



WINERY ORDINANCE UPDATE

Board of Supervisors

November 1, 2016

Existing Ordinance Regulations

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- Ambiguities and inadequacies during review and permitting
- Issues addressed during decision maker hearings on a case-by-case basis
- Permitting inefficient, adding additional time, cost, and uncertainty to the process



Existing Ordinance Regulations

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▣ Structural Issues

- Tier 1, 2, & 3
- No correlation between property size and intensity of uses
- No requirement for minimum planted acreage
- Resulting in application for tasting rooms and events on a small winery premises
- Inversely facilitates tasting rooms and special events as the primary use

▣ Winery Visitors

- Undefined uses



Project Goals

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- Provide efficiency and clarity in permitting, regulations, and standards
- Support the core principle that the primary use of a winery premises is for the growing and processing of grapes
- Balance the needs of various stakeholder Groups (e.g., Winemakers and neighbors)



Ordinance Changes

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- Winery Tier Structure
 - Progressive scale - Tier A, B, & C
 - Permitted uses and levels of intensity increase with minimum winery premises size

- Winery Visitors
 - Number of visitors at winery at one time
 - Winery activities



Ordinance Changes – Tiers

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- Tier A
 - Winemaking
 - Members of the trade, wine industry-wide events

- Tier B
 - Premise - Rural : 20 acres, Inner-Rural : 40 acres
 - Uses - Tasting room, tours, winemaker meals, cooking classes, and wine industry-wide events
 - Visitors - 50-80 max

- Tier C
 - Premise - 40 acres
 - Visitors - 80 max
 - Uses - All of Tier B, plus Special Events



Additional Ordinance Changes

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- Agriculture is Primary Use
 - *Purpose and intent*
 - *Winery-Related activities – only permitted winery uses allowed*
 - *Winery special events development standards*

- Enforcement
 - *Addresses non-compliance with approved permit and ordinance*

- Special Event Management Plan
 - *Management of traffic, overflow parking areas, and dust control*

- Definitions
 - *New and revised*



Additional Ordinance Changes (cont)

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- Tier A Winery with Tasting Room
 - Only located in the Rural Area on AG-II zones
 - Minimum winery premises area of 10 acres
- Winemaker meals and cooking classes
- Tier C increase events and event attendees with a CUP
- Amended existing standards
 - Wine industry-wide events increased from 2 to 4
 - Food Service codified



Affect Upon Existing Wineries

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- No Affect
 - Continue operating in compliance with approved permit
 - Normal Maintenance and repair allowed
- Proposed Ordinance Applies
 - Winery seeks to amend permit to allow winery-related activities e.g., wine-maker meals, tasting rooms



EIR Summary

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- Significant and Unavoidable Impacts
 - ▣ Traffic
 - ▣ Air Quality

- Significant but Mitigable Impacts
 - ▣ Land Use
 - ▣ Noise
 - ▣ Traffic

Final Environmental Impact Report for the
Winery Ordinance Update
(Case Number 14ORD-00000-00006)
SCH # 2014061083
November 2016



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County Planning Commission

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□ Meetings

- May 11th
- June 22nd
- August 3rd
- September 19th

□ Recommended for approval by
4 to 1 vote (Brown)



Recommendation

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- Make the findings for approval including CEQA findings, and recommend the Board make these findings.
- Recommend that the Board of Supervisors certify the Winery Ordinance Update FEIR pursuant CEQA.
- Recommend that the Board of Supervisors adopt an ordinance amending the LUDC (Case 14ORD-00000-00006)





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