

PREFACE/INFORMATION FOR THE READER

The Draft Environmental Impact Report (EIR) for the Tiered Winery Zoning Ordinance Amendment project was circulated for a 45-day public review period commencing July 16, 2009 and ending August 31, 2009.

The focus of many comments questioned the determination made in the DEIR of many significant and unmitigable impacts. Many comments indicated that the DEIR should be revised such that many impacts identified as significant and unmitigable would be identified as less than significant. The County believes the conservative approach taken with the analysis in the DEIR that resulted in the identification of many significant and unmitigable impacts was correct, given that the proposed project would allow by right winery use types throughout an area approximately 440,000 acres in size in undetermined locations of varying environmental conditions.

Revisions to the DEIR that resulted from the comments include the following:

- 1) As a result of comment D-31, significant impact CR-2 (human remains) was removed, and significant impact CR-3 (cumulative historic and prehistoric resources) became identified as significant impact CR-2. These revisions are located in the second paragraph under Analysis in Chapter 2.3.2.2 and 2.3.3. As a result, Chapter 2.3.4.2 regarding human remains was eliminated from the DEIR.
- 2) As a result of comment H-5, revisions were made to describe how the limitations in the proposed revisions to the Zoning Ordinance would help limit potential impacts concerning noise and land use, such as through the prohibition of amplified sound. These text revisions occur in the 3rd paragraph from the end of Chapter 2.5.2.1, and the last paragraph of Chapter 3.1.2.2.
- 3) As a result of comment I-3 and I-9, Appendix F was added to the DEIR describing the results of questionnaires obtained from three existing Wholesale Limited Wineries concerning their operations and intentions regarding conversion to Boutique Wineries.
- 4) As a result of comment I-15, staff revised Chapter 2.7 which resulted in the identification of new significant and unmitigable impacts to cumulative imported water supply (WS-3) and cumulative groundwater supply (WS-4). Chapter 2.7 is currently being recirculated for public review from April 22, 2010 to June 7, 2010.
- 5) As a result of comment L-15, a footnote was added to Figure 1-5 to state that all existing Whole Sale Limited Wineries (WLW) are grape growers as required by both the existing and proposed amended ordinance.
- 6) As a result of comment N-13, Chapter 2.6.2.1 was revised to describe how LOS is not applicable to private roads in the paragraph under heading "Private Roads-(All Communities).

Additional revisions were made to the DEIR to provide clarification as follows:

- 1) Chapter 2.2.2.2 and 2.2.2.5: the first paragraph of the Analysis section was revised to clarify how the proposed project is not subject to Resource Protection Ordinance.
- 2) Chapter 2.2.2.6 was deleted.
- 3) Chapter 2.3.2.2: the fourth paragraph of the Analysis section was revised regarding Grading Ordinance requirements and limitations.
- 4) Chapter 2.4.1.2: under the section titled "Petroleum Products," a statement was added regarding MTBE.
- 5) Chapter 2.4.2.1: the paragraph prior to identification of impact HY-1 in Analysis section, and Chapter 2.4.2.3, third paragraph of Analysis section, were revised regarding Grading Ordinance requirements and limitations.
- 6) Chapter 2.4.3: Revisions were made to the significance guideline and the section titled "Basis for Assessment". Two paragraphs were added in the Analysis section below the paragraph containing the identification of impact HY-4, to further describe why potential cumulative impacts to groundwater are less than significant.
- 7) Chapter 2.5.1.2: a new sentence was added at end of the section regarding enclosure of crushers and refrigeration units.
- 8) Chapter 2.6.2.1: a significance guideline was added concerning onsite Circulation Element Roads, and a clarification was made in the following paragraph regarding evaluation of private roads.
- 9) Chapter 2.6.3: the significance guideline was restated. In the paragraph titled "North Mountain Communities," a statement was added clarifying how many Boutique Wineries (BW) could be developed before a significant impact would occur. In the last paragraph of the section, clarification was added regarding the determination of no significant cumulative impacts.
- 10) Chapter 3.1.4.2: a clarification was added to the third paragraph of the Analysis section regarding source of the significance guideline.
- 11) Chapter 3.1.5.1: the first sentence of the second paragraph of the Analysis section was revised to state that Ramona Sheriff's substation and the CHP were also contacted.
- 12) Chapter 4.2.1: the third paragraph was revised concerning how building permits are anticipated for WLWs and BWs.
- 13) Chapter 7.2.1: six additional limitations were added to the list of Environmental Design Considerations concerning land use and neighborhood character, that had already been included in the proposed amended ordinance prior to public review.