

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL SCH# _____

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (Overnight/Personal Delivery) (916) 445-0613

Project Title: Tyler Tier II Winery

Lead Agency: Santa Barbara County Planning & Development

Contact Person: Shannon Reese, Planner

Street Address: 624 W. Foster Road, Suite C

Phone: (805) 934-6261

City: Santa Maria

Zip: 93455

County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Lompoc

Cross Streets: Highway 246 and Hapgood Road **Total Acres:** 41.07

APN # 099-100-045 **Section:** 22 **Twp.** 07N **Range:** 33W **Base:** San Bernardino

Within 2 Miles: State Hwy #246 **Waterways:** nearest unnamed intermittent waterway is approx. 3000 ft. west

Airports: n/a **Railways:** n/a **Schools:** Lompoc Unified School District

DOCUMENT TYPE

- | | | | |
|--|--|---|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Supplement/Subsequent | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> EIR (Prior SCH No.) _____ | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input checked="" type="checkbox"/> Mit. Neg Dec | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Draft EIR | | <input type="checkbox"/> FONSI | |

LOCAL ACTION TYPE

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division | <input type="checkbox"/> Other _____ |
- (Subdivision, Parcel Map, Tract Map, etc.)

DEVELOPMENT TYPE

- | | |
|--|---|
| <input type="checkbox"/> Residential: <i>Units</i> _____ <i>Acres</i> _____ | <input type="checkbox"/> Water Facilities: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Office: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Transportation: <i>Type</i> _____ |
| <input type="checkbox"/> Commercial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Mining: <i>Type</i> _____ |
| <input type="checkbox"/> Industrial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Power: <i>Type</i> _____ <i>Watts</i> _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Trtmnt: <i>Type</i> _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Wst: <i>Type</i> _____ |
- Other: Winery Development on Agricultural Land

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/ Groundwater |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Fiscal | | | |

PRESENT LAND USE DESIGNATION AND ZONING

AG-II (Agricultural II, minimum parcel size of 100 acres) and AG-II-100 (Agricultural, minimum parcel size of 100 acres)

PROJECT DESCRIPTION

The applicant and owner, Justin Willett of Tyler Winery, is proposing a development plan allowing for the construction of a new winery facility. The facility would consist of two separate winery buildings, an accessory barn for agricultural storage, and an increase in the vineyard acreage under production onsite from 27.9 acres to 28.4 acres. The 28.4 acres planted would equate to 50% of total grapes processed into wine, and would meet the 1 acre to 1,000 cases of wine per year requirement. The remaining 50% of grapes would be sourced from the Santa Rita Hills or the Santa Maria Valley. All 100% of grapes processed onsite would be sourced from Santa Barbara County. Currently, all wine produced under Tyler Winery brand

is made at an offsite facility in the City of Lompoc; current case production is 9,000 cases a year. Case production is proposed to increase from 9,000 cases a year offsite to 20,000 cases a year onsite, and the owner's current 02 license with ABC would be transferred to the subject property for continued production of the Tyler brand wines.

Winery Structural Development. The Winery Structural Development area would total 19,980 square feet, which is further defined in the following building descriptions and building area tables. The proposed winery would house processing and other operations such as receiving, crushing, destemming, pressing, fermenting, filtration, cleaning, aging, finishing, bottling, packing, and storage (including case, barrel and cold storage). The support facilities would include a laboratory for wine process testing, staff break room, and offices supporting business activities associated with a winery (e.g. wholesale and retail marketing, promotion, wholesale and retail wine sales, financial and business record keeping and similar commercial activities associated with the winery). A reception area and tasting room are also proposed; tasting is further discussed under "Winery Hours and Staffing."

Building 1 is comprised of a main ground floor with a partial second floor. Within the main ground floor, there are two barrel storage rooms, a cold room, and a case goods storage room serving needs of the winery production. Within the partial second floor, there are two offices, a staff breakroom, storage room, restrooms, a reception area and tasting room. Off the second floor is an 843 square foot covered deck. The staff breakroom is an employee work area that will support the needs of the staff only. There will be no public food services.

Building 2 is comprised of a cuverie, a winery process and stainless-steel tank room, a lab, and a restroom. On the eastern side of this building is a 2,631 square foot covered crush pad. The table below provides a breakdown on the building square footages.

Building 3 is an Accessory Agricultural Barn dedicated to supporting the needs of the vineyard farming operation on site. Per the definition of a Winery Structural Development, the area of Building 3, as indicated in the table below, does not contribute to the total area of the Winery Structural Development.

Building 1		
Ground Floor	Room Name	Room Size (sq. ft.)
	Cold Room	186
	White Barrel Room	1,800
	Red Barrel Room	2,206
	Case Storage	2,057
Second Floor	Private Office	339
	Staff Breakroom	226
	Storage	153
	Restroom 1	207
	Restroom 2	202
	Shared Office	270
	Reception	328
	Tasting Room	1,149
Total Building 1 Square Footage		9,123
Outdoor Uses	Covered Deck	843

Building 2		
Ground Floor	Room Name	Room Size (sq. ft.)
	Cuverie Room	3,692
	Processing/Tank Room	3,457
	Restroom	81
	Labratory	153
Total Building 2 Square Footage		7,383
Outdoor Uses	Covered Crush Pad	2,631

Total Winery Structural Development Total Bldg. 1 SF + Total Bldg. 2 SF + Covered Crush Pad	19,980 sq. ft.
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Building 3 (Non-Winery Structural Development)		
Ground Floor	Room Name	Room Size (sq. ft.)
	Accessory Ag Barn	4,863

Winery Hours and Staffing. The proposed project will host weekly wine tasting by appointment only, seven days a week, from 10:00 AM to 4:00 PM. Staffing will consist of two (2) full time office/admin staff, one (1) full time tasting room staff, one (1) part time tasting room staff, two (2) full time winery production staff and two (2) seasonal staff during harvest and crush. Winery production activities will occur daily between the hours of 8:00 AM and 5:00 PM. During harvest and crush, hours will be from 6:00 AM to 8:00 PM. Office/admin and tasting room staff will fulfill the staffing needs required for any organized gatherings other than appointment tasting. Amplified sound would be allowed within the wine tasting room. The primary focus of the wine tasting room would be to market and sell the wine produced on the winery premises, particularly retail

marketing and sales. Sales of souvenirs and clothing bearing the logo of the winery, as well as wine-related items and other products that reflect or enhance the character or theme of the winery may also be offered for sale in the tasting room.

Winery Special Events. There will be no industry-wide events; however, the winery will host up to six special events annually with up to 150 guests, including one (1) pick up party a year accommodating 100-150 guests. The winery will also host up to six Organized Gatherings with up to 80 guests . There will be no outdoor amplified music at the special events, and the gathering will take place in and around Building 1 and 2. Restrooms would be provided in both Building 1 and 2, but additional portable restrooms may be provided near the overflow parking if necessary. The hours for the special events would fall within the hours stated above for appointment tasting and no additional lighting will be needed other than that provided on the buildings and site for general winery operations. A Parking Plan will be set in place per the requirements of LUDC Subsection 35.42.280.D.8.c. Parking for this annual organized gathering is indicated on the architectural plans as well as calculated in the "Parking" section of the project description. Guests can either walk or be shuttled to and from the overflow parking area to Building 1 & 2. Directional and parking signage will be situated on site for overflow parking. "No Parking" and "Fire Lane - No Stopping" signs will be placed as required by the Fire Department and per the specifications provided on the civil plans. All roads to and from the overflow parking will be improved with a compacted road base to keep dust down.

Parking. Intervening buildings and proposed landscaping will minimize views of proposed parking. In addition, the proposed winery development is situated to the northern end of the property, which is a significant distance away from the public right of way. All roads will be surfaced with either crushed road base, chip seal, or concrete as specified per the proposed civil plans. All parking spaces will be designated with a wheel stop if located on chip seal, or painted striping if on concrete surfacing.

Building 1 requires 14.03 spaces and Building 2 requires 7.93 spaces. In total, 29 spaces are required and 32 will be provided (26 proposed, 6 existing). Additionally, 60 spaces of overflow parking will be provided for the above special event, and one limousine/bus parking space is also provided in the overflow parking area pursuant to winery parking requirements.

Winery Operations. As indicated on the architectural plans, there will be one (1) roll-off bin for all green waste compost located near the overflow parking, which will be picked up weekly by the local waste management company, Engel and Grey Inc. This scheduled pick up will minimize odor. All proposed and existing roads are improved to an appropriate level to reduce dust. All noise generating equipment (press, destemer, and vibrating table) is concentrated near the covered crush pad or located within Building 2 which is approximately 530 feet away from the nearest property lines.

Access and Siting. Access to the proposed winery facility will continue to be provided along an existing shared easement that runs north-south along the eastern property line. At the northeastern corner of the property a proposed extension of the driveway will continue to a parking area and driveway turn around north of the proposed winery. The driveway will also extend to the west to the location of a covered concrete crush pad and then loop back to the eastern driveway entrance. Placement of the proposed winery buildings was carefully considered to provide enough of a buffer between itself and the existing residence, as well as to maximize the plantable area for producing vineyards. The neighboring property to the north is open agricultural space. The properties to the east and west are planted vineyards and to the south is more agriculture and planted vineyards.

Grading, Tree Removal and Landscaping. Grading would include 5,900 cubic yards of cut, with 1,700 cubic yards of existing artificial fill to be removed, and 9,300 cubic yards of fill. Total disturbed area would be 213,400 sf. ft. or 4.90 acres; this calculation includes driveway improvements, construction areas, landscaped areas, drainage improvements, and a proposed detention basin for drainage purposes. Tree removals will include two (2) pine trees and six (6) deciduous ornamental trees. The applicant is proposing 39,889 sq. ft. of new landscaping.

Water and Sewer Service. The process wastewater generated by the proposed project will be managed via the installation and operation of subsurface concrete holding tanks. Domestic water for the winery would be provided by an existing onsite private water well and stored in two underground cisterns. Water for fire suppression would also be provided by the same well and in these cisterns. The winery and tasting room would be served by a permitted, commercial, septic system built in accordance with Environmental Health Services requirements.

The process wastewater generated by the winery would be managed through a treatment system in conformance with Regional Board General Order R3-2008-0018. The winery process waste from 20,000 cases or less would be collected in holding tanks located under the crush pad, and then treated via a RWQCB approved treatment method.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

REVIEWING AGENCIES CHECKLIST

KEY

S=Document sent by lead agency

X=Document sent by SCH

√=Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game Region #4
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- Integrated Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 3

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District# 5
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

Health & Welfare

Health Services _____

State & Consumer Services

- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

Youth & Adult Corrections

Corrections


Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- State Lands Commission
- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Other _____

Public Review Period (to be filled in by lead agency)

Starting Date December 23, 2020 Ending Date January 22, 2021

Signature  Date 12/23/2020

Lead Agency (Complete if applicable):

Consulting Firm: Santa Barbara County Planning & Development

Address: 624 W. Foster Road Ste. C

City/State/Zip: Santa Maria, CA 93455

Contact: Shannon Reese

Phone: (805) 934-6261

For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes:

Agent for the Applicant: Julia Oberhoff

Address: 539 Marsh St., San Luis Obispo, CA, 93401

Phone: (805) 541-1010