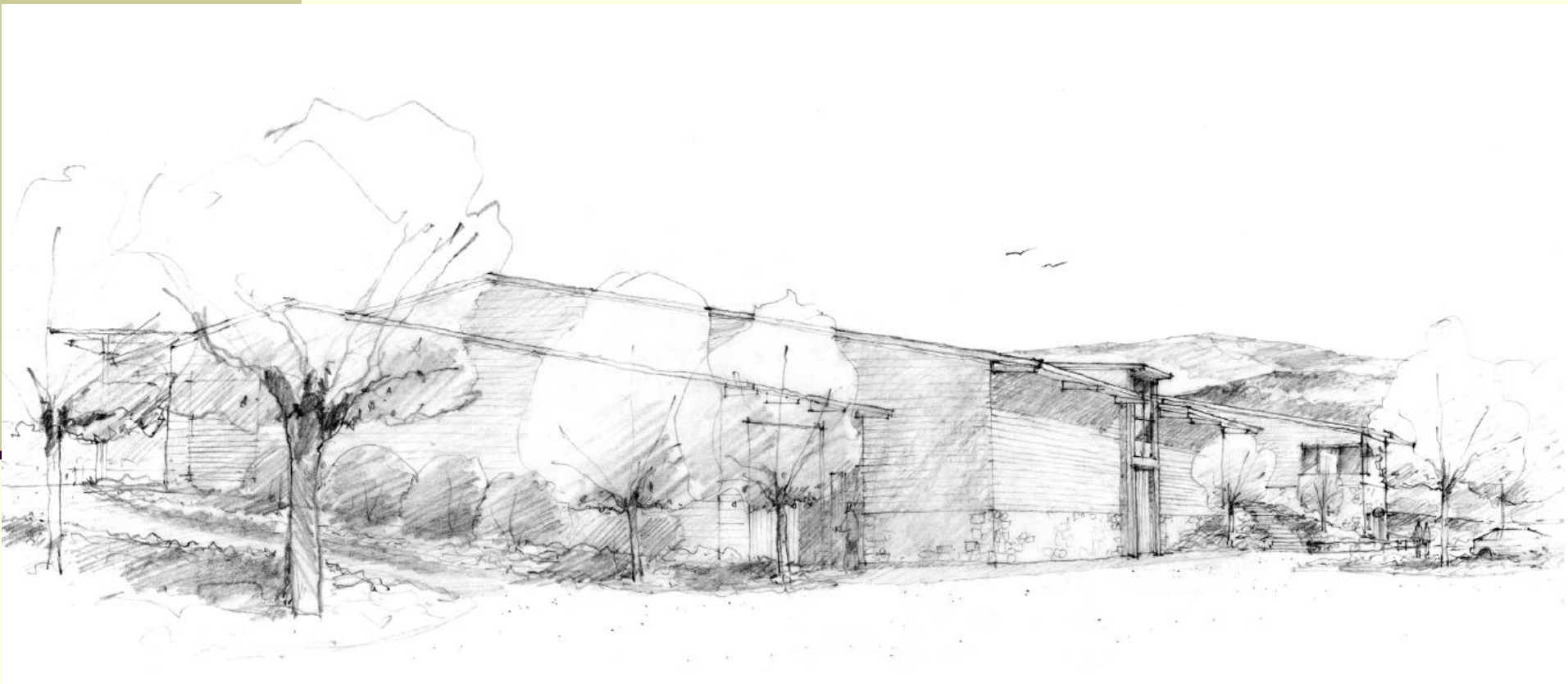


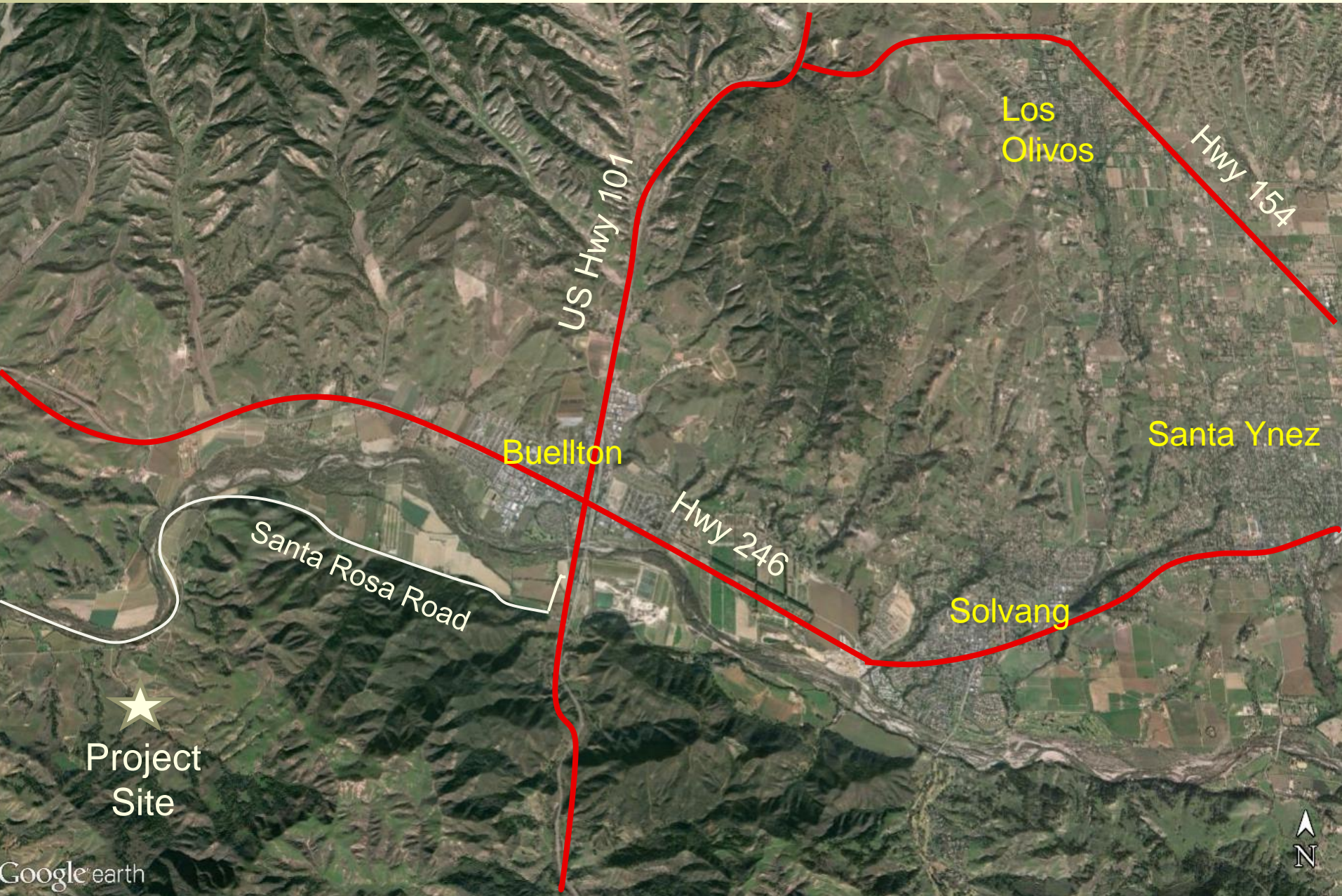
Santa Rosa Road Winery

Board of Supervisors Hearing

March 15, 2016



Vicinity Map



Overall Site Plan



History

- Tasting room established in 1980's. Renamed Alma Rosa tasting room in 2000's.
- Public tasting, sales, events, occurred over last 30 years.
- Due to the popularity of the tasting room and BAR input, tasting room to be preserved for posterity.
- Since 2013, 51 acres of biodynamically grown vines have been planted.

Landscape Plan

Proposed Plant Materials

- Trees**
- Olea europaea* Olive
 - Quercus agrifolia* Coast Live Oak
 - Platanus racemosa* California Sycamore

- 1 Screen Shrubs**
- Myrica californica* / Pacific Wax Myrtle
 - Heteromeles arbutifolia* / Toyon
 - Ceanothus impressus* / California Lilac

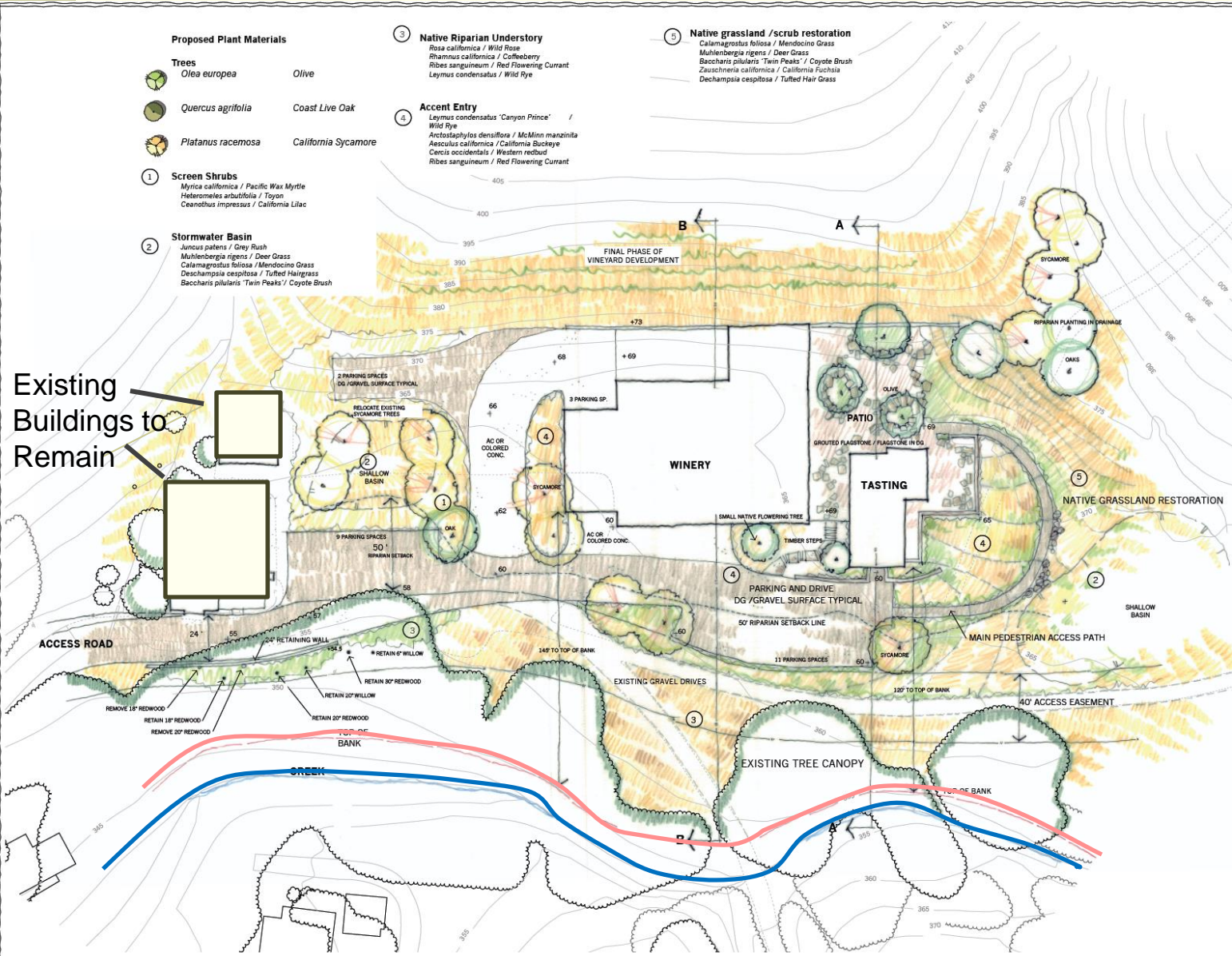
- 2 Stormwater Basin**
- Juncus patens* / Grey Rush
 - Muhlenbergia rigens* / Deer Grass
 - Calamagrostis foliosa* / Mendocino Grass
 - Deschampsia cespitosa* / Tufted Hairgrass
 - Baccharis pilularis* 'Twin Peaks' / Coyote Brush

- 3 Native Riparian Understory**
- Rosa californica* / Wild Rose
 - Rhamnus californica* / Coffeeberry
 - Ribes sanguineum* / Red Flowering Currant
 - Leymus condensatus* / Wild Rye

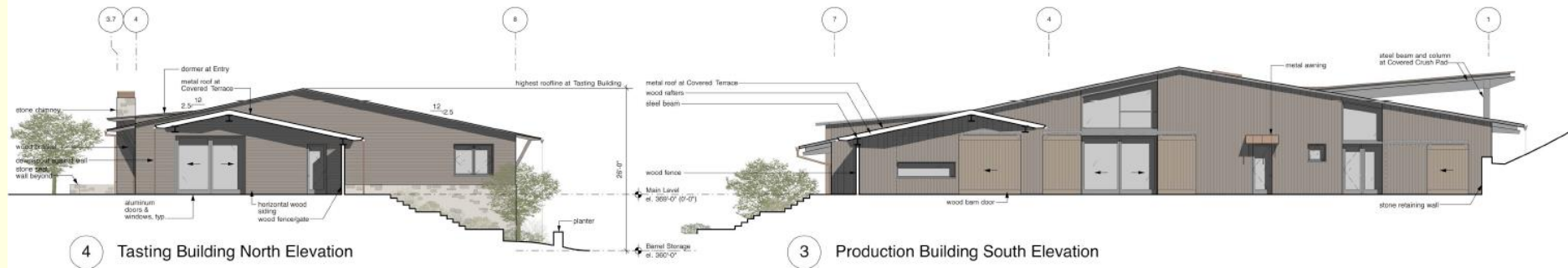
- 4 Accent Entry**
- Leymus condensatus* 'Canyon Prince' / Wild Rye
 - Arctostaphylos densiflora* / McMinn manzanita
 - Aesculus californica* / California Buckeye
 - Cercis occidentalis* / Western redbud
 - Ribes sanguineum* / Red Flowering Currant

- 5 Native grassland / scrub restoration**
- Calamagrostis foliosa* / Mendocino Grass
 - Muhlenbergia rigens* / Deer Grass
 - Baccharis pilularis* 'Twin Peaks' / Coyote Brush
 - Zauschneria californica* / California Fuchsia
 - Deschampsia cespitosa* / Tufted Hair Grass

Existing Buildings to Remain



Building Elevations



Traffic

(based on Traffic Study Addendum, Stantec, 2016)

- Level of Service will continue to operate at LOS A.
- The site distances to the project entrance exceed the applicable Caltrans standard.
- No accidents involving bicycles or pedestrians with vehicles in the 5 year period (2010-2014) analyzed.
- Santa Rosa Road has a lower than average accident rate.

Cumulative Analysis / Quality of Life

- **SYVCP EIR** - forecasts LOS A on Santa Rosa Road under 20 year buildout conditions.
- **Traffic Addendum, 2016** - Cumulative impact analysis, only 23% of the road capacity would be utilized (based on 5,000 ADT)
- **Winery Ordinance Draft EIR** - Santa Rita Hills AVA is the only area studied in the where the quality of life threshold will not be exceeded.
- **Final MND** - cumulative impacts less than significant in every impact category.

Community Outreach / Approvals

- December 11, 2013 - Application submitted to County
- February 6, 2014 – Initial meeting with residents to introduce project and get feedback.
- January 8, 2015 – Community meeting with residents. Project description was amended to reflect outcome/agreement of the meeting.
- April 20, 2015 - ZA approval
- September 21, 2015 – PC approval (5-0 vote)

Summary

- Project meets or exceeds all development standards and complies with all County Comprehensive Plan Policies
- Two Traffic Studies and one Peer Review study confirm no impacts to traffic.
- Project scope has been reduced below what the current ordinance requires, as well as what the draft winery ordinance contemplates.
- Staff support, ZA approval, unanimous PC Approval.