held worldly perspective that the wine business is actually a highly respected, historically appreciated, cultural institution that potentially can be a very stable, long term, low impact agricultural activity and a good neighbor. If we plan correctly, this can be an integral and important part of our long term vision for the future of Santa Barbara County. Please give us a chance to work together as a task force to create a rational winery ordinance that provides an environment where our wine culture can flourish, and our local economy can be sustained.

Thank you,

Frank Ostini

Chef Winemaker

Hitching Post Restaurant and Winery

## Alexander, Jacquelyne

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**From:** Susan Miller <reddragonranch@gmail.com>  
**Sent:** Thursday, November 17, 2016 2:36 PM  
**To:** sbcob  
**Subject:** wine ordinance

To whom it may concern.

My husband, Peter Claydon, and I, Susan Miller are very much opposed to wine tasting rooms, or events held at wineries when they are located in areas that do not support the increase in traffic especially when there is a high probability that drivers returning from these venues are possibly impaired.

Ballard Canyon Road is a perfect example of this. The road is narrow and winding most of the way. It is a dangerous road even when you are sober so add a couple of glasses of wine, sun setting and dazzling the eyes and a bicycle, horse rider or jogger to the mix and it could be a terrible tragedy.

The valley has become a premium destination for tourists and wine tasting is popular. Has the board of supervisors studied other similar areas such as Napa and Mendicino and how they have addressed these same issues?

Thank you for your consideration of this letter.

Sincerely,

Susan Miller

Peter Claydon

## Alexander, Jacquelyne

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**From:** Frank Ostini <hp2frank@hotmail.com>  
**Sent:** Thursday, November 17, 2016 2:37 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve; sbcob  
**Subject:** Re: Winery Ordinance -Please Appoint Task Force  
**Attachments:** Winery Ordinance Letter\_11-17-16.docx

My letter attached.  
Thank you

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**From:** Frank Ostini <hp2frank@hotmail.com>  
**Sent:** Thursday, November 17, 2016 2:36 PM  
**To:** [SupervisorCarbajal@sbcbos1.org](mailto:SupervisorCarbajal@sbcbos1.org); [jwolf@countyofsb.org](mailto:jwolf@countyofsb.org); [dfarr@countyofsb.org](mailto:dfarr@countyofsb.org); [peter.adam@countyofsb.org](mailto:peter.adam@countyofsb.org); [steve.lavagnino@countyofsb.org](mailto:steve.lavagnino@countyofsb.org); [sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)  
**Subject:** Winery Ordinance -Please Appoint Task Force

No

v. 17, 2016

To the Santa Barbara County Board of Supervisors:

I write to you in support of the formation of a task force to advise in the crafting and revising of the Santa Barbara County Winery Ordinance, and to volunteer my time and energy towards such an effort.

If I could tell you my story, I think it relates to what is and has happened here in Santa Barbara. I was born in the restaurant business as my family has the Hitching Post, Casmalia since 1952. I became enamored with making and serving wine with our food in the early 80's, when the modern wine culture started here in Santa Barbara. We have been very successful in growing our wine brand, as we have the perfect venue to offer our wines with our food. Customers receive a unique and compelling dining experience, and go home (and return) as loyalists to our brand.

Over the years we have made wine at other wineries, and at Central Coast Wine Services and Terravant Wine Company (both located in incorporated areas). We always wanted to have a winery in a rural area (I own a small parcel on Foxen Canyon Road outside of Sisquoc, and one west of Buellton). As an independent local winemaker with access to high quality Santa Barbara grapes (half of which are still exported out of Santa Barbara County), I didn't see the need to plant a vineyard in order to have a rural winery. The county has always seen this differently.

So today we look at a situation where we have 200 wineries in the county, with only 1/3 of them in rural areas, and 2/3 located in urban areas. I will suggest that this is due in part to a very strict winery ordinance, and a general unwelcoming attitude towards wineries by the County of Santa Barbara. Meanwhile, our neighbors to the north in San Luis Obispo, have over 400 wineries located across their county, thanks to a more inclusive, less restrictive winery ordinance. This has given them an ability to offer a more compelling rural winery-vineyard experience that has facilitated agri-tourism at a level that is double what we have here in Santa Barbara County.

Sustainable agri-tourism is essential to the health of our economy. With sophisticated competition around the world, we are and will continue to fight for our share of tourism that is so helpful to all aspects of our economy.

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All these actions are linked together. To suggest that the making of wine and a facility to accomplish this is incidental and secondary to the growing of grapes is seriously and fundamentally flawed. If the purpose and intent of this ordinance is flawed, I submit that the ordinance is flawed.

I'd like to touch upon a widely held worldly perspective that the wine business is actually a highly respected, historically appreciated, cultural institution that potentially can be a very stable, long term, low impact agricultural activity and a good neighbor. If we plan correctly, this can be an integral and important part of our long term vision for the future of Santa Barbara County. Please give us a chance to work together as a task force to create a rational winery ordinance that provides an environment where our wine culture can flourish, and our local economy can be sustained.

Thank you,

Frank

Ostini

Chef

Winemaker

itching Post Restaurant and Winery

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Nov. 17, 2016

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Thank you,

Frank Ostini

Chef Winemaker

Hitching Post Restaurant and Winery

## **Barker, Russ**

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**From:** Sue Davis <suedavis@daviselen.com>  
**Sent:** Friday, November 18, 2016 12:26 PM  
**To:** sbcob  
**Subject:** Winery Ordinance Update

Dear Supervisors,

Hello, my name is Pedro Aguilar, and I live and work at the farm neighboring and across the way From Sunstone Winery. My wife and I have two children in school . When the winery holds an event, it affects us too, in the summer we can't open our windows, or relax outside. There have been many times Sunstone will have loud music during the week, this interfering with our children's homework and bedtime.

Please consider those of us who work and live where we are employed, but don't feel we also have the right to have our voices heard.

Thank you,

Pedro Aguilar

## **Barker, Russ**

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**From:** Sue Davis <suedavis@daviselen.com>  
**Sent:** Friday, November 18, 2016 12:18 PM  
**To:** sbcob  
**Subject:** Winery or since update  
**Attachments:** IMG\_5094.MOV; ATT00001.txt

Dear Board of Supervisors,

I'm sending this little video, as indicative of a typical Sat night wedding at Sunstone winery, and I promise you this music continued into the night. This was last April. There have been events like this nearly every weekend since we bought the property in 2014. All pleas for relief have been ignored. Please consider that not all large winery's are necessarily able to control or absorb noise! A case by case factoring may be needed!

Thank you,

Sue &Mark Davis

## **Barker, Russ**

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**From:** Sue Davis <suedavis@daviselen.com>  
**Sent:** Friday, November 18, 2016 12:06 PM  
**To:** sbcob  
**Subject:** Winery Ordinance BOS meeting

Dear Board of Supervisors,

I'm writing this letter in strong support for the proposed winery ordinance. It is a fair compromise for everyone. Please do not give in to the vintners group- as a whole they can perhaps garner a larger crowd at the meetings, but we are simply neighbors, trying to get our voices heard, who live ( or moved to!) the country, THIS area, to pursue are own dreams of having a small business and to live a quiet, rural, agriculturally- based lifestyle. We pay our taxes, shop here and yes, buy some of the fine wines produced here.

The commercial use of wineries as event centers should be prohibited! Conditional use permits should be mandatory and strongly enforced!

As it stands now with county enforcement, the penalties are simply built into the cost of doing business, and ignored.

Where does that leave the neighbors? It can take "YEARS" to resolve.

This can then lead to private litigation that I don't think anyone wants. I hope the board strongly considers that the prudent approach will be to take the proposed ordinance, a measured response, and see how it works? It can always be revisited but extremely difficult to go backwards.

Since the last meeting, in which I sent a letter, the events held at Sunstone winery, our neighbor, have continued , unabated , every weekend.

This is all documented with the county. Even this week, there has been a charter helicopter at Sunstone, repeatedly taking off and landing, going up and down the river, to the point that there have been complaints to the airport . My trainer had to stop working the young horses in the arena due to the low flying and circling. I can't imagine how it affects the horses and children at the therapeutic riding center next door. Since I've written this today, the helicopter has taken off and landed twice. Again, just illustrating the complete lack of consideration for the neighbors.

We've had prospective horse boarding clients express shock at the loud music that kicks in on a weekend, after the already too long wine tasting hours. Not so bucolic after all.

It's not a huge leap then to consider that along with these events and later hours morphing into long weekend events, that the tragic effects of alcohol related accidents, not to mention the added impact on enforcement, can only multiply.

Please consider:

No Amplified Music  
Stronger penalties and code enforcement

The complete flaunting of the basic rules is unconscionable, and needs to stop.

I'll end this by inviting ANYONE who reads this in general, and ALL of the Supervisors in particular, to come to our ranch on any given Saturday night, to put real people and places together and see for themselves.

Thank you,

Sincerely,

## **Barker, Russ**

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**From:** Rick Layman <cowboycolonel@wildblue.net>  
**Sent:** Friday, November 18, 2016 12:01 PM  
**To:** sbcob  
**Cc:** Leighlee@wildblue.net  
**Subject:** Winery Ordinance Considerations - November 2016

November 18, 2016

RE: Winery Ordinance Meeting November 22, 2016

Dear Chairman Adam and Supervisors,

Once again we find ourselves addressing the draft Winery Ordinance – hopefully for the last time. While we have been involved in the crafting and development of this Ordinance for way too long, evidence from the 1 November meeting will show that considerable divisiveness remains between the vintners and the remainder of the residents of the wine-producing areas of the County.

Once again I point out that by trying to be all things to all people, this Ordinance falls short of its potential value. Having said that, I believe that the time has come to shut the door on the issue. The draft under consideration is likely the best that can be developed under current circumstances.

This has been a long and frustrating ordeal for all involved, but I suppose that is to be expected when one attempts to craft a set of guidelines which will apply to all participants in all situations. The Hospitality Community wants to protect their interests and disguise those interests as those of Wine Producers. Under the guise of “agro-tourism” and “estate ambiance” they contend that tasting rooms and special events are essential, yet they desire no limits on the structure of these venues. For as long as these two communities remain inextricably linked, we can expect their position to remain as stated.

Parenthetically, I will point out that no other industry in the County relies on, or enjoys, the protections that the Vintners’ and Hospitality Communities say are essential to their continued economic viability. Surely that counts for something.

Ordinarily I am opposed to additional restrictions and government involvement, but the events I have witnessed over the past few years clamor for County involvement and some modicum of restrictions on what otherwise would become rampant winery development to the detriment of the nature and character of the Valley (County) we currently enjoy.

From time immemorial the quest for the perfect solution has been, and continues to be, the enemy of the “good enough.” I suggest that the current draft Ordinance is good enough, and that no further iterations will approach perfection. Hence, I heartily endorse the adoption of the Ordinance as written.

Sincerely,

Richard L. Layman  
1020 Ballard Canyon Road

**Barker, Russ**

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**From:** leigh layman <leighlayman1@gmail.com>  
**Sent:** Friday, November 18, 2016 11:51 AM  
**To:** sbcob  
**Subject:** Wine Ordinance Comments  
**Attachments:** Document1.docx

Please pass this on to the supervisors, and also confirm that this was received.

Thank you,  
Leigh Layman

November 18, 2016

Dear Supervisors,

I ask that you please approve the proposed wine ordinance with no further changes.

This long process has been a compromise on both sides with neither getting all that was asked for.

If the board makes any changes to the WO that was asked for by vintners association, then it's only fair that we neighbors should also get concessions. A simple one would be earlier closing hours on tasting rooms. Staying open until six at night sounds more like an after work wine bar instead of serious clients buying wine.

As written, I think the proposed wine ordinance is as close to a fair balance between the wine industry and the neighbors' quality of life as is possible.

Thank you for the opportunity to voice my opinion.

Sincerely,

Leigh Layman



## Alexander, Jacquelyne

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**From:** LINDA KASTNER <lkast6945@aol.com>  
**Sent:** Thursday, November 17, 2016 4:24 PM  
**To:** sbcob  
**Subject:** agricultural tastings?

Dear Supervisors,

In response to the Vintners letter to you regarding the wine ordinance let me illuminate some things they say, and are correct in the locations but not the entire story. I have added the "rest of the story"

Two apple farm stands on Alamo Pintado who invite the public to come and pick their own produce..... I wish to inform you there is no alcohol is served and there are no events

- Peach farm stand on Alamo Pintado at Buttonwood Farms across the driveway from their tasting room;..... again, i must tell you, there is no alcohol and no events

- Four farm produce stands, Findley Farms on Refugio, one on Baseline near Hwy 154, and two on Hwy 246 west of Buellton; .....Same information as above..a honor money box where the few pay for organic grown produce.....no events and no alcohol

- Berry farm stands on Alamo Pintado and Hwy 246 by La Purisma.....same as above

- ; • Lavender farm in Los Olivos and another on Hwy 246 west of Buellton, both are on agriculture land and sell lavender products to consumers; again no events, no alcohol

These and the ones mentioned below are mostly on large acreages, have no events night or day time and no alcohol served.

Most are on large streets with passing lanes, none on single lane, narrow rural roads.

- Horse ranch on Hwy 246 west of Buellton that sells pigs, turkeys, firewood, and emu eggs; • Ostrich ranch on Hwy 246 east of Buellton that sells ostrich products to consumers and hands-on (feeding) experiences; • Nursery on Hwy 246 west of Buellton that sells plants at wholesale and retail; • Horse farm on Alamo Pintado that sells miniature horses to consumers; • Horse veterinarian on Alamo Pintado and a small animal veterinarian on Hwy 246 west of Buellton. Both are on agriculture land and sell their services to consumers; • Seasonal pumpkin patch and corn maze in Solvang.

Please protect this Valley. Small vineyards on small parcel of lands or vineyards on narrow rural roads should be, as is in the new ordinance, limited to guests and events.

Thank you,  
Linda Kastner  
6945 Happy Canyon  
Santa Ynez

## Alexander, Jacquelyne

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**From:** Rosanne Smith <rosanne1675@aol.com>  
**Sent:** Thursday, November 17, 2016 5:52 PM  
**To:** Farr, Doreen; Wolf, Janet; peter.adams@countyofsb.org; sbcob  
**Subject:** winery Ordinance.

Dear Supervisors,

I urge you to stop the stall tactic by the Vintners Association and PASS the new ordinance. Do not spend One more dime on this ordinance or on a new task force.

It is ridiculous for the head of the Vintners Association to say they have been blind sided and have had no time to participate in the process.

Request Planning and Development to forward to you all correspondence for the past 5 or 6 years along with all the feed back from all the meetings on this matter so you have the opportunity to see just how involved the local community and all the Vintners have been in this process.

After reviewing all the correspondence you will see that the vintners have been given many gifts in this new ordinance. It appears that it is not enough. They will keep coming back for more as long as you allow it.

**Should you considering tweaking the ordinance there are a few things that should be included.**

1. Protect the Agricultural Zone from Commercialization at all costs.
2. Language needs to be added to the ordinance regarding all wineries that are in the **Williamson Act**. Properties under the Williamson Act are under "**Contract**". The priviledge's in the new ordinance and the old ordinance are a violation of the Williamson Act.  
What are you going to do about this? The vintners can not have it both ways.
3. CEQA must be upheld in all decisions on all winery application. It is the LAW.
4. You must consider the Santa Ynez Valley Community Plan in your decision. The Santa Ynez Valley is an **existing rural "residential" community**.
5. Marijuana is now legal in California.  
"All" wineries must be non smoking. Will people be allowed to smoke a joint while enjoying their "bottle" of wine?

This process has taken years.

Planning and Development have done a good job on this ordinance.

Pass this Ordinance.

Rosanne Smith  
Santa Ynez Valley

**Alexander, Jacquelyne**

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**From:** HARVEY W. SAARLOOS <harveysaarloos@gmail.com>  
**Sent:** Thursday, November 17, 2016 5:57 PM  
**To:** HARVEY W. SAARLOOS  
**Subject:** EL CAMINO WINERY LLC PROPOSED LUDC Ordinance Case No 140RD-00000-00006  
Amendment to Articles 35.3, 35.4, and 35.11 of Chapter 35, Zoning of Section 35-1 of  
Santa Barbara County Land Use and Development Code  
**Attachments:** Scan 2016-11-17 0003.pdf; ATT00001.htm

HARVEY W. SAARLOOS  
cell 562.619.5460  
office 562.430.5685  
[harveysaarloos@gmail.com](mailto:harveysaarloos@gmail.com)

November 17, 2016

Santa Barbara County  
BOARD OF SUPERVISORS  
105 East Anapamu Street  
Santa Barbara CA. 93101

Re: Proposed LUDC Ordinance Case No. 14ORD-00000-00006  
Amendment to Articles 35.3, 35.4 and 35.11 of Chapter 35, Zoning  
Of Section 35-1 of Santa Barbara County Land Use and Development Code

Dear Chair Adam & Supervisors Carbajal, Wolf, Farr, and Lavagnino:

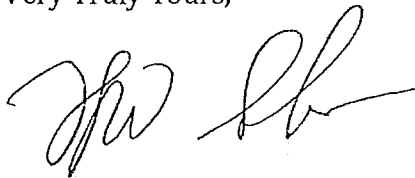
My name is Harvey Saarloos and I am writing to express serious concerns regarding the impact of the above referenced Ordinance, commonly referred to as the "Winery Ordinance," on those winery projects that have already received Development Plan approval [which is good for 10 years] but have not yet commenced construction.

I have a fully approved Development Plan to allow for the construction of what is currently referenced as a Tier II winery for a parcel located on Zaca Station Road in Los Olivos. The Project, known as El Camino Winery, received approval on December 17, 2012 [11DVP-00000-00001]. I am representing my extended family to formally request that the Board of Supervisors resolve to uphold all aspects of the current ordinance & entitlements for those projects, like the El Camino Winery Project, that have already received full approval. We spent several years, countless hours and upwards of \$300,000 to secure the approval of this project in good faith [completing nine [9] traffic studies, salamander studies, archeological study and dig.] and are greatly concerned that the passage of this new winery ordinance will adversely impact our ability to proceed. The process was more lengthy and expensive than anticipated which is partly the reason we have not yet commenced construction while we are considering both a reduction of scope and/or possible phasing of the project. We are extremely anxious that the new ordinance will not only subject our family to additional costly approval requirements but will also further restrict and regulate aspects of our winery's development and use that we have spent hundreds of thousands of dollars to obtain under the current ordinance. It is our understanding that a reduction in scope or phasing our project would require us to get a CUP for a reduced scope and/or phasing as well as a second CUP to maintain the events that we have already been granted under our Development Plan. Under the current rules we could submit a Zoning Clearance and Phase the development of our winery. Should you pass an Ordinance that causes our permit to become "legal non-conforming" it will essentially start over. Government is suppose to provide certainty, not ambiguity.

We have been residents of Santa Barbara County for over 20 years and avidly involved in every aspect of local wine industry for 15 years. We are committed to

continuing the responsible agricultural business practices that we have maintained as a member of this unique community. We adhered to every development standard that was in place throughout the entirety of our lengthy approval process. We agreed to comply with every mitigation measure that was imposed upon our project. I humbly request that you review this new ordinance and ensure that approved developments like the El Camino Winery project are allowed to proceed under all aspects of the current ordinance and not be penalized for utilizing the development time period that they have legally granted.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'HW Saarloos', written in a cursive style.

Harvey W. Saarloos

C-562-619-5460

HARVEY@SAARLOOSGROUP.COM

## Alexander, Jacquelyne

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**From:** Cerene St. John <cerene.earthgoddess@gmail.com>  
**Sent:** Thursday, November 17, 2016 7:10 PM  
**To:** sbcob  
**Cc:** Alan Davenport  
**Subject:** Winery Ordinance Update - Roads Issue  
**Attachments:** Cerene St John BOS Winery Ordinance Re Roads 111716.docx

To: Clerk of the Board

Attached please find my comment letter to the Board of Supervisors concerning the Winery Ordinance Revision that will be considered at the November 22, 2017 hearing. Would you please acknowledge receipt of this e-mail and the letter so I know it arrived in time? I appreciate it.

Cerene St. John  
Ballard Canyon Resident

November 17, 2016

By E-mail to sbcob@co.santa-barbara.ca.us

Santa Barbara County Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, California 93101

RE: Winery Ordinance Update — Roads Issues

Dear Chair Adam and Supervisors,

***ACTION REQUESTED:*** *In the interests of the safety of residents and winery visitors, please add to the Winery Ordinance Update the Finding regarding roads as defined and requested in the comment letter from the Law Office of Marc Chytilo dated October 28, 2016.*

Under the current Winery Ordinance, and under the Update as presently drafted, inadequate, incomplete and insufficient information is being presented to, and therefore is not being considered by, decision makers regarding our rural roads. Material facts which are not being taken into consideration are listed below. Please see the source notes for each point at the end of this letter.

- 1) Santa Barbara County's rate of collisions involving alcohol is the second highest in the state. (Note 1)
- 2) The alcohol-involved collision rate for the Santa Ynez Valley is 30% higher than the Santa Barbara County average. (Note 2)
- 3) Alcohol-involved collisions on selected Santa Barbara County wine country roads increased 57% from 2007 to 2012. (Note 2)
- 4) Santa Barbara County's collision rate involving bicyclists is the third highest in the state. (Note 1)
- 5) Santa Barbara County's collision rate involving pedestrians is the fourth highest in the state. (Note 1)
- 6) Rural roads have twice the collision rates of urban roads. (Note 3)
- 7) Fatality rates on rural roads are 2.6 to 4 times higher than rates on urban roads. (Note 4)
- 8) Drivers unfamiliar with the roads have higher collision rates. (Note 5)
- 9) Collision rates are doubled after one glass of wine, .04 BAC. (Note 6)

- 10) Collision rates are quadrupled after two glasses of wine, .08 BAC. (Note 6)
- 11) The State average concentration of liquor licenses is 1 per 179 households. The Santa Ynez Valley concentration is 1 per 24 households, and the Los Olivos concentration is 1 per 5 households. (Note 7)
- 12) Many rural roads (e.g. Ballard Canyon, Happy Canyon, Armour Ranch, Roblar/154) and intersections (e.g. those with Hwy. 154) are materially sub-standard in their design, have extremely high rates of mixed use (e.g. bicycles, pedestrians, horses, farm equipment), and significantly higher than expected collision rates (Note 8)

*RESULTING PROBLEMS:* Ongoing failure to take into account the above-listed road safety facts during discretionary approval of alcohol-serving privileges (wine tasting and events) at wineries located on sub-standard and demonstrably hazardous rural roads: 1) continues to place the public's safety at unnecessary risk, and 2) actively raises significant liability concerns for the County.

The simple solution is to add the Finding proposed by the Law Office of Marc Chytilo.

Sincerely,

*Cerene St. John*

Cerene St. John  
Ballard Canyon Resident

**NOTES :**

- 1) California Office of Transportation Safety,  
( [http://www.ots.ca.gov/Media\\_and\\_Research/Rankings/default.asp](http://www.ots.ca.gov/Media_and_Research/Rankings/default.asp))
- 2) Santa Barbara County Public Works, "Collision Study Selected Wine Country Roads"
- 3) National Highway Traffic Safety Administration  
( <https://crashstats.nhtsa.dot.gov/Api/Public/ViewPublication/812181> )
- 4) National Highway Traffic Safety Administration  
( <https://crashstats.nhtsa.dot.gov/Api/Public/ViewPublication/812181> )
- 5) a) National Highway Traffic Safety Administration  
(<http://www.nrd.nhtsa.dot.gov/Pubs/811059.PDF>)  
b) American Trucking Association



(<http://www.trucking.org/ATA%20Docs/News%20and%20Information/Reports%20Trends%20and%20Statistics/02%2012%2013%20%20FINAL%202013%20CarTruck%20Fault%20Paper.pdf> )

6) a) UC San Diego Study: Unsafe at Any Level: Very Low Blood Alcohol Content Associated With Causing Car Crashes (January, 2014)  
[http://ucsdnews.ucsd.edu/pressrelease/unsafe\\_at\\_any\\_level\\_very\\_low\\_blood\\_alcohol\\_content\\_associated\\_with\\_causing](http://ucsdnews.ucsd.edu/pressrelease/unsafe_at_any_level_very_low_blood_alcohol_content_associated_with_causing)

b) National Highway Transportation Safety Administration Study: Drug and Alcohol Crash Risk (Feb. 2015);  
[http://www.nhtsa.gov/Driving+Safety/Research+&+Evaluation/Impaired+driving+\(alcohol-related\)+reports](http://www.nhtsa.gov/Driving+Safety/Research+&+Evaluation/Impaired+driving+(alcohol-related)+reports)

7) California Department of Alcoholic Beverage License Query System  
( <http://www.abc.ca.gov/datport/lqsmenu.html> )

8) Santa Barbara County Winery Ordinance Update EIR

November 17, 2016

By E-mail to sbcob@co.santa-barbara.ca.us

Santa Barbara County Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, California 93101

RE: Winery Ordinance Update — Roads Issues

Dear Chair Adam and Supervisors,

***ACTION REQUESTED:*** *In the interests of the safety of residents and winery visitors, please add to the Winery Ordinance Update the Finding regarding roads as defined and requested in the comment letter from the Law Office of Marc Chytilo dated October 28, 2016.*

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*RESULTING PROBLEMS:* Ongoing failure to take into account the above-listed road safety facts during discretionary approval of alcohol-serving privileges (wine tasting and events) at wineries located on sub-standard and demonstrably hazardous rural roads: 1) continues to place the public's safety at unnecessary risk, and 2) actively raises significant liability concerns for the County.

The simple solution is to add the Finding proposed by the Law Office of Marc Chytilo.

Sincerely,

*Cerene St. John*

Cerene St. John  
Ballard Canyon Resident

**NOTES :**

- 1) California Office of Transportation Safety,  
( [http://www.ots.ca.gov/Media\\_and\\_Research/Rankings/default.asp](http://www.ots.ca.gov/Media_and_Research/Rankings/default.asp))
- 2) Santa Barbara County Public Works, "Collision Study Selected Wine Country Roads"
- 3) National Highway Traffic Safety Administration  
( <https://crashstats.nhtsa.dot.gov/Api/Public/ViewPublication/812181> )
- 4) National Highway Traffic Safety Administration  
( <https://crashstats.nhtsa.dot.gov/Api/Public/ViewPublication/812181> )
- 5) a) National Highway Traffic Safety Administration  
(<http://www.nrd.nhtsa.dot.gov/Pubs/811059.PDF>)  
b) American Trucking Association

(<http://www.trucking.org/ATA%20Docs/News%20and%20Information/Reports%20Trends%20and%20Statistics/02%2012%2013%20%20FINAL%202013%20CarTruck%20Fault%20Paper.pdf> )

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[http://www.nhtsa.gov/Driving+Safety/Research+&+Evaluation/Impaired+driving+\(alcohol-related\)+reports](http://www.nhtsa.gov/Driving+Safety/Research+&+Evaluation/Impaired+driving+(alcohol-related)+reports)

7) California Department of Alcoholic Beverage License Query System  
( <http://www.abc.ca.gov/datport/lqsmenu.html> )

8) Santa Barbara County Winery Ordinance Update EIR

## Alexander, Jacquelyne

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**From:** Marie Jacobsen <mariesiris@icloud.com>  
**Sent:** Thursday, November 17, 2016 8:20 PM  
**To:** sbcob  
**Subject:** Wineries!!

Hello, I'm emailing concerning the vintners and the ever growing winery's. Our beautiful Santa Ynez Valley is being destroyed by too many wineries and tasting rooms. There is literally a tasting room on every block in both Solvang and Los Olivos! Enough is enough! We have too many as it is and we are draining our water supply, not to mention our roads are not safe and way too much traffic as well as drunk drivers leaving these tasting rooms! I'm dumbfounded that it's gotten this out of hand! Please, please take a stand and speak out! Tell me what the difference between a bar and tasting rooms?

Take it from me you do NOT want a winery for a neighbor!

Sincerely,  
Marie Jacobsen

## Alexander, Jacquelyne

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**From:** Mary Williams <marycontrary00@aol.com>  
**Sent:** Thursday, November 17, 2016 8:43 PM  
**To:** sbcob  
**Subject:** Wine Ordinance

Dear Chair Adam and Supervisors,

As a resident of Ballard Canyon since 1999, I encourage you to adopt the proposed Winery Ordinance with clear restrictions on parties and other activities that are incompatible with the Williamson Act.

The proposed Winery Ordinance already makes significant increases in tasting rooms and events that will negatively impact our rural quality of life. Please do not make further concessions that will increase traffic and noise.

I strongly urge the Board to adopt the Ordinance as proposed with the addition of requiring a “traffic management plan” for mitigation of winery traffic impacts on rural roads that are not suitable for a significant increase in traffic.

Mary Williams

**Alexander, Jacquelyne**

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**From:** WendyE950@aol.com  
**Sent:** Friday, November 18, 2016 9:02 AM  
**To:** sbcob  
**Cc:** wendye950@aol.com  
**Subject:** Good Morning Board of Supervisors Nov. 22  
**Attachments:** Good Morning Board of Supervisors Nov. 22.docx

Good Morning Board of Supervisors;

Nov. 17 , 2016

sbcob@co.santa-barbara,ca.us

Once again, I am writing you as it is my responsibility as a member of the community to voice my opinion regarding the Wine Ordinance. This special meeting may be the conclusion of the Winery Ordinance Update.

The cumulative effect upon the community and especially the residents of the Santa Ynez Valley are paramount. The terms of the Wine Ordinance create a standard for future expansion in the growth of the Wine Industry and I believe they are a fair balance to everyone involved. We are all subject to compromise and to regulation, and it is reasonable that everyone does not achieve all their desires.

There are future developments which concern all the community. The draught has been a major concern and will only be more extreme as the years progress. There should be some thoughtful consideration as to water usage in agriculture as well as residential, and yet we hear little thought on this imperative issue. Greater expansion of winery development will create strong demands on our water table. Therefore I propose some limits on future winery approval.

The beauty of the Santa Ynez Valley should not be marred by commercial development due to Winery expansion. Proposals on tasting rooms, sales of non related material , and some special events are not related to agriculture . The guidelines of the Ordinance must specify related tourism impact. In accordance we hope the time allotted to wine tasting be more strictly regulated and enforced. Consideration of appointment visits has great appeal to inner rural communities. And to note the considerable amount of increased traffic, traffic management and the environmental stress on roads and air quality.

We are appreciative of all the time and energy spent on creating a fair Winery Ordinance, and we recognize your imperative to mitigate negative aspects. The families who live in the Santa Ynez Valley want to continue awareness of safety issues and to protect our beautiful Valley from detrimental over development, commercial development and possible deterioration of quality of life.

Thank You.

Wendy Eisler



## Alexander, Jacquelyne

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**From:** Dominique Lacerte <dominique.lacerte@gotoadvantage.com>  
**Sent:** Friday, November 18, 2016 9:41 AM  
**To:** sbcob  
**Cc:** Art Lacerte  
**Subject:** Winery Ordinance

Dear Board of Supervisors,

I write this letter concerning the Winery Ordinance with perspective from both sides of the fence. I have neighbors, friends, and my own sister who are winery owners. I am a capitalist, and love to see the success of hardworking business owners and their wineries. Yet not at the expense of my private rights. So on the other side I have been tormented by our neighbor Sunstone due to loud, amplified noise night after night and increased traffic on our tiny rural road for years now. So there must be some reasonable middle-ground for us all.

I ask that you think long and hard about how to satisfy both sides of this. A suggestion would be:

- No amplified noise in areas that have other homes nearby.
- A limited number of events per year based on a sliding scale of size of property and zoning.
- No air traffic (Sunstone has helicopters flying in and landing on their property at all hours which is loud and spooks all the animals on our and neighboring houses).
- Fines in place that aren't just a slap on the hand (like they are now) but truly financially punitive so that the rules are followed. Enforcement of the fines (not in place now either).

I will trust that we can all be reasonable and compromise to find a fair outcome for everyone.

Sincerely,

Dominique Lacerte  
Art & Susan Lacerte  
Via Rancheros Road, Santa Ynez

## Alexander, Jacquelyne

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**From:** Tom La Rovere <tom93460@comcast.net>  
**Sent:** Friday, November 18, 2016 10:27 AM  
**To:** sbcob  
**Subject:** Winery Ordinance Decision

November 16, 2016

Dear Chair Adam and Supervisors,

Please consider these critical points in deciding the future of the Santa Ynez Valley and how continued growth and development will seriously impact the rural nature and characteristics that make it appealing to both residents and visitors. Further business development in these areas will require additional infrastructure development and promote even further detrimental changes to the rural quality of life that brings us here in the first place.

-Nothing is written into ordinance to address the development of wineries and associated tasting rooms and events on roads that meet certain physical criteria (poor sight lines, narrow lanes, etc.) and high accident rates. A traffic management plan should be required for vineyards requesting tasting rooms and events on such roads.

-Events such as weddings with loud music should not be allowed on wineries located in rural agricultural land. This is the recommendation of the County Agricultural Advisory Committee and also follows guidelines established by the state for compliance with rules granting tax relief to ag lands under the Williamson Act.

-Parcel size should absolutely be a condition of approval for tasting rooms and events. As written, the ordinance restricts activity on smaller parcels but even with those limits, the EIR estimates that traffic impact in the Santa Ynez Valley will STILL exceed the acceptable quality of life impact. The Board of Supervisors must follow the state environmental quality guidelines when regulating the winery industry and related tourism.

Sincerely,

Tom La Rovere  
Santa Ynez

## Alexander, Jacquelyne

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**From:** Marcia Gibson <mail4gibson@verizon.net>  
**Sent:** Friday, November 18, 2016 10:34 AM  
**To:** sbcob  
**Subject:** SB Winery Ordinance

Dear County Supervisors,

Please listen to the residents of the Santa Ynez Valley and NOT the big wine pushers who just want to make a buck then move on to the next venue.

We actually live here, raise families here, and care about our natural resources (water usage and night sky) and safety of our pets and livestock, our friends and neighbors.

We care about our quality of life (noise levels, smell levels, crime levels, trash levels, sewer levels). We do NOT want to live in a noisy, crowded, brightly lit up "party central".

Please do not to cave in to vintners' never-ending demands for larger wineries and more activities on smaller parcels.

Supervisors must raise the level of scrutiny on the public safety issue related to wine tasting and events on hazardous rural roadways — including Mora/Roblar Ave, Casey/Mora Ave, Mora/Baseline Ave, Ballard Canyon, Happy Canyon, Armour Ranch, and Roblar/154. We do NOT need more signs and lights...we need LESS wine tasting traffic.

Drunk driving is a completely preventable problem, and yet the current ordinance (and proposed new ordinance) fail to address the issue of these alcohol-serving activities on our substandard rural roads and intersections.

The visitation at wineries must be related to the agricultural use of the property — "wineries" should not be allowed to operate as commercial event centers.

Please limit the number of people allowed at wine tasting events, AND the number of such events in a particular neighborhood and/or 5-mile radius at a time.

Please require venues to close earlier than 5:00 pm; kids, senior citizens, and just regular folk need quiet time in the evenings - it is essential to good health. This is true on Friday and Saturday nights too!

Massive parking along the narrow rural roadways is a safety problem, has that been addressed?

No outdoor amplified sound should be allowed. An enforceable noise/nuisance ordinance needs to be in place for the health of people, livestock, pets, and wildlife.

An enforceable dark sky ordinance needs to be in place in the Santa Ynez Valley - for the health reasons - we cannot standby and watch our quality of life deteriorate for the sake of the wine industry. Lights must be contained on ones own property, and lumens limited to low levels to retain our rural atmosphere. NO exemptions for the lighting rules please!

Enforcement and penalties must be improved — some wineries flagrantly ignore the rules and NO ONE wants to report a neighbor and cause friction where they live! That is a HUGE problem with outdoor lighting, amplified sound, and screaming party goers all too often part of the late night events in rural neighborhoods.

Respectfully,  
M. Gibson

## Alexander, Jacquelyne

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**From:** John Barbieri <john@nrcwater.com>  
**Sent:** Friday, November 18, 2016 10:47 AM  
**To:** sbcob  
**Subject:** Wine Ordinance

November 18, 2016

Dear Chair Adams and the Board of Supervisors:

I seems to me that the Santa Ynez Valley is reasonably well-balanced now and that additional wine tasting rooms, special event venues, and future vineyard expansion should be denied, or perhaps a moratorium imposed for five years, until the County is able to ascertain, among other things, the true state of water resources in the SYV.

Water, traffic (including the extraordinarily high number of DUI's in the County), and air quality, are areas that threaten to propel the SYV *out of balance*. The wine industry brings great benefits to the SYV. But the question is, how much is enough?

The history and heritage of SYV land and its people is the lifeblood of the Valley. I hope you will consider larger quality of life issues when updating the County Wine Ordinance.

Sincerely,

John M. Barbieri  
Solvang, CA  
805.503.2150

## Alexander, Jacquelyne

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**From:** Lynda Dees <lynda@santabarbaraca.com>  
**Sent:** Friday, November 18, 2016 10:53 AM  
**To:** sbcob  
**Subject:** Letters to County Supervisors re: Proposed Winery Ordinance Special Hearing  
**Attachments:** Supervisor Steve Lavagnino.pdf; Supervisor Peter Adam.pdf; Supervisor Doreen Farr.pdf; Supervisor Janet Wolf.pdf; Supervisor Salud Carbajal.pdf

Dear County Clerk,

Please see attached letters from Kathy Janega-Dykes, President/CEO of Visit Santa Barbara regarding the proposed Santa Barbara County Winery Ordinance.

Thank you,

Lynda Dees | EXECUTIVE ASSISTANT/OPERATIONS MANAGER

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Visit Santa Barbara  
500 E. Montecito Street, Santa Barbara, CA 93103  
(805) 966-9222 x105  
[SantaBarbaraCA.com](http://SantaBarbaraCA.com)

WEST  
**SANTA BARBARA**  
THE AMERICAN RIVIERA



## Alexander, Jacquelyne

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**From:** Pat Bennett <pat@appiwood.com>  
**Sent:** Friday, November 18, 2016 11:14 AM  
**To:** sbcob  
**Subject:** wine ordinance Santa Barbara co

Dear Chair Adam and supervisors

I am a 30 year resident of Solvang residing at 1679 Ballard cyn rd.

I approve I the proposed Wine Ordinance with the following considerations

Keep a balance in SY Valley by limiting to number of Wine tasting Rooms and Events./ Keep a reasonable growth.  
Protecting the rural character and special qualities unique to SY. Do not allow wine tasting saturation.  
Require traffic management. Report and special EIR on substandard roads such as Ballard cyn rd. Happy Canyon Rd  
, Armour Ranch Rd and Roblar Rd.  
No wine tasting on properties less than 20 acres.  
Call by appointment only on 10 + 20 acres  
All wine tasting rooms to close by 4 pm  
All events to be winery related/specific. No Weddings and other non-winery events permitted

Thank you  
Pat Bennett

## Alexander, Jacquelyne

---

**From:** Anne Quin-Harkin <annequinharkin@daviselen.com>  
**Sent:** Friday, November 18, 2016 11:25 AM  
**To:** sbcob  
**Cc:** Mark Davis  
**Subject:** Winery ordinance

I am a supporter of wine and the wine business, but I am also a neighbor of a winery that has unlimited events that bring traffic, loud music, helicopters and all kinds of chaos on a regular basis. We are even unable to have quiet inside our home due to amplified music that goes late into the night. We need to draw the line between agriculture and event space.

Mark Davis

Sent from my iPhone

Sent from my iPhone



## Alexander, Jacquelyne

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**From:** Leanne Schlinger <leanne@santaynezvacationrentals.com>  
**Sent:** Friday, November 18, 2016 11:34 AM  
**To:** Salud Carbajal; sbcob  
**Cc:** Angela Slater  
**Subject:** Wine Ordinance

Dear Board of Supervisors,

Although I am in the tourism business, I am very concerned about the proposed Wine Ordinance. I know from being a business owner for over 11 years in the Santa Ynez Valley that our visitors are not as interested in wine as much as everyone thinks. They are coming to the Valley, primarily for the rural nature of the area. More wineries and tasting rooms will be detrimental to not just our local citizens but also to those looking to get away from it all and feel connected to nature and the rural way of life that is the very essence of this Valley. Please consider the following:

- **Keep a balance in SY Valley by limiting # of Wine Tasting Rooms and Events - Keep reasonable growth. Protecting the rural character and special qualities unique to SY. Do not allow wine tasting/event saturation.**
- **Require Traffic Management Report and special EIR on substandard roads such as Ballard Canyon, Happy Canyon, Armour Ranch Road, Roblar Road.**
- **No Events, Winetasting Rooms - commercial use on Williamson Act Properties**
- **Maintain/Uphold the Santa Ynez General Plan**
- **No Wine tasting on properties less than 20 acres.**
- **Call by Appointment only on 10 + 20 acre Ag Properties**
- **All wine tasting rooms to close by 4 pm.**
- **All Events to be “winer related/specific. No Weddings and other non-winery events permitted.**

Thank you,

Leanne Schlinger, President  
Santa Ynez Vacation Rentals  
p. 805-770-7100  
e. [leanne@santaynezvacationrentals.com](mailto:leanne@santaynezvacationrentals.com)  
w. [www.santaynezvacationrentals.com](http://www.santaynezvacationrentals.com)  
Post Office Box 1704 Santa Ynez, CA 93460

## Alexander, Jacquelyne

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**From:** Jennifer Waye <Jennifer@demetriaestate.com>  
**Sent:** Friday, November 18, 2016 2:28 PM  
**To:** sbcob  
**Subject:** Vote Against Proposed Winery Ordinance  
**Attachments:** Winery Ordinance Letter (county clerk).pdf

**Importance:** High

Dear County Clerk,

As a small, family owned and operated winery in Santa Barbara County, we strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of a new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintner's Association. Please find our letter requesting this of you, with many additional details, attached to this letter.

Sincerely,

Jennifer Waye  
Director of National Sales, Marketing & Events  
Demetria Estate  
W: (805) 686-2345  
F: (805) 741-0301



PLEASE CONSIDER THE ENVIRONMENT BEFORE CHOOSING TO PRINT THIS E-MAIL.

Demetria Estate Winery  
6701 Foxen Canyon Road  
Los Olivos, CA 93441

County Clerk  
1100 Anacapa Street  
Santa Barbara, CA 93101

November 18, 2016

Dear County Clerk,

I, Jennifer Waye, as the Director of Sales, Marketing, Wine Club & Events at Demetria Estate Winery located in Los Olivos, strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association. I can't support the draft winery ordinance as written because there has been a lack of collaborative dialogue on the formation of the regulations and the resulting ordinance is overly restrictive. This ordinance does not streamline or provide clarity to the winery permit process, and only further restricts agriculture and the selling of wine.

Below are a few of my many concerns with the draft winery ordinance as written:

- As a small family owned and operated winery, it is critical for us to be able to sell directly to the consumer. 95% of our annual sales are through our wine club and are direct to consumer sales through our tasting room. Testimony on November 1st and at the four Planning Commission hearings, established that small family wineries cannot survive without direct to consumer (DTC) sales and we are one of those wineries.
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- Disagreement with the Table 3-4 Agriculture Parking Standards. We disagree with the one space per 1,000 square feet for production, storage, or warehousing. Barrels and tanks do not need parking spaces. As an example, the city of Lompoc uses one space per 3,000 square feet.
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The wine industry in California and around the world has changed considerably in the last five years. There has been a significant positive sales trend toward premium wines, like those crafted in Santa Barbara County. More people are traveling to wine regions to meet the wine makers and learn the history and culture of these unique places. For many wineries, the vast majority of their wine sales come from visitors coming directly to the winery, rather than purchasing the wines elsewhere. Over 95% of our annual sales are either through our wine club or are sales made in our tasting room/direct to consumer.

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The Santa Barbara County wine industry provides more than 9,000 full-time equivalent jobs, generates more than \$93,000,000 annually in local and state taxes, and contributes millions of dollars to Santa Barbara County-based charities. To keep the Santa Barbara County wine industry sustainable, we need land-use laws that help support our local, family-owned businesses.

*I urge you to vote YES on the formation of a new Winery Ordinance Task Force.*

Sincerely,

Jennifer Waye  
Demetria Estate Winery  
6701 Foxen Canyon Road  
PO Box 836  
Los Olivos, CA 93441  
(805) 686-2345  
Jennifer@demetriaestate.com

DEMETERIA

## Alexander, Jacquelyne

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**From:** harry@demetriaestate.com  
**Sent:** Friday, November 18, 2016 2:31 PM  
**To:** sbcob  
**Subject:** [FWD: Vote Against Proposed Winery Ordinance]  
**Attachments:** Winery Ordinance Letter (county clerk).pdf

Dear County Clerk,

As a small, family owned and operated winery in Santa Barbara County, we strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of a new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintner's Association. Please find our letter requesting this of you, with many additional details, attached to this letter.

Sincerely, Harry Wayne.



PLEASE CONSIDER THE ENVIRONMENT BEFORE CHOOSING TO PRINT THIS E-MAIL.

Demetria Estate Winery  
6701 Foxen Canyon Road  
Los Olivos, CA 93441

County Clerk  
1100 Anacapa Street  
Santa Barbara, CA 93101

November 18, 2016

Dear County Clerk,

I, Harry Wayne, as the Winemaker and Vineyard Manager at Demetria Estate Winery located in Los Olivos, strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association.

I can't support the draft winery ordinance as written because there has been a lack of collaborative dialogue on the formation of the regulations and the resulting ordinance is overly restrictive. This ordinance does not streamline or provide clarity to the winery permit process, and only further restricts agriculture and the selling of wine.

Below are a few of my many concerns with the draft winery ordinance as written:

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*I urge you to vote YES on the formation of a new Winery Ordinance Task Force.*

Sincerely,

Harry Wayne  
Demetria Estate Winery  
6701 Foxen Canyon Road  
PO Box 836  
Los Olivos, CA 93441  
(805) 686-2345  
[Harry@demetriaestate.com](mailto:Harry@demetriaestate.com)



SANTA BARBARA COUNTY  
OFFICE OF THE COUNTY CLERK

## Alexander, Jacquelyne

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**From:** alexis@demetriaestate.com  
**Sent:** Friday, November 18, 2016 2:33 PM  
**To:** sbcob  
**Subject:** Vote Against Proposed Winery Ordinance  
**Attachments:** Winery Ordinance Letter (county clerk).pdf

Dear County Clerk,

As a small, family owned and operated winery in Santa Barbara County, we strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of a new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintner's Association. Please find our letter requesting this of you, with many additional details, attached to this letter.

Sincerely,

C. Alexis Zahoudanis  
Owner/Manager  
Demetria Estate  
W: (805) 686-2345  
F: (805) 741-0301



PLEASE CONSIDER THE ENVIRONMENT BEFORE CHOOSING TO PRINT THIS E-MAIL.



Demetria Estate Winery  
6701 Foxen Canyon Road  
Los Olivos, CA 93441

County Clerk  
1100 Anacapa Street  
Santa Barbara, CA 93101

November 18, 2016

Dear County Clerk,

I, Alexis Zahoudanis, as the General Manager & Owner of Demetria Estate Winery located in Los Olivos, strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association.

I can't support the draft winery ordinance as written because there has been a lack of collaborative dialogue on the formation of the regulations and the resulting ordinance is overly restrictive. This ordinance does not streamline or provide clarity to the winery permit process, and only further restricts agriculture and the selling of wine.

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*I urge you to vote YES on the formation of a new Winery Ordinance Task Force.*

Sincerely,

Alexis Zahoudanis  
Demetria Estate Winery  
6701 Foxen Canyon Road  
PO Box 836  
Los Olivos, CA 93441  
(805) 686-2345  
Alexis@demetriaestate.com

DEMETRIA

## Alexander, Jacquelyne

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**From:** Sandra Zahoudanis <szahou@gmail.com>  
**Sent:** Friday, November 18, 2016 2:36 PM  
**To:** sbcob  
**Subject:** Fwd: Vote Against Proposed Winery Ordinance  
**Attachments:** Winery Ordinance Letter (county clerk).pdf

Dear County Clerk,

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Sincerely,

Sandra Zahoudanis

Owner

Demetria Estate

W: (805) 686-2345

F: (805) 741-0301

Demetria Estate Winery  
6701 Foxen Canyon Road  
Los Olivos, CA 93441

County Clerk  
1100 Anacapa Street  
Santa Barbara, CA 93101

November 18, 2016

Dear County Clerk,

I, Sandra Zahoudanis, as the Owner of Demetria Estate Winery located in Los Olivos, strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association.

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*I urge you to vote YES on the formation of a new Winery Ordinance Task Force.*

Sincerely,

Sandra Zahoudanis  
Demetria Estate Winery  
6701 Foxen Canyon Road  
PO Box 836  
Los Olivos, CA 93441  
(805) 686-2345  
Sandra@demetriaestate.com

DEMETRIA

## Alexander, Jacquelyne

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**From:** john zahoudanis <john@demetriaestate.com>  
**Sent:** Friday, November 18, 2016 2:43 PM  
**To:** sbcob  
**Subject:** Vote Against Proposed Winery Ordinance  
**Attachments:** Winery Ordinance Letter (county clerk).pdf

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Dear County Clerk,

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Sincerely,

Jennifer Waye  
Owner  
Demetria Estate  
W: (805) 686-2345  
F: (805) 741-0301



PLEASE CONSIDER THE ENVIRONMENT BEFORE CHOOSING TO PRINT THIS E-MAIL.

---

Demetria Estate Winery  
6701 Foxen Canyon Road  
Los Olivos, CA 93441

County Clerk  
1100 Anacapa Street  
Santa Barbara, CA 93101

November 18, 2016

Dear County Clerk,

I, John Zahoudanis, as the Owner of Demetria Estate Winery located in Los Olivos, strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22<sup>nd</sup> and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association.

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*I urge you to vote YES on the formation of a new Winery Ordinance Task Force.*

Sincerely,

John Zahoudanis  
Demetria Estate Winery  
6701 Foxen Canyon Road  
PO Box 836  
Los Olivos, CA 93441  
(805) 686-2345  
[John@demetriaestate.com](mailto:John@demetriaestate.com)

DEMETERIA



## Alexander, Jacquelyne

---

**From:** John Dragonette <johnd@dragonettecellars.com>  
**Sent:** Friday, November 18, 2016 2:53 PM  
**To:** SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve  
**Cc:** sbcob  
**Subject:** Comments Regarding Winery Ordinance  
**Attachments:** Letter.November18.2016.pdf

Dear Supervisors:

I wrote to you earlier and spoke regarding the proposed revision to the Winery Ordinance at the last Meeting. I wanted to follow up on my prior comments.

Many of the other speakers outlined the many flaws in the underlying EIR, the mis-counting and over counting of vehicles and traffic, and the extremely dangerous flaws in statistical analysis therein. Other speakers have also talked about the incredible value of the wine industry to the community and its economy. Finally, other speakers have (hopefully) convinced you of the economic realities faced by wineries in trying to sell their wines direct to consumer through tasting rooms. I will not repeat those valid points here.

Instead I write today to complain that the entire process is based upon a faulty assumption - that somehow the Santa Ynez Valley is a "mess", and that winery development on agricultural land is a) to blame or b) that if left unchecked it will destroy the way of life here in the Valley. In my opinion, nothing could be further from the truth.

First, the Santa Ynez Valley is not a "mess" as a result of the growth in the number of wineries. One speaker last meeting said "Ballard Canyon Road is a mess". This person clearly could not have been on that road very often. I personally drove that road to visit vineyards at least 2 days a week throughout the entire June-September period and I was, generally speaking, the only driver on the road. Nearly the same could be said for Happy Canyon Road, save for horse trailers, which I do not understand to be in the cross hairs of these few anti-wine industry opponents. Although I recognize this is only anecdotal evidence, it is significant insofar as the only reason this winery ordinance has been under review is based upon the anecdotal complaints of a few vociferous individuals. Their opinions of what is "too busy" or "too disruptive" should not be allowed to be the basis for drastic changes in public policy. If ninety five percent (95%) of residents are not complaining about the wine industry, how can you five Supervisors enact sweeping legislation which will significantly impact a \$1.7 Billion industry? Why does a handful of gadflies obtain such influence? They should not.

Second, another assumption, according to the planners, is that revisions to the winery ordinance are warranted because wineries cause "traffic, dust and noise." These assertions are simply incorrect in my experience, and could only have been generated by persons motivated to attack the wine industry. Let's start with traffic. Anyone who lives in this Valley knows that the largest amount of traffic occurs from commuters on Hwys 246 in Buellton and Solvang and on Hwy 154 in the mornings and evenings, and, locally, in the afternoons near the high school. Driving westbound through Alamo Pintado Road in a zoo, particularly when a driver is faced with the bottleneck of Solvang itself (which requires a bypass for sure). This traffic cannot be attributed to wineries and their visitors! The rural roads of Happy Canyon, of Santa Rosa Road and even Hwy 246 during peak winery visitation times (Saturdays, Sundays) are relatively empty. Thus, it cannot be said that winery visitors are causing (or will eventually cause) traffic. The idea that wineries cause "dust" apparently beyond those of other

agricultural pursuits (row crops, horses) is simply ridiculous as well. Drive past a hay field, or the row crops on Alamo Pintado and compare that dust to the amount coming from the Tasting Room at Buttonwood or Gainey Vineyards. There is no comparison in the amount of dust generated. Vineyard tractor use is no more dust causing than any other agricultural pursuit. Finally, there is "noise". Certainly, the noise of running tractors through vineyards and through row crops is the same. The only possible difference here is the noise from Special Events with amplified music. That noise could be taken care of by a special events ordinance, though it seems illogical to single out wineries for special ire from special events. Is loud music on agricultural lands different if the crop surrounding the amps is wine grapes instead of horses or lavender? Of course it is not.

At the last meeting Supervisor Farr attempted to reassure the wine industry by stating that none of these changes will impact commercially zoned areas like Los Olivos. Yet, it is precisely the Saturday afternoon "crowds" (a relative term at best) in Los Olivos that seem to be the basis for believing the Valley is a "mess". If Saturday afternoons are not a mess anywhere on those rural roads, then where are these intense impacts that seem to be the underlying basis for the revision of the ordinance? Simply put, there are none. And anyone that lives here would know that. I agree with the comments of Supervisor Lavagnino, that the revision of the winery ordinance seems to be a "solution in need of a problem". For these reasons alone, I urge you to reject the changes to the winery ordinance in the present draft. The inescapable conclusion, therefore is that the entire reason for revising the wine ordinance is not a legitimate reason.

Another important point is that the wineries most targeted by these revised regulations are the small wineries (Tier A). The Vintners have set forth the various problems with the Tier A and Tier B revisions to the ordinance. I write to put a human face on these Tier A wineries. I am one of the founders of Dragonette Cellars. We came here in 2005 with a dream to start a small business and live here in the Santa Ynez Valley. We came without millions of dollars or investors, but we had a dream, based in large part in the tremendous potential of winegrape growing and winemaking in this Valley. Through hard work and perseverance, we have now become a fairly well-known and successful winery, producing and selling 5000 to 6000 cases of wine annually, largely to a wine club of 1600 plus members and through direct sales at a tasting room in Los Olivos. We employ seven full time workers and as many as four part time workers (including ourselves), and pay a substantial amount of taxes. We donate wines and time for auctions for numerous local charities. The three owners all live here; me in Santa Ynez, my partners in Solvang. We send our kids to school here, we shop here, we work here. By all measures, we are good business citizens.

The next step in our evolution of this business would theoretically be to buy land, plant grapes, build a winery and a small tasting room. At our size, we could likely not afford to buy the 100 acre parcel required to actually have a tasting room to sell our wines (minimum 40 acres and 20 planted), nor does it make sense to invest that much money and plant that many acres to make the amount of wine we wish (boosting production results in an entirely different operation, which I would be happy to explain). Under the current proposed ordinance, this large project would be the only way we could host our wine club members at our place of business. What makes more business sense, would be to buy a smaller parcel and seek to operate under Tier A; however, a Tier A license would completely hamstring our business. We couldn't see media or trade groups of any size, we couldn't have a tasting room, we couldn't sell to the public.

The unintended (I hope) consequences of the new reality on the table would be that only the wealthiest outsiders from LA or Silicon Valley would be able to come here and buy up large swaths of land for large winery projects with large tasting rooms, *just like those Napa Valley projects decried by the proponents of this ordinance*. By strangling the opportunities of the small winery, you are guaranteeing the precise evil you allegedly seek to prevent.

I ask you to consider whether the flowing hypothetical is really an "evil" that must be prevented. A winemaker buys twenty five acres of land currently used for row crops on Alamo Pintado Road (theoretically inner rural). He plows under the parsley and peppers and plants 10 acres of wine grapes. An 18 foot tall, 6000 square foot winery is built on the back of the property and a small 700 square foot tasting room is built 100 feet away. The winery sees as many as 15 or 20 cars maximum at one time at 2:30 on a summer Saturday afternoon, and far, far less, the rest of the week. It produces 6000 cases of wine. Two Saturdays a year it holds a wine club pick up party of up to 200-250 guests (over 4 hours time) that would end by 3:00 in the afternoon. A local caterer serves food. As many as 40 cars arrive and they all park on the property. Is this a huge impact on the land? Is this a greater impact than Sunny Fields park hosting AYSO soccer matches from 8:00 am to 4:00 pm every Saturday? I submit it is not, and neither should be prevented. Yet, this is impossible under the revised ordinance.

It is worth noting that the most beautiful and well preserved agricultural lands I have seen are the small hill towns of Italy and France, which are surrounded and interspersed with vineyards, wineries and the culture of wine. Alsace, Burgundy, parts of Bordeaux, the Chianti area of central Tuscany come to mind, though I know there are many, many more. Lands left fallow or used for low value crops, sit directly in the cross hair of developers and will someday, be turned into subdivisions. As much as you fear this becoming a Napa Valley, you should fear it becoming another Orange County (once a rural place) with its endless rows of houses, dumping its inhabitants into cars commuting to Santa Barbara (or further) and sucking the life out of the Valley and of the people resigned to that fate. A Valley full of locally owned and operated farms, vineyards, wineries, restaurants, schools, music teachers, bike shops and bakeries is what I think most people would want for this Valley.

I urge you to adopt the recommendations of the Vintners Association and reject the revised Ordinance, or, at a minimum, to appoint a local task force to adopt common sense revisions to the winery ordinance that will not harm this vitally important industry.

Thank you for your time,

John and Mitchi Dragonette

Dear Supervisors:

I wrote to you earlier and spoke regarding the proposed revision to the Winery Ordinance at the last Meeting. I wanted to follow up on my prior comments.

Many of the other speakers outlined the many flaws in the underlying EIR, the mis-counting and over counting of vehicles and traffic, and the extremely dangerous flaws in statistical analysis therein. Other speakers have also talked about the incredible value of the wine industry to the community and its economy. Finally, other speakers have (hopefully) convinced you of the economic realities faced by wineries in trying to sell their wines direct to consumer through tasting rooms. I will not repeat those valid points here.

Instead I write today to complain that the entire process is based upon a faulty assumption - that somehow the Santa Ynez Valley is a "mess", and that winery development on agricultural land is a) to blame or b) that if left unchecked it will destroy the way of life here in the Valley. In my opinion, nothing could be further from the truth.

First, the Santa Ynez Valley is not a "mess" as a result of the growth in the number of wineries. One speaker last meeting said "Ballard Canyon Road is a mess". This person clearly could not have been on that road very often. I personally drove that road to visit vineyards at least 2 days a week throughout the entire June-September period and I was, generally speaking, the only driver on the road. Nearly the same could be said for Happy Canyon Road, save for horse trailers, which I do not understand to be in the cross hairs of these few anti-wine industry opponents. Although I recognize this is only anecdotal evidence, it is significant insofar as the only reason this winery ordinance has been under review is based upon the anecdotal complaints of a few vociferous individuals. Their opinions of what is "too busy" or "too disruptive" should not be allowed to be the basis for drastic changes in public policy. If ninety five percent (95%) of residents are not complaining about the wine industry, how can you five Supervisors enact sweeping legislation which will significantly impact a \$1.7 Billion industry? Why does a handful of gadflies obtain such influence? They should not.

Second, another assumption, according to the planners, is that revisions to the winery ordinance are warranted because wineries cause "traffic, dust and noise." These assertions are simply incorrect in my experience, and could only have been generated by persons motivated to attack the wine industry. Let's start with traffic. Anyone who lives in this Valley knows that the largest amount of traffic occurs from commuters on Hwys 246 in Buellton and Solvang and on Hwy 154 in the mornings and evenings, and, locally, in the afternoons near the high school. Driving westbound through Alamo Pintado Road in a zoo, particularly when a driver is faced with the bottleneck of Solvang itself (which requires a bypass for sure). This traffic cannot be attributed to wineries and their visitors! The rural roads of Happy Canyon, of Santa Rosa Road and even Hwy 246 during peak winery visitation times (Saturdays, Sundays) are relatively empty. Thus, it cannot be said that winery visitors are causing (or will eventually cause) traffic. The idea that wineries cause "dust" apparently beyond those of other agricultural pursuits (row

crops, horses) is simply ridiculous as well. Drive past a hay field, or the row crops on Alamo Pintado and compare that dust to the amount coming from the Tasting Room at Buttonwood or Gainey Vineyards. There is no comparison in the amount of dust generated. Vineyard tractor use is no more dust causing than any other agricultural pursuit. Finally, there is "noise". Certainly, the noise of running tractors through vineyards and through row crops is the same. The only possible difference here is the noise from Special Events with amplified music. That noise could be taken care of by a special events ordinance, though it seems illogical to single out wineries for special ire from special events. Is loud music on agricultural lands different if the crop surrounding the amps is wine grapes instead of horses or lavender? Of course it is not.

At the last meeting Supervisor Farr attempted to reassure the wine industry by stating that none of these changes will impact commercially zoned areas like Los Olivos. Yet, it is precisely the Saturday afternoon "crowds" (a relative term at best) in Los Olivos that seem to be the basis for believing the Valley is a "mess". If Saturday afternoons are not a mess anywhere on those rural roads, then where are these intense impacts that seem to be the underlying basis for the revision of the ordinance? Simply put, there are none. And anyone that lives here would know that. I agree with the comments of Supervisor Lavagnino, that the revision of the winery ordinance seems to be a "solution in need of a problem". For these reasons alone, I urge you to reject the changes to the winery ordinance in the present draft. The inescapable conclusion, therefore is that the entire reason for revising the wine ordinance is not a legitimate reason.

Another important point is that the wineries most targeted by these revised regulations are the small wineries (Tier A). The Vintners have set forth the various problems with the Tier A and Tier B revisions to the ordinance. I write to put a human face on these Tier A wineries. I am one of the founders of Dragonette Cellars. We came here in 2005 with a dream to start a small business and live here in the Santa Ynez Valley. We came without millions of dollars or investors, but we had a dream, based in large part in the tremendous potential of winegrape growing and winemaking in this Valley. Through hard work and perseverance, we have now become a fairly well-known and successful winery, producing and selling 5000 to 6000 cases of wine annually, largely to a wine club of 1600 plus members and through direct sales at a tasting room in Los Olivos. We employ seven full time workers and as many as four part time workers (including ourselves), and pay a substantial amount of taxes. We donate wines and time for auctions for numerous local charities. The three owners all live here; me in Santa Ynez, my partners in Solvang. We send our kids to school here, we shop here, we work here. By all measures, we are good business citizens.

The next step in our evolution of this business would theoretically be to buy land, plant grapes, build a winery and a small tasting room. At our size, we could likely not afford to buy the 100 acre parcel required to actually have a tasting room to sell our wines (minimum 40 acres and 20 planted), nor does it make sense to invest that much money and plant that many acres to make the amount of wine we wish (boosting production results in an entirely different operation, which I would be happy to explain). Under the current proposed ordinance, this large project would be the only way

we could host our wine club members at our place of business. What makes more business sense, would be to buy a smaller parcel and seek to operate under Tier A; however, a Tier A license would completely hamstring our business. We couldn't see media or trade groups of any size, we couldn't have a tasting room, we couldn't sell to the public.

The unintended (I hope) consequences of the new reality on the table would be that only the wealthiest outsiders from LA or Silicon Valley would be able to come here and buy up large swaths of land for large winery projects with large tasting rooms, *just like those Napa Valley projects decried by the proponents of this ordinance*. By strangling the opportunities of the small winery, you are guaranteeing the precise evil you allegedly seek to prevent.

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Thank you for your time,

John and Mitchi Dragonette

## Alexander, Jacquelyne

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**From:** Mary Beth Kerr <mmbbkk@hotmail.com>  
**Sent:** Friday, November 18, 2016 10:18 AM  
**To:** sbcob  
**Subject:** Roads/traffic safety re: Wiery Ordinance

Dear Chairman Adam and Supervisors Carbajal, Farr, Lavagnino and Wolf,

I respectfully request that you give great weight to the letter sent to by you by The Law Office of Marc Chytilo regarding the addition of a finding that would insure that dangerous roads and traffic is given due weight when winery projects are being considered.

I found the material facts shared by Cerene St. John in her public comment letter to be very compelling.

I am an advocate for making traffic safety a priority in general. I find that given the sadly notable high incidence of crashes on all of 154 intersections and especially at 154/Roblar that it is imperative that we place a high priority on the safety of county residents and guests invited to visit tasting rooms and special events.

I appreciate your attention to this issue and I urge you to vote yes on the ordinance at Tuesday's hearing.

Sincerely,

Mary Beth Kerr  
Santa Ynez

Sent from my iPhone