

Lenzi, Chelsea

From: Mary Beth Kerr <mmbbkk@hotmail.com>
Sent: Saturday, November 19, 2016 12:45 AM
To: sbcob; Mary Beth Kerr
Subject: Board Hearing 11/22/2016
Attachments: image1.jpeg

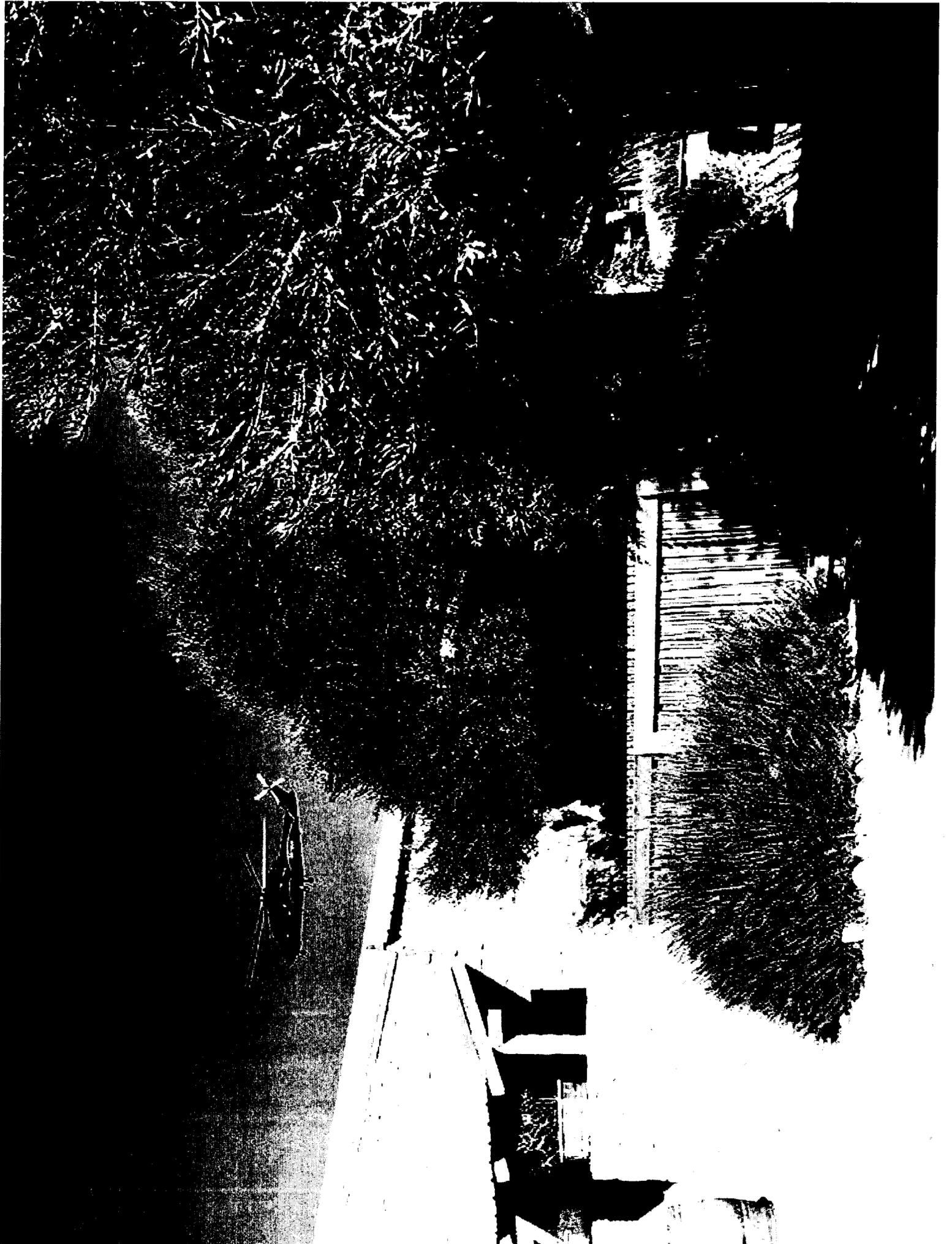
Chairman Adam and Supervisors Lavagnino, Farr, Wolf and Carbajal,

You have received public comment letters regarding a winery that has had many disruptive events. Sunstone shared this photo from last weekend on Facebook.

FYI Several residents told me that they had observed a helicopter giving people rides at the Winery.

Mary Beth Kerr

Sent from my iPhone



Lenzi, Chelsea

From: Carolyn Godlis <c.godlis@impulse.net>
Sent: Saturday, November 19, 2016 8:08 AM
To: sbcob
Subject: County Winery Ordinance

Santa Barbara County Board of Supervisor;

Why would the Board of Supervisors even consider scraping all the years of work done on behalf of the Draft Ordinance and start all over again. Is something slippery going on? It occurs to me the people of this country have just recently voted in a way that should tell you that we, the people, are sick and tired of nonsense from political situations. Wasted time, effort and money.

Our association, Jonata Springs Ranch, for instance, cannot and will not tolerate the traffic, congestion, security, and road damage for another damn wine tasting room. Don't you think we have enough of them already?

Carolyn Godlis
c.godlis@impulse.net

Lenzi, Chelsea

From: moongig@aol.com
Sent: Saturday, November 19, 2016 10:21 AM
To: sbcob
Subject: Wine Ordinance

Dear Sir/Madam:

The proposed new ordinance is a reasonable compromise: wineries on larger parcels get a lot more events and visitation, but it protects our rural neighborhoods by restricting somewhat how much activity is allowed on smaller parcels. This ordinance has had four years of meetings and review, including approval by the Planning Commission on a 4-1 vote (with the only dissenting vote thinking it did not go far enough to protect neighborhoods).

This ordinance should be adopted now with at least two critical changes:

- 1) Safety is of the utmost concern. Many rural roads are simply unsuitable for commercial wine tasting events. Accidents on the Roblar corridor including Hwy 154, Happy Canyon and Ballard Canyon Roads in particular will expose the County to lawsuits. The County must address the problems associated with alcohol-serving businesses on our particularly sub-standard rural roads. Specifically, the recommendations made by the Law Office of Marc Chytilo should be adopted.
- 2) Events must be related to the agricultural use of the property or our Agriculture-zoned lands will be turned into commercial event centers.

Other issues are:

- > Too many people allowed at wine tasting events
- > Tasting rooms should close earlier than 6 pm
- > No outdoor amplified sound should be permitted
- > Enforcement and penalties must be improved

Approximately 300 signatures of complaining neighbors were obtained demanding the ordinance be updated and petitioned the P&D to do so. Many of the signers owned vineyards, were wine aficionados, had friends in the wine industry and did business with the vintners. Some showed up at the reviews, but most did not because they were either intimidated with the large vintner turnouts or because they were reluctant to upset long-term friendships. There have been 27 P&D meetings held over the past four years involving concerned neighbors and the vintners that participated in the wine ordinance review.

Please approve the new wine ordinance to demonstrate that Santa Barbara County cares about exercising modest controls over one its most important industries. Appropriate updates and changes can always be made in the future.

Donald M. Gallagher
Santa Ynez, CA 93460

Lenzi, Chelsea

From: Gregory Simon <airoper@mac.com>
Sent: Saturday, November 19, 2016 10:56 AM
To: sbcob
Subject: Support for the revised Winery Ordinance

Dear Supervisors;

We live on Roblar Ave. in Santa Ynez. We strongly support the revised Winery Ordinance which allows us residents to live in the atmosphere of quiet and peacefulness that we expected when we built here some 25 years ago.

The prospect of having tasting rooms, entertainment and food service introduced into our lovely neighborhoods is strongly opposed.

Just look at the complete change and wonderful evolution of commercial areas like Los Olivos.....assembling all the wineries tasting rooms has created a festive, charming center attracting an impressive number of visitors.

This is exactly what proper planning can accomplish.....meeting the needs of the resident and yet providing sensible areas for congregating the wine industries commercial activities.

Save our rural roads and our lives from the abuse of consuming wine and then traveling by auto from one winery to the next.....walking is so much safer....as in downtown Los Olivos, Santa Ynez & Solvang

Regulation enforcement must be elevated to be meaningful.....not window dressing. Make penalties felt....not brushed off as "the cost of doing business"....as it is now.

Closing by 6p.m. and a restriction on amplified music is a sound policy....allowing the Valley visitor "their time", but saving the residents the evening for "their time".

Respectfully Submitted.

Greg & Sandy Simon
2680 Pepper Tree Ranch Road
Santa Ynez, CA 93460

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Greg & Sandy Simon
2680 Pepper Tree Ranch Road
Santa Ynez, CA 93460

Lenzi, Chelsea

From: Mary Beth Kerr <mmbbkk@hotmail.com>
Sent: Sunday, November 20, 2016 10:54 AM
To: news@noozhawk.com
Cc: sbcob
Subject: Letter to editor in the form of a letter to the editor... in advance of Tuesday's hearing on the winery ordinance

Dear Tom and company ... here is a letter to the editor/letter to vintners.... I would love it if you could publish it asap..... if you have questions please call me at 245-5620 Will Janene be at Tuesday's hearing? I appreciate all you do for our community I shared it on FB with an article re how to be a good neighbor as a winery

Peace.....MB

Dear Vintners,.... "What many of your neighbors want you to know aka what good neighbors do."

Please listen to your neighbors! Please read the Land Use Policies and Winery Ordinance before you contact us requesting a sit down. Your neighbors can't give you permission to engage in unpermitted activities. Please do not ask them to.

Please talk to all neighbors in the vicinity. The County's Right to Farm Ordinance does not include a right to sell your product on your property. The ordinance includes paths you can use to make sales at your winery. Please read the Winery Ordinance closely so that you know what is permissible. The County of Santa Barbara has a plan in place that includes preserving agriculture as a priority. Properties zoned ag and especially those under the Williamson Act require that The Ag is kept in Agriculture. Most of your neighbors are willing to reach compromises where they make sense. When your winery is approved please do us the courtesy of abiding by the conditions of use you agreed to follow.

For the most part your neighbors are on ag property and they support your right to grow grapes and on appropriate properties process your grapes into wine. They have a right to farm on their property or to conserve and preserve it for future ag uses.

On Tuesday the Board of Supervisors will decide if they are approving the new Winery Ordinance. Most of your neighbors are recommending a yes vote. They see the ordinance as acceptable. It gives the wine industry some added events and types of events based on a scaled system where small wineries are allowed fewer guest serving activities and the larger can have more, which keeps impacts on neighbors and the environment at an ok level. Is it all that the residents wanted and Is it all that you dreamed of? No, but it is a good compromise.

The Planning Commission voted 4 to 1 in September to recommend that the Supervisors approve the ordinance. The process was democratic and inclusive of residents and vintners with hundreds of people taking part. It was a lot of work for planning staff, vintners, neighbors and other impacted valley residents. We spent hours together. We heard your wants, needs and desires and many of them are included in the new ordinance. The proposed ordinance balances all parties concerns and interests within limits of land use policies and per the EIR .

I believe this ordinance will do a good job of preserving and conserving Agriculture in the County of Santa Barbara for future generations.

Sincerely,

Mary Beth Kerr - Santa Ynez Farmer, Winery Neighbor and Advocate for safer roads and highways

Lenzi, Chelsea

From: Wiester John <jlwiester@gmail.com>
Sent: Sunday, November 20, 2016 2:54 PM
To: sbcob
Subject: Winery Ordinance

As a former co-chairman of the Santa Ynez Valley General Plan Advisory Committee, I would like to recommend that you adopt the Winery Ordinance as written without further amendments. It now has the right balance of rural values with enhancement of the wine industry.

John Wiester, Owner
SB parcel # 083-170-07
7760 Santa Rosa Rd.
Buellton, CA 93427
jlwiester@gmail.com

Lenzi, Chelsea

From: Patricia Hedrick Duncan <phdsyv@gmail.com>
Sent: Sunday, November 20, 2016 5:52 PM
To: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve
Cc: sbcob
Subject: Adopt the Winery Ordinance Update

Dear Board of Supervisors,

As a 30 year resident of the Santa Ynez Valley, I strongly urge you to adopt the Winery Ordinance Update recommended by the Planning Commission and staff, which limits winery development on 5 and 10 acre agricultural parcels in the Santa Ynez Inner Rural area.

To allow commercial winery development and all that entails on smaller properties will lead to increased:

Commercialization, traffic, signage, air and water pollution, private and public events, sewage and garbage waste, noise, need for police and fire protection, and friction between neighbors.

I am particularly outraged that during an extreme and extended drought where many valley residents must continue to lower or curtail their current water consumption, the board would now open the 'flood gates' to speculative and unwelcome development that will only further strain water resources.

The Winery Ordinance should be focused on what is best in the public interest. It is not the county's job to give special privilege or entitlement, or guarantee financial success to winemakers, large or small.

Please do not allow a special interest group to intimidate and distort the decision making process.

Thank you for your consideration,

Patricia Hedrick
Solvang

Lenzi, Chelsea

From: Tamara <tdown10@gmail.com>
Sent: Sunday, November 20, 2016 10:03 PM
To: sbcob
Subject: Attn; County Clerk Re; Proposed Winery Ordinance

We, strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22nd and to move forward on the creation of new Winery Ordinance Task Force as recommended by the Santa Barbara County Vintners Association.

We are a small family owned and run winery that has been part of this valley as a business for the past 11 years, and have been residence for even longer, one of us since childhood. We cannot support the Proposed Winery Ordinance as currently written as we feel it is far too restrictive, and will ultimately hurt our local economy.

Below are some of our concerns with the Proposed Winery Ordinance as written:

- Limiting a winery's ability to host special events **will directly result in fewer wine tourists visiting Santa Barbara County and lower hotel occupancy.** The more events wineries are able to hold, then more people need to book hotel rooms, eat out at local restaurants, and shop in the local stores. Each event also ends up being advertising for the Santa Ynez Valley as a whole, as guests share pictures and stories, both in person and on social media.
- Limiting events and ability to open a winery tasting room according to vineyard size rather than specific zones, only encourages more large commercial type wineries to come to our valley, **instead of encouraging smaller estate and family run wineries to thrive. We understand not wanting estate wineries to open tasting rooms in residential areas** for traffic and noise concerns, but there are plenty of plots in the more rural areas of the valley where a small winery could open, have a tasting room and host events, without disturbing local residence or disrupting traffic. We feel if the Ordinance regulated by "zones" rather than simply vineyard size, this would be beneficial to both businesses as well as residence.
- The Proposed Wine Ordinance will substantially curtail future estate winery development in Santa Barbara County. More tasting rooms, separate from their vineyard and winery locations, however will continue to open. **It is important that Santa Barbara Wine Country retain a mix of estate wineries and urban tasting rooms to attract wine tourists from around the world.**

For our own business and future, we have been looking at small parcels (in the 10 acre range) to move our winery, plant a vineyard and open a tasting room. Our goal has been to have a small vineyard in order to keep our love and quality in each bottle we create, rather than be pushed into a large commercial type production. We have now put these plans on hold, as the current Proposed Winery Ordinance makes this dream improbable. Rather than encouraging small business, it encourages larger wineries with deeper pockets to take over this beautiful valley that we are so in love with.

We understand the need for certain regulation, but in the current writing we feel it will take our valley and this industry in the wrong direction.

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

Sincerely,

Art and Tamara Sevtap

Sevtap Winery

Lenzi, Chelsea

From: Ken O'Keefe <2kokeefe@gmail.com>
Sent: Monday, November 21, 2016 6:59 AM
To: Lenzi, Chelsea
Subject: 11/22/16 BOS Agenda Item 3- Winery Ordinance Update

It's time to finalize the long studied, debated and delayed winery ordinance update.

- I support the winery ordinance revisions as currently proposed
- I urge the BOS resist further delay or industry influence
- **I accept the compromise, but don't think the proposed rules go far enough-**
 - to limit weddings and events held at wineries
 - to limit tasting rooms on rural parcels
 - to limit concentration of impaired drivers on substandard rural roads

Respectfully,

Ken O'Keefe
Los Olivos

Lenzi, Chelsea

From: kundaeearthfire <kundaeearthfire@verizon.net>
Sent: Monday, November 21, 2016 10:21 AM
To: sbcob
Cc: moongig@aol.com
Subject: Winery Ordinance

Attention : Board of Supervisors - Meeting on Tuesday Nov. 22, 2016 To : Salud Carbajal, Janet Wolf, Doreen Farr, Peter Adam.

As a long time resident of the Santa Ynez Valley - and by choice living in a beautiful quiet rural area, I urge you to adopt the proposed new Winery Ordinance. However, I hope you will consider two very critical changes to the proposed ordinance: (1) All events must be absolutely related to the agricultural use of the property - if this clause is not added our Agriculture-zoned lands will become commercial event centers and (2) The ordinance must address the problems that are associated with the alcohol-serving businesses that are located on our sub-standard rural roads. Please adhere to the recommendations made by the Law Office of Marc Chytilo and adopt the recommend measures.

Please let us retain the rural integrity of the Valley ! Why should so few (the growing wine industry) be allowed to have such a growing negative impact on so many of the residents who are invested in living in a quiet rural area ?

I also hope that you will address the issue of outdoor amplified sound systems and insure enforcement and penalties if such is violated.

Please hear those of us that are not in the business of wine making: We do not want unlimited events nor do we ever hope to see such events, (wine tasting rooms) on our rural parcels that are only 5-20 acres !!!!

Thank you for your consideration to the above.

Most sincerely,

Lindy Kern

Lenzi, Chelsea

From: Dean Pananides <Dean@westpacusa.com>
Sent: Monday, November 21, 2016 10:53 AM
To: sbcob
Cc: mgamja@west.net
Subject: Winery Ordinance

Dear People:

My wife and I believe that the Supervisors should pass the Draft Ordinance for Wineries as presented. A lot of work has gone into reconciling the interests of the wineries and local residents who live in proximity to them. There is nothing more discouraging than to buy a home which you believe to be rural and to have it turned into a yuppie Disneyland.

We understand the need for cooperation, but wineries were originally established as farming-style enterprises and not entertainment centers. If the industry has evolved toward the entertainment aspect, then it needs to address the minimum requirements of neighbors who just want to have the quiet use of their property.

Although wine has become a religion, wineries are NOT CHURCHES, and they need to co-exist reasonably with their neighbors.

Dean and Kim Pananides
1751 Cougar Ridge Road
Buellton, CA 93427

Lenzi, Chelsea

From: Villalobos, David
Sent: Monday, November 21, 2016 3:18 PM
To: sbcob
Subject: FW: Letter to BOS Special Hearing
Attachments: JW_SBCVA Winery Ordinance_Letter_2016.11.21.doc

From: Laurie Romano [<mailto:lr@arcadiastudio.com>]
Sent: Monday, November 21, 2016 3:07 PM
To: Villalobos, David
Subject: Letter to BOS Special Hearing

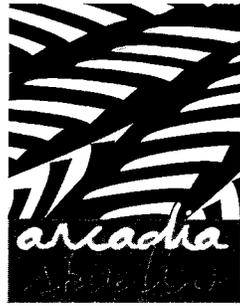
Hi David,

Could you see that this letter is read into the minutes as part of public comments in tomorrow special hearing. I can not be there.

Thank you,

Laurie Romano

Principal | **ARCADIA STUDIO** Landscape Architecture | P. 805.962.9055 x 26



landscape architecture

Supervisor Janet Wolf
2nd District
jwolf@countyofsb.org

Dear Supervisor Wolf:

I, Laurie Romano as an owner and principal of Arcadia Studio, Inc. strongly urge you to vote against the Proposed Santa Barbara County Winery Ordinance as written on Tuesday, November 22nd 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 Proposed 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 Proposed Winery Ordinance as written.

- The Proposed Winery Ordinance will limit and reduce the number of winery visitors to tasting rooms and attendees to winery special events. **This will directly result in fewer wine tourists visiting Santa Barbara County and lower hotel occupancy. Other tourism-centric businesses like tour companies, restaurants, caterers, and retail shops will also be directly impacted.**
- The Proposed Winery Ordinance would allow small estate wineries to host no more than twenty members of the wine trade at any one time. Familiarization tours using shuttle busses of more than twenty passengers will not be allowed to visit the smaller wineries. **This has a negative impact on the wine and tourism industries' ability to host travel trade and media representatives throughout the year.**
- The Proposed Wine Ordinance will substantially curtail future estate winery development in Santa Barbara County. More tasting rooms, separate from their vineyard and winery locations, however will continue to open. **It is important that Santa Barbara Wine Country retain a mix of estate wineries and urban tasting rooms to attract wine tourists from around the world.**

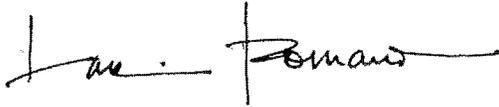
The wine industry in California and around the world has changed considerably in the last five years. There has been a significant positive sales trend toward premium wines, like those crafted in Santa Barbara County. More people are traveling to wine regions to meet the wine makers and learn the history 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.

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.

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,

A handwritten signature in black ink, appearing to read "Laurie Romano". The signature is fluid and cursive, with a vertical line separating the first and last names.

Laurie Romano, ASLA
Principal
Arcadia Studio, Inc.

Lenzi, Chelsea

From: John Duncan <jldsiv@mac.com>
Sent: Monday, November 21, 2016 3:27 PM
To: Doreen Farr; Lavagnino, Steve; Salud Carbajal; Wolf, Janet; Adam, Peter
Cc: sbcob
Subject: Adopt the Winery Ordinance Update

Dear Supervisors,

Please adopt the Winery Update Ordinance as recommended by your Planning Commission and your staff. It is a carefully considered ordinance that will clarify and streamline the permitting process for wineries.

It has been twelve years since the original ordinance was adopted and it has taken four years to develop the update. The process "has included 18 separate group meetings with wine industry and agricultural groups, neighborhood groups, and non-profit organizations."

There were five public meetings to discuss specific topics and three community workshops.

There has been such extensive stakeholder engagement that the average member of the public has "burnt-out" on the subject. The en masse attendance of well-organized wine industry representatives has served to intimidate many members of the public that are legitimately concerned about the impacts of winery development in their neighborhood.

The Planning Commission has taken great care to provide you with a very clear and well-thought out ordinance that ensures agriculture will remain the primary use of the property and winery development will be compatible with surrounding land uses.

As a Planning Commissioner who considered a great deal of winery development in the past, I can say that the current ordinance is a great improvement. The winery projects I evaluated in the late 1990s were remarkable for their variety, and because of a piece-meal approach to their processing, were not all given the careful consideration they warranted. The 2004 Winery Ordinance helped in this respect, but it's application revealed the need for definitions and the evaluation of totally new issues.

Those seeking to develop wineries will now have multiple processing pathways to choose from, based on their location and needs. They will benefit from clearly established entitlements and constraints that will also serve to protect neighbors, and direct county staff.

The proposed ordinance provides incredibly basic permitting (Land Use Permit) for entry level wineries. It also provides the necessary review for much larger and grander wineries.

Please do not delay your adoption of this valuable ordinance. Wine industry stakeholders have had ample opportunity to provide comment. Please consider the broad public interest in guiding what is essentially "commercial" development on agricultural land with the accompanying impacts. This ordinance will not hinder Santa Barbara County's very important wine industry. It will help the wine industry by providing clarity and consistency.

Thank you for your consideration,

Lansing Duncan
Solvang, CA