

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Sweeney Canyon, LLC
Consistency Rezone & Development Plan

Hearing Date: April 14, 2010
Staff Report Date: March 26, 2010
Case Nos.:09RZN-00000-00004
09DVP-00000-00005
Environmental Document: Negative Declaration
10NGD-00000-00002

Deputy Director: Doug Anthony
Division: Development Review
Supervising Planner: John Karamitsos
Supervising Planner Phone #: (805)934-6255
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OWNER:

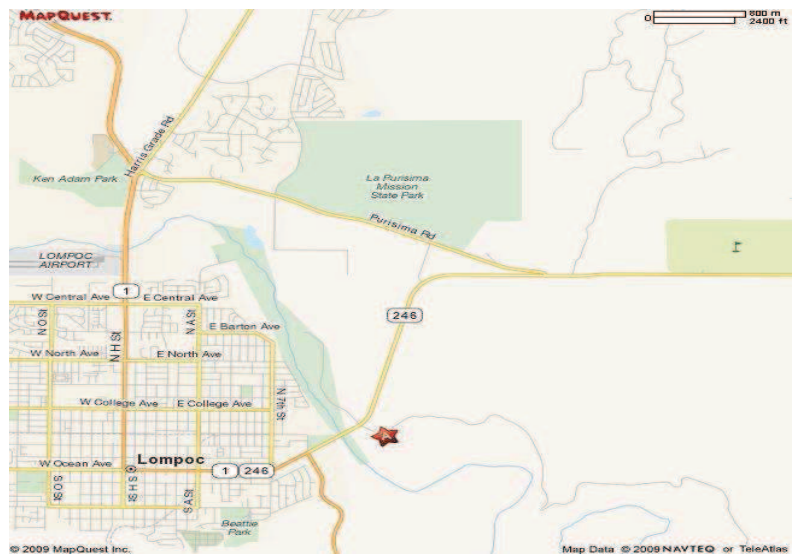
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AGENT:

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The site is identified as Assessor's Parcel Number 099-150-063 located approximately 1 mile east of the City of Lompoc, southeast of Hwy 246, commonly known as 2050 Sweeney Road, Lompoc area, Fourth Supervisorial District.

Application Complete: November 5, 2009
Processing Deadline: 60 days from approval of ND

1.0 REQUEST

Hearing on the request of Tish Beltranena of MNS Engineers, Inc. agent for Sweeney Canyon, LLC, owner, to consider Case Nos. 09RZN-00000-00004, & 09DVP-00000-00005 [applications filed on February 25, 2009] proposing to rezone 10.04 acres from 40-AG to AG-II-100 in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop a new winery of approximately 21,500 square feet and;

Adopt the Negative Declaration (10NGD-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories:

Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding.

The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria Public Library located at 421 South McClelland Street, Santa Maria, CA 93454. The application involves Assessor's Parcel Number 099-150-063 located approximately 1 mile east of the City of Lompoc, southeast of Hwy 246, commonly known as 2050 Sweeney Road, Lompoc area, Fourth Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 09RZN-00000-00004 & 09DVP-00000-00005 marked "Officially Accepted, County of Santa Barbara, April 14, 2010, County Planning Commission Exhibit 1, based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors adopt the Negative Declaration and adopt the mitigation monitoring program contained in the conditions of approval.
3. Recommend that the Board of Supervisors approve the project subject to the conditions included as Attachment B.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission for a recommendation to the Board of Supervisors based on the following sections of the County Land Use and Development Code (LUDC):

09RZN-00000-00004 - LUDC Section 35.104.050.A.1 requires the Planning Commission to hold at least one noticed public hearing on the proposed rezone. LUDC Section 35.104.050.A.2 states that the Planning Commission's recommendation on the proposed rezone shall be transmitted to the Board of Supervisors in the form of a written recommendation. LUDC Section 35.104.050.B.1 requires the Board of Supervisors to hold a public hearing and take final action on the matter.

09DVP-00000-00005 - Pursuant to LUDC Sections 35.21.30.C & 35.82.080.B.3 all Development Plans which have 20,000 ft² of gross floor area or more, be placed under the review authority of the Planning Commission. LUDC Section 35.80.020 states that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case, the highest jurisdiction is the Board of Supervisors. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

4.0 ISSUE SUMMARY

4.1 Consistency Rezone

The subject parcel is currently zoned 40-AG under the Santa Barbara County Ordinance 661. In order to develop the proposed winery, a rezone to AG-II-40 under the Santa Barbara County Land Use & Development Code (LUDC) is required.

4.2 Development Plan

The proposed project would allow for the development of a Tier III winery located on the 10.04 acre parcel. Winery standards (case production, vineyard acreage requirements, setback requirements, special events, etc.) establish the proposed project as a Tier III winery. Wineries of this permitting level are typically allowed a tasting room, 12 special events per year, and an annual case production equal to 1,000 cases of wine per one-half acre of vineyard located on the project site. Due to the small size of the subject parcel, the applicants are requesting reductions in setbacks, and the ability to conduct special events on a parcel which is smaller than 20 acres.

4.2.1 Reduction to Setbacks

Structures and outdoor use areas associated with a winery shall provide a minimum setback of 100 feet from adjacent lots. This setback shall be increased to 200 feet if the winery includes public tours, public wine tasting, retail sales, or special events. In addition, structures and outdoor use areas associated with a winery shall provide a minimum setback of 200 feet from an existing residence located on an adjacent lot. The setback shall be increased to 400 feet if the winery includes public tours, public wine tasting, retail sales, or special events.

The proposed winery structures would be located: 1) approximately 113 feet from the northwest property line (APN 099-141-019), 87 feet less than the required setback of 200 feet; and 2) Approximately 300 feet to the south from the nearest existing single family residence, 100 feet less than the required setback of 400 feet. As discussed below, Planning and Development supports the proposed reduced setbacks pursuant to LUDC

Section 35.42.280.C that allows the Review Authority to grant reduced setbacks if findings are made to the effect that potentially significant environmental impacts or significant topography or native vegetation would be avoided, and that the proposed project would not adversely affect neighboring properties. APN 099-141-019 is the County owned and operated Commercial road yard. In addition, the proposed winery location was chosen in order to reduce potentially significant impacts to the Santa Ynez River. An existing storage building of approximately 2,400 sq. ft. would be re-located approximately 300 feet from the existing single family residence on the adjacent parcel to the south. An additional approximately 2 acres of planted vineyard would be located between the storage structure and single family residence. Proposed winery building "A" would be located approximately 400 feet from this residence, which meets the required setback.

The proposed special events would occur on weekends only between the hours of 11:00 a.m. and 7:00 p.m. with all amplified music ceasing by 6:00 p.m. Crushing and processing activities associated with wine production would occur inside the proposed winery buildings or in covered outdoor areas with adequate buffers including buildings, and vineyard to shield residences to the south and northeast from noise generated from the proposed project. Therefore, the proposed project would not be expected to result in adverse impacts to neighboring properties.

4.2.2 Special Events

The applicants are requesting to have 10 annual special events on a 10.04 acre parcel. The minimum winery premises area on which a special event shall occur is 20 acres. However, this requirement may be reduced by the Review Authority upon a determination that the character of the area and the type of special event makes a 20 acre winery premises site area unnecessary. The applicants are requesting a reduced number of special events than what is allowed (10 instead of 12), and a maximum of 100 attendees instead of the allowed 200 attendees. The type of proposed special events would be of a smaller scale, and would consist of wine tastings, luncheons, and private parties. The subject parcel would be able to provide adequate access and parking area to serve the proposed special events. Therefore, the 10.04 acre parcel size would be appropriate for the proposed special events.

4.3 Neighborhood Compatibility

The proposed project would be located approximately 800 feet southeast of the City of Lompoc's Bridgehouse Homeless shelter located on APN 099-150-057. This shelter is currently open to homeless single men and women, as well as families. The shelter currently opens at 5:00 p.m. and patrons must have arrived by 10:00 p.m. Patrons may stay overnight; however they are required to leave the shelter by 9:00 a.m., and may return the following evening.

In order to mitigate for any potential impacts to the shelter, and adjacent parcels, mitigation

measures have been added to the proposed project which prohibit parking along Sweeney Road, and limit amplified sound associated with special events to the hours between 11 a.m. and 6 p.m. The proposed project involves the growing and processing of grapes into wine on the subject parcel, which is subordinate and incidental to on-going agricultural uses.

The proposed project conforms with County policies to promote agricultural uses and support agricultural expansion and intensification in appropriate locations. Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Rural area, Agriculture with 40 acre minimum parcel size (A-II-40)
Ordinance, Zone	Ordinance 661, 40-AG
Site Size	10.04 acres (gross), 9.68 acres (net)
Present Use & Development	2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, 2,400 sq. ft. agricultural storage shed, approximately 5.6 acres of planted vineyards.
Surrounding Uses/Zone(s)	North: Agriculture, Residential Development; Homeless Shelter; 40-AG South: Agriculture, Residential Development; 40-AG East: Agriculture, Residential Development, 40-AG West: County Road Yard, City of Lompoc, Commercial Development
Access	Sweeney road via private driveway
Public Services	Water Supply: Private onsite water well Sewage: Private septic systems (1 existing, 1 proposed) Fire: Santa Barbara County Fire Station #51

5.2 Setting

The subject parcel is located adjacent to the Santa Ynez River. The proposed project site would be set back approximately 200 feet from the top-of-bank of the Santa Ynez River. Topography of the project site is fairly level with slopes from 0-5%.

Flora: A Biological Survey (dated September 2009) prepared by Vince Semonsen and Mary Carroll, indicates the majority of the subject parcel has been cleared of native vegetation due to ongoing agricultural uses. Plant types existing on the site include non-native annuals such as knotweed, bull mallow, nettle-leaf goosefoot, lamb’s quarters, and mustards. In addition,

Russian and milk thistle are present near roadways, and in moist locations, weeds such as poison hemlock, curly dock, and dwarf nettle are present. Non-native grasses present include foxtail barley and smilo. Trees on the subject parcel include Coast Live Oak, Tasmanian Blue Gum Eucalyptus, Red Ironbark Eucalyptus, Aleppo pine, Monterey pine, English walnut, Peruvian pepper, avocado, and myoporum.

Fauna: Potentially occurring wildlife on the subject parcel are typical for the northern areas of Santa Barbara County, and would include birds, raptors, Pacific tree frog, Western fence lizard, bullfrogs, mosquito fish, stickleback, crayfish, black-tailed deer, striped skunk, raccoon, coyote, gray fox, California ground squirrels, Botta's pocket gophers, California meadow voles, and brush rabbits. No raptor nests were observed on the project site during the Biological Survey conducted June, 2009. While the project site is located within the territory of the least Bell's vireo and the southwestern willow flycatcher, these species were not detected during the June 2009 surveys, and are assumed to not be breeding along this stretch of the Santa Ynez River.

Archaeological Sites: A Phase I Archaeological Survey and Resource Assessment (prepared by Western Points Archaeology, dated May 2009) concludes that the proposed project would not have the potential to impact significant or important prehistoric or historic cultural remains as defined in the County Cultural Resource Guidelines. There are no known sites of historic or prehistoric significance on or within the vicinity of the project parcel as indicated on the County's archaeological resource maps.

Soils: Soils on the project site consist of Marina Sand (MaC), slopes 2-9%, Class III soil. No prime soils are present on the subject parcel.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 200 feet east of the top-of-bank of the Santa Ynez River. No surface water bodies are present on the subject parcel.

Existing Structures: The parcel is currently developed with a 2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, and 2,400 sq. ft. storage barn.

Project Site and Surrounding Land Uses: The proposed project site is located approximately 1 mile east of the City of Lompoc, and south of Hwy 246. The subject property is currently developed with a single family dwelling, barn, and storage structures. The Santa Ynez River borders the subject parcel on the west. Proposed structures would be located outside of the 200 foot setback from the top-of-bank of the Santa Ynez River. The subject 10.04 acre parcel is bordered on the north, south and east by parcels zoned 40-AG. These parcels are mainly developed with low intensity agricultural uses and single family dwellings. The Bridgehouse Homeless Shelter operated by the City of Lompoc is located on a 10.04 acre parcel to the northwest. The parcel to the east is zoned 40-AG, but is owned and operated as a road yard by the County of Santa Barbara.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	Existing: 7,742 sq. ft. Proposed: 21,500 sq. ft.	Allowable w/ Final Development Plan, LUDC Sec. 35.82.080
Max. Height of Structure(s)	41 feet	Allowable per LUDC Sec. 35.42.280
Building Coverage (footprint)	29,242 sq. ft. of building coverage equals approximately 0.67 acres on a 10.04 gross acre lot or 7% lot coverage.	No maximum limit identified in 40-AG zone.
Roads Parking (covered/uncovered, ratio) Walkways	74 uncovered parking spaces are proposed	Tasting Room, Reception areas, kitchens, etc. = 8 spaces Offices, admin. = 9 spaces Production storage = 17 spaces Special events = 40 spaces Total Required = 74
Open Space Public Private landscaping Undeveloped/Other	Irrigation pond: 27,500 cu. ft. Vineyard: 5.6 acres Landscaping: 3 acres	N/A for 40-AG zone district. Development Plan requires landscaping plan pursuant to LUDC Section 35.34.30.
Number of Dwelling Units	Existing: 1 single family Proposed: None	Allowed per Ordinance 661 & LUDC
Employees/Residents	10 Maximum	N/A
Grading	6,545 cu. yd. cut, 1,556 cu. yd. fill	N/A for AG-II-40 zone district

5.4 Description

5.4.1 Consistency Rezone (09RZN-00000-00004)

The proposed winery project would require a consistency rezone. The subject 10.04 acre parcel is non-conforming as to size and is currently zoned General Agriculture, 40-acres minimum lot area (40-AG), pursuant to Ordinance 661. In order to be consistent with the current Land Use and Development Code, the zoning map is proposed to be amended to Agriculture II, 40-acres minimum gross lot area (AG-II-40).

5.4.2 Development Plan (09DVP-00000-00005)

The proposed winery would be located on a 10.04 gross / 9.68 net acre parcel currently developed with an existing 2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, 2,400 sq. ft. agricultural storage shed. Total proposed development associated with the winery would be 21,500 square feet as follows:

- 1) Building A: Two story 8,146 sq. ft. winery processing facility containing 1,254 sq. ft. of administration, office, meeting area and laboratory space for a total of approximately 10,000 sq. ft. The building would have a maximum height of 41 feet, with approximately 1,022 sq. ft. of storage/office space located on the second story; and associated signage.
- 2) Building B: Single story 8,500 sq. ft. winery processing and storage facility containing 1,500 sq. ft. of administration and lab space, and a 1,500 sq. ft. tasting room for a total of 11,500 sq. ft. The building would have a maximum height of 41 feet; and associated signage.

The proposed project also includes the demolition of the following structures:

- 1) Small Tower Building of approximately 121 sq. ft.
- 2) Storage Building of approximately 660 sq. ft.
- 3) Retaining wall of approximately 6 feet in height, 310 feet in length

In accordance with LUDC Section 35.42.280.C.3, Wine production would be limited to a maximum of 10,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.6 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County zoning ordinance requirements. Winery process would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in steel tanks, food grade plastic vats, or oak barrels.

Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush extended hours may be necessary. During regular operation, a maximum of 6 employees would be involved in the wine production operations with general winery staff increasing to approximately 7-10 during crush season. The project also includes 74 parking space onsite, and would be maintained for employee and winery use with additional overflow parking to accommodate special events, limos, and buses to be located on interior winery maintenance roads on the northeast property line.

Water for winery facilities would be provided via the existing onsite well. Filtered water for fire suppression would be available from a proposed stored water pond with a capacity of 104,593 gallons. Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. An additional

septic system is proposed to provide disposal for domestic uses onsite. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard in accordance with an Environmental Health Services approved Solid Waste Management Plan. All exterior lighting would be hooded and directed downward and away from adjacent properties and roadways.

The winery is proposing to have 10 annual special events with a maximum of 100 attendees at each event. Amplified music for special events is proposed between the hours of 11 a.m. to 6 p.m. The proposed special events are as follows:

- 1) Valentine's Day Pink Party (February, 1 weekend day, 11 a.m. – 7 p.m.)
- 2) Sommelier Education Wine Tasting (March, 1 weekend day, 11 a.m. – 7 p.m.)
- 3) Spring Release Celebration (April, 1 weekend day, 11 a.m. – 7 p.m.)
- 4) Wine Club Luncheon (June, 1 weekend day, 11a.m. – 7 p.m.)
- 5) Fiddle Fest (July, 1 weekend day, 11a.m. – 7 p.m.)
- 6) Harvest Festival (October – 1 weekend day, 11 a.m. – 7 p.m.)
- 7) 4 other events TBD (May, June, August, and September; 1 weekend day, 11 a.m. – 7 p.m.)

Grading would consist of 6,545 cu. yd. cut, and 1,556 cu. yd. fill; including the installation of a 27,500 cu. ft. irrigation pond. Access to the winery would be provided by an all weather driveway of approximately 24 feet in width with an approximate total length of 260 feet accessed via Sweeney Road.

5.5 Background Information

The project site has been historically utilized for low intensity agricultural uses consisting of cattle and equestrian operations. The existing single family residence and barn were constructed in the 1920's.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (10NGD-00000-00002) was prepared for the proposed project (see Attachment C) pursuant to Section 15070 of the State Guidelines for the implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. Please refer to the Proposed Final Mitigated Negative Declaration for a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts (Attachment C).

6.1.1 Impacts/Mitigation

Mitigation measures required to reduce potentially significant impacts on **Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding** were accepted by the applicant on January 19, 2010 and are included in the recommended conditions of approval (Attachment B). The Draft Mitigated Negative Declaration (MND) was circulated for public comment and review for an initial 30 days (January 28, 2010 through February 26, 2010). Written comments were received from: Santa Barbara County Air Pollution Control District (February 19, 2010), Santa Barbara County Fire Department (February 24, 2010), and Mary Kammer (February 24, 2010).

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<i>Land Use Development Policies</i>	
<i>Land Use Designation: Agriculture, A-II-40, 40-AG zone district under Ordinance 661.</i>	Consistent: The proposed consistency rezone would allow the property to be rezoned to AG-II-40 under the updated Santa Barbara County Land Use & Development Code. The proposed development plan for a Tier III winery would be allowed in an AG-II-40 zone district. Therefore, the proposed project would be consistent with this policy.
<i>Land Use Development Policy 3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</i>	Consistent: The project site is located within a rural area of the County, approximately 1 mile east of the City of Lompoc. Therefore, the proposed project would be consistent with this policy.
<i>Land Use Development Policy 4: Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are</i>	Consistent: <u>Water:</u> Water for proposed project would be provided by an existing onsite private water well which has been shown to provide a sufficient flow rate to serve the proposed project. <u>Sewer:</u> Sanitary services would be provided by existing and proposed private septic systems. Domestic systems would require review and

REQUIREMENT	DISCUSSION
<p><i>required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>approval by Environmental Health Services, and the process wastewater system would require review and approval by the Regional Water Quality Control Board.</p> <p><u>Roads:</u> Access would be provided by an existing private driveway from Sweeney Road.</p> <p>All necessary services are adequate to serve the proposed project. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policies</i></p>	
<p><i>Hillside and Watershed Protection Policy 1:</i> <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried-out with less alteration of the natural terrain.</i></p>	<p>Consistent: Estimated grading quantities for the proposed project are 6,545 cu. yd. cut, and 1,556 cu. yd. fill. Excess cut material would be distributed across the site at depths not to exceed 12 inches and outside of the 100 foot setback from the top-of-bank of the Santa Ynez River. The majority of this grading is associated with the installation of a 27,500 cu. ft. irrigation pond. No substantial changes in site topography would be required, and grading would generally conform to existing contours of the project site. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policy 2:</i> <i>All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>Consistent: The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. No grading on slopes with a gradient of more than 20% would occur for the development of the proposed winery. The project site is situated in an area that does not impact any oak trees or native vegetation, and would be setback approximately 200 feet from the top of bank of the Santa Ynez River. Therefore, the proposed project would be consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>Hillside and Watershed Protection Policy 5:</i> <i>Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</i></p>	<p>Consistent: The proposed project would be required to re-seed graded areas to avoid erosion. Grading activities would also be required to be conducted during the dry season unless an approved erosion control plan is in effect. Adherence to these conditions would ensure erosion is minimized. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policy 6</i> <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p>	<p>Consistent: The proposed project includes drainage treatment areas such as bio-swales, and a storm water detention basin which would accommodate all surface runoff resulting from the proposed project onsite. Public Works Project Clean Water has reviewed the project and has issued a condition letter included in Attachment B which requires the applicant to submit for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study; or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policy 7</i> <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or along coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent: The proposed project would require a grading permit and an erosion control permit from the Building and Safety Department. Implementation of the provisions of the grading permit would ensure consistency with this policy. The project would also be required to prepare a Storm Water Pollution Prevention Plan and to implement Best Management Practices to reduce erosion and sedimentation impacts. Finally, the project would also be required to conform to the Regional Water Quality Control Board's General Waste Discharge Requirements and</p>

REQUIREMENT	DISCUSSION
	<p>obtain a permit if necessary. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Stream and Creek Policy 1</i> <i>All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased run-off, sedimentation, bio-chemical degradation, or thermal pollution.</i></p>	<p>Consistent: If grading activities are proposed to be conducted during the wet season, the proposed project would be conditioned to require an approved erosion control plan to be in place. Furthermore, proposed septic systems would be reviewed and approved by Environmental Health Services (domestic uses), and Regional Water Quality Control Board (process wastewater) to ensure sewage does not impact the Santa Ynez River. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Flood Protection Policies</i></p>	
<p><i>Flood Policy 1:</i> <i>All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</i></p>	<p>Consistent: The proposed project would require an approved drainage plan to ensure proper drainage over the project site area. The proposed project site is not located within a 100-year flood plain, and all proposed development would be setback approximately 200 feet from the top of bank of the Santa Ynez River. In addition, the Santa Barbara County Flood Control District has reviewed the proposed project and issued conditions which are included in Attachment B, Conditions of Approval. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Flood Policy 2:</i> <i>Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control work, i.e., dams, stream channelizations, etc.</i></p>	<p>Consistent: As mentioned above, the proposed development associated with the winery would be constructed approximately 200 feet from the top of bank of the Santa Ynez River, and outside of the 100-year flood plain. The additional structures on the site would increase storm water run-off due to the increased amount of impervious surfaces including roadways and building footprints. However, due to the relatively small increase in</p>

REQUIREMENT	DISCUSSION
	<p>the amount of impervious surfaces in relation to the distance of proposed development to the top of bank of the Santa Ynez River, the proposed project would not be expected to have adverse impacts on the river. In addition, the project would not contribute to, or expose persons to flood hazards. Therefore, the proposed project would be consistent with this policy.</p>
<i>Cultural Resources Policy</i>	
<p><i>Historical and Archaeological Policy 2:</i> <i>When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p>	<p>Consistent: Based on the results of a Phase I Archaeological Survey and Resource Assessment (conducted by Western points Archaeology, dated May, 2009), there are no known archaeological sites located on the subject parcel, or in the immediate area. Therefore, the proposed project would be consistent with this policy.</p>
<i>Conservation Element Policy</i>	
<p><i>Ecological Communities policy:</i> <i>Unique ecological areas should be identified and preserved. Changes in natural or re-established topography, vegetation, biological communities should be minimized in an attempt to avoid the destruction of natural habitats.</i></p>	<p>Consistent: The proposed project would be located outside of the 200 foot setback from the top of bank of the Santa Ynez River. In addition, a Biological Survey conducted for the proposed project, dated September 2009 indicates that there are no known threatened, endangered, or sensitive plant or animal species located on the subject parcel. Therefore, the project would be consistent with this policy.</p>
<i>Visual Resources Policies</i>	
<p><i>Visual Resource Policy 2:</i> <i>In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the</i></p>	<p>Consistent: The proposed structures would range in height from 35 to 41 feet. The structures would be visible from Sweeney Road, and partially visible from travelers on Highway 246 heading east towards Buellton as you are traveling over a bridge of the Santa Ynez River. The site is approximately 80 percent obscured from travelers along this section due to existing mature vegetation. Due</p>

REQUIREMENT	DISCUSSION
<p><i>landscape; and shall be sited so as to not to intrude into the skyline as seen from public viewing places.</i></p>	<p>to the topography of the project site in relation to the scale of the proposed structures, and existing and surrounding structures, the proposed project would not cause an obstruction of a scenic view or vista. The visual character of the area includes scattered residential and commercial buildings interspersed with low intensity agricultural uses such as equestrian uses and orchards. The proposed project would be consistent with the surrounding area architecturally and in terms of use and would not significantly change the visual character of the area. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Visual Resource Policy 5: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p>Consistent: The project would be conditioned to place all new utility lines underground, and would be consistent with this policy.</p>
<p><i>Agricultural Element Policies</i></p>	
<p><i>Agricultural Element, Goal I: Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged.</i></p> <p><i>Agricultural Element, Policy II.D: Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</i></p>	<p>Consistent: The proposed project would facilitate the existing agricultural operations taking place onsite. The construction of the proposed winery would substantially hinder or diminish the agricultural capabilities or potential for the subject parcel. Therefore, the proposed project would be consistent with these policies.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Consistency Rezone

Approval of the proposed rezone would amend the current zoning of 40-AG under Ordinance 661 to AG-II-40 (Agricultural, 40-acre minimum parcel size) under the Santa Barbara County Land Use and Development Code (LUDC). The AG-II zone district is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the County's Comprehensive Plan Maps. With approval of requested modifications to the setback and special event requirements, the proposed winery facility would comply with all applicable requirements of the AG-II zone district.

6.3.2 Wineries (LUDC Section 35.42.280)

6.3.2.1 Winery Standards

The winery standards address allowed case production, vineyard acreage requirements, frequency and size of public events, etc. The proposed project is a Tier III Winery. Wineries of this permitting level are typically allowed a tasting room, 12 special events per year, and an annual case production equal to 1,000 cases of wine per one-half acre of vineyard located on the project site.

6.3.2.2 Requests for Modifications

As discussed in the Issue Summary, the applicants are requesting the decision maker to allow for a reduction in setbacks as well as the inclusion of proposed special events on a parcel which is less than 20 acres in size. With approval of these requests, the proposed project would be consistent with the applicable development standards as identified in Section 35.42.280 of the LUDC as indicated below (numbering and lettering corresponds to the ordinance):

Section 35.42.280.C.3

- a. For every 1,000 cases of wine produced there shall be at a minimum one-half acre of vineyard planted on the winery premises.*

Consistent: The project site is currently planted with approximately 2.5 acres of vineyard which would allow the winery to produce a maximum of 5,000 cases of wine annually. The applicants have indicated that upon project completion they plan on producing a maximum of 10,000 cases annually which would require the installation of an additional 2.5 acres of vineyard. A condition of approval has been added to the proposed project in Attachment B of this document which requires the operator to provide a written annual report by January 31 of each year to Permit Compliance staff indicating: 1) the number of cases produced at the facility; 2) the source of all grapes processed onsite; 3) the

percentage of grapes grown offsite; and 4) total acreage of vineyards planted onsite. Therefore, the proposed project would be consistent with this policy.

b. *Winery special events occurring on the winery premises shall not exceed 12 per year and the attendance at each event may not exceed 200 attendees.*

(1) Winery special events in excess of 12 per year may be allowed subject to a Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Major Conditional Use Permits).

(2) The number of special events allowed by a Conditional Use Permit shall not exceed 40 days per year.

Consistent: A modification determination is needed in order for the proposed project to be consistent with this development standard. The applicants are proposing 10 special events per year with a maximum of 100 attendees per event. The proposed project site is approximately 10.04 acres in size. The minimum winery premises area on which a special event may occur is 20 acres. However, this requirement may be reduced by the decision-maker with jurisdiction over the project upon a determination that the character of the area, access, and type of special event make a 20-acre winery premises site area unnecessary. The subject parcel would be able to provide adequate access, and parking area to serve the proposed special events. In addition, the applicants are asking for a reduced number of special events than what is allowed (10 instead of 12), and a maximum of 100 attendees instead of the allowed 200 attendees. Therefore, with the approval of a reduction in the 20 acre minimum site area on which a special event may occur, the proposed project would be consistent with this policy.

Section 35.42.280.D

1. In general:

a. *The primary purpose of the winery shall be to process wine grapes grown on the winery premises or on other local agricultural lands located within Santa Barbara County and San Luis Obispo County. No more than 50 percent of the grapes processed over a five year period shall be imported from outside of Santa Barbara County and San Luis Obispo County.*

Consistent: The primary purpose of the winery would be to process grapes from the existing 2.5-acres of vineyard and on other local agricultural lands located within Santa Barbara County. Therefore, the proposed project would be consistent with this policy.

- b. *Retail sales of wine grape products shall be limited to those produced by the winery operator or bottled or grown on the winery premises.*

Consistent: The applicants propose to sell only their own products produced by the winery operator or bottled or grown on the winery premises. Therefore, the proposed project would be consistent with this policy.

2. Setbacks:

- a. *Structures and outdoor use areas associated with a winery shall provide a minimum setback of 100 feet from adjacent lots. This setback shall be increased to 200 feet if the winery includes public tours, public wine tasting, retail sales, or special events.*

Consistent: A modification determination is needed in order for the proposed project to be found consistent with this development standard. The proposed winery would be setback approximately 113 feet from the northwest property line (APN 099-141-019) which is 87 feet less than the required setback of 200 feet. Planning and Development supports the proposed reduced setback pursuant to LUDC Section 35.42.280.C that allows the Review Authority to grant reduced setbacks if findings are made to the effect that potentially significant environmental impacts or significant topography or native vegetation would be avoided. In this case, APN 099-141-019 is a County owned property which is currently developed with a commercial road yard operation. In addition, the proposed winery location was chosen in order to reduce potentially significant impacts to the Santa Ynez River. Therefore, with the approval of a reduction in setbacks from the Review Authority, the proposed project would be consistent with this policy.

- b. *Structures and outdoor use areas associated with a winery shall provide a minimum setback of 200 feet from an existing residence located on an adjacent lot. The setback shall be increased to 400 feet if the winery includes public tours, public wine tasting, retail sales, or special events. A winery shall be considered to comply with these setback requirements, and shall not be considered nonconforming, if, after the approval for the winery is granted (either by an approved Development Plan or issued Land Use Permit), a residence is constructed on property that is either not owned by the owner of the property on which the winery is located or is not part of the winery premises, and the location of the residence is within the setback distances specified above.*

Consistent: A modification determination is needed in order for the proposed project to be found consistent with this development standard. The nearest existing residence is located approximately 300 feet to the south, which is 100 feet less than the required setback of 400 feet. Planning and Development supports

the proposed reduced setback pursuant to LUDC Section 35.42.280.C which allows a reduction in setbacks providing the use of the structure as part of the winery operation shall not adversely affect neighboring properties. A relocated storage building of approximately 2,400 sq. ft. would be located approximately 300 feet from the existing single family residence on the adjacent parcel to the south. An additional approximately 2 acres of planted vineyard would be located between the storage structure and single family residence. Proposed winery building "A" would be located approximately 400 feet from this residence, which meets the required setback. The proposed special events would occur on weekends only between the hours of 11:00 a.m. and 7:00 p.m. with all amplified music ceasing by 6:00 p.m. Crushing and processing activities associated with wine production would occur inside the proposed winery buildings or in covered outdoor areas with adequate buffers including buildings, and vineyard to shield residences to the south and northeast from noise generated from the proposed project. Therefore, the proposed project would not be expected to result in adverse impacts to neighboring properties, and with the approval of a reduction in the required setbacks, would be consistent with this policy.

3. Access/street addressing:

- a. *Access to the winery premises and access ways within the winery premises, shall be designed to the satisfaction of the County Traffic Engineer and County Fire Department and shall comply with the applicable County private road and driveway standards and requirements. Ingress and egress shall be clearly marked and visible, and turning movements into the winery premises shall not create congestion or unnecessary slowing at access points. Structure address numbers shall be posted at the driveway/access road winery premises entrances and on winery structures in compliance with County Fire Department requirements.*

Consistent: The Fire Department and the Public Works Roads Division have reviewed the project and have conditionally approved the proposed access (condition letters are included as attachments to this staff report and are a part of the conditions of approval). Therefore, the proposed project would be consistent with this policy.

- b. *Existing roads shall be utilized to the maximum extent feasible in order to minimize grading, site disturbance, and the loss of agricultural land.*

Consistent: The driveway would serve the winery location but would not serve any other properties, and would be maintained by the property owner. Therefore, the proposed project would be consistent with this policy.

4. Design Standards: *New structures associated with the winery including production facilities shall be subject to review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review). Exterior changes to existing buildings and structures associated with the winery shall be subject to review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review) unless the exterior changes are determined to be minor by the director. In addition, the following design standards shall also apply.*

- a. **Exterior:** *The design, scale and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using earth tones and non-reflective paints, siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities.*

Consistent: The project has received conceptual review by the North Board of Architectural Review (NBAR), and would obtain preliminary and final NBAR approval prior to zoning clearance issuance. Therefore, the proposed project would be consistent with this policy.

- b. **Screening:** *The visibility of all winery structures from public roads shall be minimized through the use of landscaping and other screening devices to ensure that the character of the area is retained. Any tank not located within a structure shall be completely screened from public roads.*

Consistent: The proposed winery development includes a landscape plan which would sufficiently screen it from Highway 246. Therefore, the proposed project would be consistent with this policy.

- c. **Height:** *The height of any structure associated with a winery facility shall be limited to 35 feet. The height limit may be increased to 45 feet where a pitched roof of greater than four in 12 (rise to run) is proposed and at least 50 percent of the structure is limited to a height of 35 feet or less.*

Consistent: The winery development is proposed to be constructed at a maximum height of 41 feet and contains a pitched roof of greater than four in 12 (rise to run). At least 50% of the proposed structures are limited to a height of 35 feet or less. Therefore, the proposed project would be consistent with this policy.

- d. **Lighting:** *All exterior lighting fixtures shall be of a low intensity, low glare design and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots*

under separate ownership. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

Consistent: The project has been conditioned to require that all exterior lighting is of low intensity, low height and hooded in order to prevent light from spilling onto adjacent properties and roadways. Therefore, the proposed project would be consistent with this policy.

5. Parking:

- a. *The size, location and design of required parking spaces shall conform to the standards of Chapter 35.36 (parking and loading standards) unless there is a conflict with the standards of this section, in which case the standards of this section shall apply.*

Consistent: The project conforms to all design criteria for parking contained in the wineries section of the ordinance in addition to the parking regulations section of the ordinance. Therefore, the proposed project would be consistent with this policy.

- b. *The visibility of all parking areas associated with the winery from public roads shall be minimized through the use of landscaping and other devices.*

Consistent: Parking for the proposed winery would be screened by the proposed landscaping and building designs. Therefore, the proposed project would be consistent with this policy.

- c. *The number of parking spaces shall be permanently maintained on the winery premises. The decision-maker with jurisdiction over the application for development of the winery may modify the number of required spaces based on site-specific considerations. Oversize parking spaces to accommodate bus/limousine parking is only required for wineries that are open to the public.*

Consistent: The proposed project would provide 74 permanent parking spaces for limo/bus, employee, tasting room, special event, and winery uses. The project would incorporate the use of parking attendants, valets, and signs directing traffic onsite during the special events in order to reduce the potential for traffic hazards on and off the site. Therefore, the proposed project would be consistent with this policy.

- d. *Parking shall not be allowed within any adjoining road right-of-way or trail easement.*

Consistent: The project would be conditioned to prohibit parking along Sweeney Road, and a parking management plan would be implemented. No trail easements exist in the vicinity.

- e. *Parking areas shall be surfaced with a minimum of asphalt, concrete, brick or other masonry paving units, chip seal or crushed rock surface. Parking spaces on paved surfaces shall be marked with paint striping a minimum of two inches in width. Parking spaces on other types of surfaces shall be marked by the use of concrete wheel barriers, timber or other durable material, that is securely installed and fastened to the parking surface. These standards shall not apply to temporary parking provided in open field areas for special events.*

Consistent: Adequate parking provisions have been incorporated into the project design. Therefore, the proposed project would be consistent with this policy.

- f. *Parking for special events, group events or winemaker dinners may be provided in open field areas with a slope of ten percent or less, free of combustible materials, at a ratio of 400 square feet per required space (including parking space and traffic aisles).*

Consistent: Adequate overflow parking provisions for special events can be accommodated onsite and have been incorporated into the project design. Therefore, the proposed project would be consistent with this policy.

6. Waste Disposal:

- a. *Solid Waste Disposal: A winery solid waste management plan shall be submitted for review and approval by the Environmental Health Services Division of the Public Health Department. The plan shall include a green waste reduction program that includes the disposal of stems, leaves and skins of grapes by drying, spreading and disking the waste into the soil on the winery premises or other agriculturally-zoned property. Pomace may be used as fertilizer or as a soil amendment provided that such use or other disposal shall occur in accordance with applicable County standards.*

Consistent: The project would be conditioned to require the submittal of a solid waste management plan to the Environmental Health Services Division of the Public Health department. Therefore, the proposed project would be consistent with this policy.

- b. *Liquid Waste Disposal: Liquid waste (process wastewater) from the winery operation shall be handled separately from any domestic liquid waste and shall be in accordance with applicable Regional Water Quality Control Board and County of Santa Barbara discharge requirements.*

Consistent: The process wastewater from the winery operation would be handled via a dedicated alternative treatment and disposal system, including the beneficial reuse of winery wastewater in accordance with the CA Regional Water Quality Control Board standards for wineries. Therefore, the proposed project would be consistent with this policy.

7. Tasting rooms:

- a. *Tasting rooms shall be clearly incidental, accessory and subordinate to the primary operation of the associated winery as a production facility.*

Consistent: The primary function of the winery would be the processing of grapes into wine. Therefore, the proposed project would be consistent with this policy.

- b. *The location of the tasting room shall take into consideration site constraints, onsite access, visual concerns, grading and other environmental issues.*

Consistent: The tasting room would be located within Winery Building "B", and is proposed in a location that has adequate public access and parking. Therefore, the proposed project would be consistent with this policy.

- c. *The primary focus of the tasting room shall be the marketing and sale of the wine produced on the winery premises. 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 of theme of the winery may also be offered for sale in the tasting room.*

Consistent: The project would be consistent with this standard and would only include the sale of wine produced onsite and wine-related accessories. Therefore, the proposed project would be consistent with this policy.

- d. *If more than one winemaker shares production facilities or more than one winery is located on a winery premises, only one tasting room is allowed. More than one winemaker or winery facility may share a tasting room.*

Consistent: One wine tasting room is proposed as a part of the proposed winery. Therefore, the proposed project would be consistent with this policy.

8. Special Events:

- a. **Site Area:** *The minimum winery premises area on which a special event may occur is 20 acres. However, this requirement may be reduced by the decision-maker with jurisdiction over the project upon a determination that the character of the area, access, and the type of special event make a 20-acre winery premises site area unnecessary.*

Consistent: A modification determination is needed in order for the proposed project to be found consistent with this development standard. The proposed project site is approximately 10.04 acres in size. The subject parcel would be able to provide adequate access and parking area to serve the proposed special events. In addition, the applicants are asking for a reduced number of special events than what is allowed (10 instead of 12), and a maximum of 100 attendees instead of the allowed 200 attendees. Therefore, with the approval of a reduction in the 20 acre minimum site area on which a special event may occur, the proposed project would be consistent with this policy.

- b. **Use limitations:**

- (1) *Amplified music associated with special events shall not exceed 65 dBA at the exterior boundary of the winery premises. For wineries located in Inner-Rural Areas as designated on the Comprehensive Plan, a special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 8 p.m. and the amplified music shall cease by 7 p.m. For wineries located within Rural Areas as designated on the Comprehensive Plan, a special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 11 p.m., and the amplified music shall cease by 10 p.m. unless the Director determines that the sound at the property line shall not exceed 65 dBA.*

Consistent: All amplified music associated with special events would be required to cease by 6:00 p.m. Therefore, the proposed project would be consistent with this policy.

- (2) *The site of a special event shall be located a minimum of 1,000 feet from a residential one-family zone that has a minimum lot area requirement of one acre or less.*

Consistent: The surrounding parcels are all agriculturally zoned. Therefore, the proposed project would be consistent with this policy.

- (3) *County Fire Department requirements shall be met.*

Consistent: The proposed project would be required to comply with all Fire Department requirements via permit conditions and permit compliance. Therefore, the proposed project would be consistent with this policy.

- (4) *Water supply and sanitation facilities shall be provided as required by the County Public Health Department.*

Consistent: The proposed project would be required to comply with all Environmental Health Services requirements via permit conditions and permit compliance. Therefore, the proposed project would be consistent with this policy.

- c. ***Parking Plan.*** *A parking plan shall be implemented for special events. The plan shall include:*

- (1) *The use of a parking coordinator who shall be present at all times during special events attended by 100 or more persons to manage and direct vehicular movement and parking.*
- (2) *The use of dust control measures to keep dust generation to a minimum and to minimize the amount of dust leaving the site.*
- (3) *Appropriate signage placed onsite directing visitors to and indicating the location of parking areas, including open field overflow areas. Signs shall be in place before the commencement of each special event.*

Consistent: The project has been conditioned to require a parking plan prior to zoning clearance issuance (see Attachment B). Therefore, the proposed project would be consistent with this policy.

9. ***Hazardous Materials Business Plan:*** *A Hazardous Materials Business Plan (HMBP) shall be reviewed and approved, or waiver granted, by the County Fire Department or fire district with jurisdiction in the event that storage, handling, or the use of hazardous materials occurs on the winery premises.*

Consistent: The project would be conditioned to require the submittal of a HMBP prior to land use clearance (see Attachment B). Therefore, the proposed project would be consistent with this policy.

10. Noise. *Noise generating construction activities associated with winery structural development occurring within 1,600 feet of a noise-sensitive land use as defined in the County Noise Element shall be limited to the hours between 8 a.m. and 5 p.m., Monday through Friday, and shall not occur on State holidays. Non-noise generating construction activities (e.g., painting without the use of a compressor) are not subject to these restrictions.*

Consistent: The project would limit construction hours between 7 a.m. and 4 p.m. Monday through Friday per the County’s standard construction noise mitigation measures. Therefore, the proposed project would be consistent with this policy.

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee (SDRC) on March 19, 2009. Several County Departments have applied conditions of approval to the project which are included in Attachment B.

6.5 Design Review

The North Board of Architectural Review (NBAR) conceptually reviewed the proposed project on March 27, 2009. When the project returns for preliminary and final approval, the NBAR would like the applicants to better show how new and old colors and materials will relate to one another and integrate to a unified theme for the facility.

6.6 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

Estimated Countywide Development Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Transportation	\$523.00 per peak hour trip	\$3,138.00	Land Use Clearance
Fire (\$0.20/sf.)	\$4,300 (retail/commercial)	\$4,300.00	Final Inspection

7.0 APPEALS PROCEDURE

- A Zoning Map Amendment recommended for approval is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.
- A Zoning Map Amendment denied by the Commission may be appealed to the Board of Supervisors within the 10 days following the action of the Commission.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval (RZN, DVP) with attached Departmental letters
- C. Final Mitigated Negative Declaration
- D. Draft Ordinance/Resolution
- E. APN Sheet
- F. Site Plan
- G. Demolition Plan
- H. Grading and Drainage Plan
- I. Floor Plans
- J. Elevations
- K. Preliminary Landscape Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The Planning Commission has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the negative declaration and any comments received, the Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence that the project will have a significant effect on the environment.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

2.1.1 The request is in the interests of the general community welfare.

The rezone will bring the subject parcel into conformance with the current ordinance, the County's Land Use and Development Code (LUDC). The rezone will not change the fundamental intent of the current zone district. The subject parcel is currently zoned for agricultural use and will remain zoned for agricultural use. All types of agriculture allowed under the current zoning district will be allowed under the proposed zoning district. Rezoning the parcel will also facilitate permitting for new agricultural or other types of development. Therefore, the project is in the interests of the general community welfare.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

State law requires zoning ordinances to be consistent with the Comprehensive Plan. The subject parcel is designated Agriculture II, 40 acre minimum lot area (A-II-40) under the County Comprehensive Plan. The request will rezone the subject parcel from the antiquated 40-AG zone district under Ordinance 661 to the current AG-II-40 zone district under LUDC Section 35.21. The AG-II-40 zoning district is consistent with the objectives, policies and general land uses in the A-II-40 plan designation. Therefore, the rezone is consistent with this finding.

2.1.3 The request is consistent with good zoning and planning practices.

The subject parcel is currently zoned under Ordinance 661. In 1983, the County replaced Ordinance 661 with Article III, and then again in 2006 with the Inland LUDC. The subject parcel and numerous other parcels in rural areas are still subject to the outdated Ordinance 661. Therefore, the request is consistent with good zoning and planning practices.

The request will replace the existing antiquated zoning in Ordinance 661 with the current zoning in the LUDC. This will help implement a uniform and up-to-date zoning ordinance throughout the inland area. The benefits of the rezone include simplifying the zoning and permitting process and reducing permitting costs and time delays. In addition, the property owner will enjoy full use of the parcel consistent with other parcels that are already subject to LUDC zones and allowable uses. Therefore, the rezone is consistent with this finding.

3.0 DEVELOPMENT PLAN FINDINGS

- 3.1 A. Findings required for all Preliminary or Final Development Plans.** In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

3.1.1 The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.

The project site is approximately 10.04 acres and is located in a rural area of the County surrounded by parcels developed with single family dwellings, a homeless shelter, and low intensity agricultural uses. The project will be consistent with the surrounding area architecturally, and will not significantly change the visual character of the area. Due to the project's location and existing structural development, no impact to a scenic view or vista will occur as a result of the project. The Board of Architectural Review has reviewed and conceptually approved the structures to ensure visual compatibility. Final Board of Architectural Review approval is required (see Attachment B). Upon completion of development, the site will contain approximately 29,242 square feet of total development which represents approximately 7% in total lot coverage. Approximately 6.0 acres of the site will remain open area. The physical characteristics, shape and size of the site are adequate to support both the project. Therefore, the project is consistent with this finding.

3.1.2 Adverse impacts will be mitigated to the maximum extent feasible.

The environmental analysis performed for this project and contained in 10NGD-00000-00002 (Attachment C) identified potentially significant, but mitigable impacts to Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. Adherence to required mitigation measures will ensure that adverse impacts are mitigated to the maximum extent feasible. Therefore, the project is consistent with this finding.

3.1.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

Project vehicular access is taken directly from Sweeney Road which is accessed via Highway 246. The incremental project increase in traffic is far below the County's thresholds and will not result in a degradation of the current Level of Service on surrounding roads or highways. Therefore, the project will be consistent with this finding.

3.1.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

Domestic water and sewage service will be provided to the project by an existing water well. Domestic wastewater will be accommodated via a septic disposal system in compliance with EHS requirements. Process wastewater will be directed

to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. Adequate fire and police protection are available to serve the project. Therefore, the project is consistent with this finding.

3.1.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

The project site is located in an agricultural zone district (AG-II-40) that allows Tier III wineries subject to the discretionary approval of a Final Development Plan. The project conforms with County policies to promote agricultural uses and support agricultural expansion and intensification in appropriate locations. Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas. Therefore, the project is consistent with this finding.

3.1.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.

The project conforms to all applicable requirements of the Comprehensive Plan and is not subject to any community or area plan. The project also conforms to all requirements of the Land Use and Development Code in regards to the both the AG-II zone district, and winery requirements. Therefore, the project is consistent with this finding.

3.1.7 Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.

As an agriculturally related use, the structural development will be compatible with the immediately surrounding single family dwellings, equestrian uses, low-intensity agriculture, and grazing on adjacent properties. When completed, the structural development will cover approximately 7% of the 10.04 acre site and be adequately screened from public views. As a condition of approval the owner shall submit a landscape plan to ensure compliance with the rural area and public view off U.S. Highway 246. Therefore, the project is consistent with this finding.

3.1.8. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.

The project does not conflict with any public easements and there currently is no public use of the subject property. Therefore, the project is consistent with this finding.

B. Additional finding required for Final Development Plans. In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.

The project consists of a Final Development Plan, and does involve a previously approved Preliminary Development Plan; therefore, this finding is not applicable.

ATTACHMENT B: CONDITIONS OF APPROVAL

Sweeney Canyon, LLC Consistency Rezone & Development Plan

Date: April 14, 2010

I. PROJECT DESCRIPTION

- 1. The proposed project is a request of Shelly Ingram of MNS Engineers, Inc., agent for Sweeney Canyon, LLC, owner, to consider Case Nos. 09RZN-00000-00004, and 09DVP-00000-00005 for the approval of: 1) a Consistency Rezone to rezone the property from its current zoning of General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the LUDC, and 2) a Development Plan for a new 21,500 sq. ft. winery consistent with the Comprehensive Plan and the Santa Barbara County Land Use and Development Code (LUDC).**

1) Consistency Rezone (09RZN-00000-00004)

The proposed winery project would require a consistency rezone. The subject 10.04 acre parcel is non-conforming as to size and is currently zoned General Agriculture, 40-acres minimum lot area (40-AG), pursuant to Ordinance 661. In order to be consistent with the current Land Use and Development Code, the zoning map is proposed to be amended to Agriculture II, 40-acres minimum gross lot area (AG-II-40).

2) Development Plan (09DVP-00000-00005)

The proposed winery would be located on a 10.04 gross / 9.68 net acre parcel currently developed with an existing 2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, 2,400 sq. ft. agricultural storage shed. Total proposed development associated with the winery would be 21,500 square feet as follows:

- 1) Building A: Two story 8,146 sq. ft. winery processing facility containing 1,254 sq. ft. of administration, office, meeting area and laboratory space for a total of approximately 10,000 sq. ft. The building would have a maximum height of 41 feet, with approximately 1,022 sq. ft. of storage/office space located on the second story; and associated signage.**
- 2) Building B: Single story 8,500 sq. ft. winery processing and storage facility containing 1,500 sq. ft. of administration and lab space, and a 1,500 sq. ft. tasting room for a total of 11,500 sq. ft. The building would have a maximum height of 41 feet; and associated signage.**

The proposed project also includes the demolition of the following structures:

- 1) Small Tower Building of approximately 121 sq. ft.**
- 2) Storage Building of approximately 660 sq. ft.**
- 3) Retaining wall of approximately 6 feet in height, 310 feet in length**

In accordance with LUDC Section 35.42.280.C.3, Wine production would be limited to a maximum of 10,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.6 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County zoning ordinance requirements. Winery process would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in steel tanks, food grade plastic vats, or oak barrels.

Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush extended hours may be necessary. During regular operation, a maximum of 6 employees would be involved in the wine production operations with general winery staff increasing to approximately 7-10 during crush season. The project includes 74 parking spaces onsite, and would be maintained for employee and winery use with additional overflow parking to accommodate special events, limos, and buses to be located on interior winery maintenance roads on the northeast property line.

Water for winery facilities would be provided via the existing onsite well. Filtered water for fire suppression would be available from a proposed stored water pond with a capacity of 104,593 gallons. Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. An additional septic system is proposed to provide disposal for domestic uses onsite. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard in accordance with an Environmental Health Services approved Solid Waste Management Plan. All exterior lighting would be hooded and directed downward and away from adjacent properties and roadways.

The winery is proposing to have 10 annual special events with a maximum of 100 attendees at each event. Amplified music for special events is proposed between the hours of 11 a.m. to 6 p.m. The proposed special events are as follows:

- 1) Valentine's Day Pink Party (February, 1 weekend day, 11 a.m. – 7 p.m.)**
- 2) Sommelier Education Wine Tasting (March, 1 weekend day, 11 a.m. – 7 p.m.)**
- 3) Spring Release Celebration (April, 1 weekend day, 11 a.m. – 7 p.m.)**
- 4) Wine Club Luncheon (June, 1 weekend day, 11a.m. – 7 p.m.)**
- 5) Fiddle Fest (July, 1 weekend day, 11a.m. – 7 p.m.)**
- 6) Harvest Festival (October – 1 weekend day, 11 a.m. – 7 p.m.)**

- 7) **4 other events TBD (May, June, August, and September; 1 weekend day, 11 a.m. – 7 p.m.)**

Grading would consist of 6,545 cu. yd. cut, and 1,556 cu. yd. fill; including the installation of a 27,500 cu. ft. irrigation pond. Access to the winery would be provided by an all weather driveway of approximately 24 feet in width with an approximate total length of 260 feet accessed via Sweeney Road.

II. MITIGATION MEASURES from NEGATIVE DECLARATION 10NGD-00000-00002

Aesthetics/Visual Resources

2. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval (**09BAR-00000-00033**). **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Zoning Clearance Permits. Grading plans shall be submitted to P&D concurrent with, or prior to, Board of Architectural Review plan filing.

MONITORING: P&D shall site inspect for compliance with BAR-approved final plans during construction and prior to Occupancy Clearance.

3. A trash storage area shall be installed which is architecturally compatible with the project design. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate. The trash storage area shall be maintained in good repair. **Plan Requirement:** Location and design of trash storage area shall be denoted on project plans. **Timing:** Trash storage area shall be installed prior to Occupancy Clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

4. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **Plan Requirement:** Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to Occupancy Clearance.

MONITORING: P&D shall inspect prior to Occupancy Clearance.

5. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m.

Plan Requirements: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR.

MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of Zoning Clearance Permits for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

Biological Resources

6. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all onsite valley oak trees.
 - a. Prior to the approval of a land use permit for grading or construction, all onsite oaks shall be fenced at least six feet beyond the dripline as shown on the approved exhibit. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The applicant shall place signs stating “tree protection area” at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
 - b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, oak tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation and maintenance.
 - c. To help ensure the long term survival of onsite oaks, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

Plan Requirements and Timing: This condition shall be printed on project plans submitted for land use permit approval. Fencing shall be graphically depicted on project plans.

MONITORING: P&D shall review plans and confirm fence installation prior to land use permit approval. P&D shall conduct site inspections to ensure compliance during grading and construction.

Cultural Resources

7. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to zoning clearance issuance, and shall spot check in the field.

Fire Protection

8. Individual landscaping plans shall utilize fire resistant native species within 50 feet of the development. **Plan Requirements:** Prior to Zoning Clearance issuance, the applicant shall submit landscape plans to P&D and the Fire Department for review and approval. **Timing:** The applicant shall install the landscaping consistent with the approved plan prior to occupancy clearance.

MONITORING: Permit Compliance shall site inspect to verify landscape installation and once each year to monitor landscape maintenance during the maintenance period.

Geologic Processes

9. A Building and Safety approved Grading and Erosion Control Plan shall be designed to minimize erosion and shall include the following:
 - a. Grading shall be prohibited within 200 feet of the top of bank of the Santa Ynez River. The protected area shall be designated with orange construction fencing or other barrier to prevent entry by equipment or personnel.
 - b. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation into adjacent water bodies or storm drains during grading and construction activities.
 - c. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.

- d. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
- e. Graded areas shall be re-vegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
- f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.
- g. A detailed geological and/or soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the Planning and Development Building & Safety Division. The study shall be submitted for review and approval by Public Works.
- h. Temporary storage of construction equipment shall be limited to a 50 by 50 foot area located outside of the 200 foot setback area from the Santa Ynez River.

Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to Zoning Clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized.

MONITORING: Permit Compliance will photo document re-vegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

- 10. Grading Season:** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in

areas graded for placement of structures.

11. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geo-textile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by P&D and Flood Control prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of grading/construction.

MONITORING: P&D staff may perform site inspections throughout the construction phase.

Hazardous Materials/Risk of Upset

12. In the event that storage, handling, or use of hazardous materials within the provisions of AB 2185/2187 occur onsite, the applicant shall implement a Hazardous Materials Business Plan (HMBP). **Plan Requirements and Timing:** Prior to occupancy clearance, the applicant shall submit a HMBP to Fire Department for review and approval. The plan shall be updated annually and shall include a monitoring section. The components of HMBP shall be implemented as indicated in the approved Business Plan.

MONITORING: Fire Department will monitor as specified in the Business Plan.

Noise

13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

14. All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Any special event that includes amplified sound shall only be permitted between the hours of 11:00AM to 6:00PM. **Plan Requirements/Timing:** this requirement shall be clearly indicated in all contracts with those renting/leasing the site for special events.

MONITORING: Permit Compliance shall respond to complaints.

Public Facilities

15. Excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g. concrete asphalt). During grading and construction separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on all grading and construction plans. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

MONITORING: Building inspectors shall inspect site for bin use.

16. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to zoning clearance issuance, the applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

MONITORING: Permit Compliance staff shall inspect periodically throughout grading and construction activities.

Transportation/Circulation

17. **Sweeney Road Parking Restriction / Parking Management Plan:** In order to prevent potential safety impacts from parked vehicles, no project related parking shall be allowed along Sweeney Road. If the parking demand exceeds the supply provided by the designated spaces, vehicles may be parked in other available areas onsite (e.g. along interior agricultural roads, etc.) so long as they are outside of the emergency access corridors as indicated on a Parking Management Plan. Where appropriate as determined by the Fire

Department, “no parking” signs, red painted curbs, and/or other emergency access way designations shall be installed onsite. **Plan Requirements:** The applicant shall provide P&D with a Parking Management Plan that includes this parking restriction and indicates on a site plan where additional parking would be located. This plan shall include the required emergency access ways where no parking is to be allowed. This Plan shall indicate the name and telephone number of the onsite contact person responsible for parking management. **Timing:** This Parking Management Plan shall be submitted to P&D and the Fire Department for review and approval prior to issuance of a zoning clearance permit for the winery. All required emergency access way designations shall be installed prior to occupancy clearance

MONITORING: Permit Compliance shall ensure that all elements of the Parking Management Plan are installed prior to occupancy clearance for the winery, and shall respond to complaints.

Water Resources/Flooding

18. Filter/Insert, Inline clarifiers, or Separator Installation. To minimize pollutants impacting downstream water bodies or habitat, storm drain filters/inserts, inline clarifiers, or separators shall be installed in all proposed storm drain catch basins/inlets in paved areas. The filters/inserts shall be maintained in working order. **Plan Requirements:** Prior to zoning clearance issuance for any phase of the proposed project, the applicant shall submit detailed engineering plans identifying the type and location of filters/inserts to P&D and public works for review and approval. The location of such filters/inserts shall be noted on all grading and building plans. Said plans shall be accompanied by a manual specifying the requirements and schedule for cleaning and maintaining the filters. At a minimum, filters/inserts shall be cleaned using approved methods at least twice a year, once immediately prior to November 1 (i.e. before the start of the rainy season), and once in January. Additional maintenance/cleaning may be required by P&D. Cleaning and filter maintenance shall be the sole responsibility of the property owner. **Timing:** Filters/inserts for each phase of development shall be installed prior to final inspection for the corresponding phase of the project.

MONITORING: The project engineer responsible for preparation of the aforementioned plans to minimize the potential for water pollutant release from the site shall supervise and monitor installation of said facilities in the field. Prior to final inspection for each phase of construction, the applicant shall submit certification from the project engineer responsible for designing said improvements that they have been installed/constructed per the approved plans. Public Works Water Resources staff shall site inspect to verify in the field prior to final inspection for each phase of construction. Records of maintenance shall be maintained by the owner/operator of the winery, and shall be submitted to P&D for review by Permit Compliance and Public Works Water Resources staff on an annual basis prior to the start of the rainy season until completion of the final phase of the project. After completion of the final phase of the project, the records shall be maintained by the owner/operator of the

winery and shall be available to P&D upon request. Permit Compliance and Public Works Water Resources staff shall review the maintenance records and site inspect as needed following completion of construction of construction to ensure periodic maintenance and cleaning.

- 19. Storm Drain Labeling.** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and land use permits.

MONITORING: P&D shall site inspect prior to occupancy clearance.

- 20. Construction Wash Requirements.** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to storm drains, street, drainage ditches, creeks, rivers, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted on all plans submitted for approval of a zoning clearance for any phase of the project, and signs identifying such areas shall be posted onsite during all construction activities. **Plan Requirements:** The applicant shall designate a washout area acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to zoning clearance issuance for any phase of project construction, and signs identifying such areas shall be posted onsite prior to commencement of any construction activities. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: P&D staff shall check plans prior to zoning clearance issuance for any phase of the project. Permit Compliance shall periodically site inspect throughout construction to verify proper use and maintenance of the wash out area(s).

- 21. Application of concrete, Asphalt, and Seal Coat.** To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc. **Plan Requirements & Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to zoning clearance issuance.

MONITORING: Permit Compliance shall periodically site inspect to verify compliance as needed during construction.

22. Best Management Practices (BMP's). The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner for commercial/industrial sites and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to zoning clearance issuance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspections at least once/year and retain proof of inspections. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site, building and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior issuance of zoning clearance.

MONITORING: P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

23. Incorporation of Pervious Materials or Surfaces. To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The plans shall be submitted to P&D for review prior to zoning clearance issuance.

MONITORING: P&D shall site inspect for installation.

24. Outdoor Material Storage Requirements. Where proposed project plans include outdoor material storage areas that could contribute pollutants to the storm water conveyance system, the following measures are required:

1) Materials with the potential to contaminate storm water must either be (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (b) protected by a secondary containment structure such as berm, dike, or curb and covered with a roof or awning.

2) The storage area must be paved and sufficiently impervious to contain leaks and spill or otherwise be designed to prevent discharge of leaks or spills into the storm water conveyance system.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

25. Compliance with Santa Barbara County Flood Control Conditions of Approval. Prior to Zoning Clearance, the applicant shall comply with the Flood Control Standard Conditions of Approval and shall submit improvement plans, grading and drainage plans, and a drainage study to the District for review and approval. All encroachment permits, off-site easements and other permits that may be required shall be obtained by the applicant. **Plan Requirements/Timing:** County Flood Control, Project Clean Water (Water Resources Division), and the Regional Water Quality Control Board, as applicable, shall approve plans, encroachment permits, off-site easements and other permits, as necessary shall be obtained prior to the issuance of Zoning Clearance.

MONITORING: Permit Compliance personnel shall inspect the site to ensure compliance.

26. Drainage Plans. Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to zoning clearance issuance, a drainage plan shall be submitted to P&D and Flood Control for review and approval. The plan shall include the location(s) of all proposed pipelines, the entire length of all proposed pipelines, trees located within fifteen feet of the pipeline, pipe diameters, and amount of water that would flow from each pipeline. **Timing:** The components of the drainage plan shall be implemented prior to zoning clearance issuance.

MONITORING: P&D shall site inspect during grading.

27. California Regional Water Quality Control Board. The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements/Timing:** Prior to approval of zoning clearances the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention

Plan (SWPPP) to P&D and Public Works. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

MONITORING: Grading inspectors shall site inspect for compliance with the SWPPP during grading and construction activities.

28. Trash Containers. All trash container areas must meet the following requirements:

- 1) Trash container areas must divert drainage from adjoining paved areas.
- 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

29. Dock Area Design Criteria. The following design criteria are required for all loading/unloading dock areas:

- 1) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
- 2) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

III. PROJECT SPECIFIC CONDITIONS

30. The permittee shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include but is not limited to the following measures:

- a. Implementation of a green waste source reduction program, including the disposal of stems, leaves and skins of grapes by drying, spreading, and disking the waste into the soil on the project site and/or other parcels under the Sweeney Canyon, LLC ownership.

Plan Requirement and Timing: The applicant shall submit a Solid Waste Management Program to P&D and EHS for review and approval prior to zoning clearance issuance. Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

31. Annual wine production is limited to 5,000 cases per year based on the 2.5 acres of vineyards planted onsite (1,000 cases per year / 0.5 acre of vineyard). In order to reach the approved maximum of 10,000 cases per year, an additional 2.5 acres of vines shall be planted. To ensure adherence with LUDC Section 35.42.280 requirements for case production based on the specified percentages of: 1) vineyard acreage onsite; and 2) grapes grown onsite; the operator shall provide a written annual report by January 31 of each year to Permit Compliance staff indicating: 1) the number of cases produced at the facility; 2) the source of all grapes processed onsite; 3) the percentage of grapes grown offsite; and 4) total acreage of vineyards planted onsite.

Plan Requirements/Timing: The applicant shall submit the required annual report by January 31 of each year to P&D Permit Compliance staff for review and approval.

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

32. Approval of the Final Development Plan shall expire ten (10) years after approval by the Board of Supervisors, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
33. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit #1, dated April 14, 2010. Substantial conformity shall be determined by the Director of P&D.
34. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but un-built plans shall become null and void.
35. If the applicant requests a time extension for this permit/project, the permit/project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of approval of a LUP/CDP.
36. The applicant shall obtain final approval from the Board of Architectural Review (BAR) prior to zoning clearance issuance.

V. COUNTY RULES AND REGULATIONS

37. **Additional Approvals Required:** Approval of this Final Development Plan is subject to the Board of Supervisors approving the required rezone.
38. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Zoning Clearance and

Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Board of Supervisors. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

39. Signed Agreement to Comply Required: Prior to Zoning Clearance issuance for the project, the owner shall sign and record an agreement to comply with the project description and all conditions of approval.

40. Landscape Requirements: Two performance securities shall be provided by the applicant prior to Zoning Clearance issuance, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for 3 years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security 2 years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property. Landscaping shall be maintained for the life of the project. The installation security shall guarantee compliance with the provision below:

- a. Installation of planting, irrigation, and seeding materials consistent with the final landscaping plans approved by the BAR prior to occupancy clearance.

MONITORING: P&D shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

41. Compliance with Departmental letters required as follows:

- a. Air Pollution Control District dated March 30, 2009
- b. Environmental Health Services dated March 22, 2010
- c. Fire Department dated March 19, 2009
- d. Flood Control dated March 19, 2009
- e. Public Works Project Clean Water dated September 19, 2009
- f. Public Works Transportation Division dated March 24, 2010

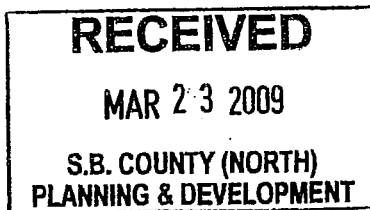
42. Print & illustrate conditions on plans: All applicable Board of Supervisors final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety

Division. These shall be graphically illustrated where feasible.

- 43. Mitigation Monitoring required:** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the applicant agrees to:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
 - b. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
 - c. Pay fees prior to approval of zoning clearance as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
- 44. Fees Required:** Prior to zoning clearance issuance the applicant shall pay all applicable P&D permit processing fees in full.
- 45. Change of Use:** Any change of use in the proposed building or structure shall be subject to environmental analysis and appropriate review by the County including building code compliance.
- 46. Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Rezone and Development Plan. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 47. Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.

Memorandum

DATE: March 19, 2009
TO: Dana Carmichael
Planning and Development
Santa Maria
FROM: Dwight Pepin, Captain
Fire Department



SUBJECT: APN: 099-150-053; Permit #: 09DVP-00005/09RZN-00004
Site: 2050 Sweeney Road, Lompoc
Project Description: Winery, Tier III

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
2. Santa Barbara County High Fire Hazard Area Requirements must be met.

PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS THE FOLLOWING CONDITIONS MUST BE MET

3. All access ways (public or private) shall be installed and made serviceable.
Driveway width shall be a minimum of 30 feet as shown on plans dated February 6, 2009.
4. Three fire hydrants shall be installed. Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.
5. Plans for a stored water fire protection system shall be approved by the fire department. Water storage shall be 37,500 gallons above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.
6. If connection to a public water supply is not available and the current or anticipated system will not meet minimum flow requirements, a fire department approved fire pump capable of delivering a fire flow of 1,250 gallons per minute shall be installed in compliance with N.F.P.A. Standard #20. The fire pump shall be supervised by a U.L. listed central station and be equipped with a local alarm bell on the address side of the building. The stored water for fire protection shall be 37,500 gallons and comply with N.F.P.A. Standard #22.

The on-site water supply system shall be stubbed out to facilitate connection to the water district or purveyor when available. Connection to a water district or purveyor mains shall be accomplished within 180 days of availability.

Pumps powered by diesel IC engines rated over 50 brake-horsepower are subject to the requirements of the Santa Barbara County Air Pollution Control District (APCD). An APCD permit must be obtained prior to the procurement and installation of the diesel IC engine.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

7. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved by the fire department prior to installation. Location of any fire department connection shall be determined by the fire department.
8. Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Plans shall be approved by the fire department prior to installation.
9. Portable fire extinguishers are required.
10. Building address numbers shall be posted as required by fire department.
11. Access way entrance gates shall conform to fire department standards.
12. When access ways are gated a fire department approved locking system shall be installed.
13. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

ADVISORY

14. Permits for the use and storage of hazardous material / hazardous wastes are required prior to operation.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

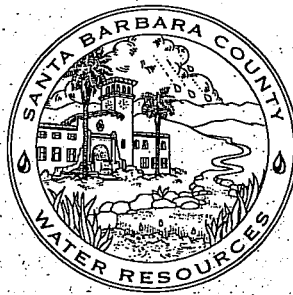
DP:mkb

- c Joe Rushing, PO Box 82, Buellton 93427
Shelly Ingram, MNS Engineers, 201 Industrial Wy, Buellton 93427
Vladimir Milosevic, 991 Longview Av, Pismo Beach 93449
John A. Smith, Tartaglia Engineering, PO Box 1930, Atascadero 93423

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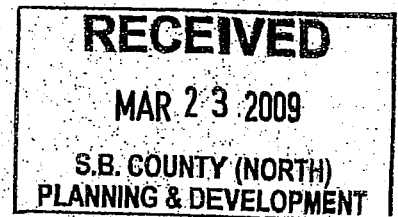
S.B. COUNTY
PLANNING & DEVELOPMENT



Santa Barbara County Public Works Department
Flood Control & Water Agency

March 19, 2009

Dana Carmichael, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101



Re: 09DVP-00000-00005; Sweeney Canyon LLC Winery
APN: 099-150-063, -040; Lompoc

Dear Ms. Carmichael:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated November 2007 (www.countyofsb.org/pwd/water/downloads/StdCond_PlnApproval.pdf), or the most recent standard conditions.
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.
- c. The proposed project shows proposed offsite drainage improvements. Easements will be required for these improvements. If easements are unable to be obtained, then all proposed work shall remain onsite.

2. Prior to Land Use Clearance

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code. The District approved Top of Bank of the Santa Ynez River and a minimum 200-foot development setback shall be shown on the plans.
- b. The limits of the 100-year Floodplain and Floodway as shown on the current FEMA Flood Insurance Rate Map (FIRM) shall be indicated on the plans. Any new construction or substantial improvement within the Floodplain shall be designed in compliance with the requirements described in Chapter 15A of the Santa Barbara County Code.

- c. For any proposed development within the Floodway, the applicant shall submit a Floodway encroachment analysis prepared by a registered Civil Engineer, which certifies that "no rise" in the 100-year Base Flood Elevation (BFE) will occur as a result of the development.
 - d. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
 - e. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - f. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.
 - g. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
 - h. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
 - i. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - j. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Nick Bruckbauer
Development Review Engineer

Cc: Dana Carmichael, Planning & Development
Sweeny Canyon, LLC, P.O. Box 82, Buellton, CA 93427
MNS Engineers, 201 Industrial Way, Buellton, CA 93427
Tartaglia Engineering, P.O. Box 1930, Atascadero, CA 93423
Vladimir Milosevic, 991 Longview Avenue, Pismo Beach, CA 93449



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
Website: www.countyofsb.org/project_cleanwater

PROJECT

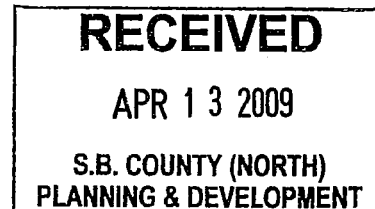
CLEAN WATER
Santa Barbara County

SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

September 19, 2009

Dana Carmichael
County of Santa Barbara
Planning & Development Department
624 W. Foster Road
Santa Maria, CA 93455



Re: 09DVP-00000-0005 Sweeney Canyon Winery
APN: 099-150-063, -040; Lompoc

Dear Ms. Carmichael:

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 0.5 acres of commercial development and/or more than 25 parking stalls exposed to storm water. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached conditions).

The following specific provisions apply:

1. Prior to issuance of Zoning Clearance or Building or Grading Permits, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping.

At a minimum, the submittal(s) must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,
 - b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
 - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to issuance of Zoning Clearance or Building or Grading Permits, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify

the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. The maintenance plan shall be recorded with the County Clerk-Recorder.

3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and *certified by a Registered Civil Engineer*. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division (attn: Cathleen Garnand).

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval.

Sincerely,

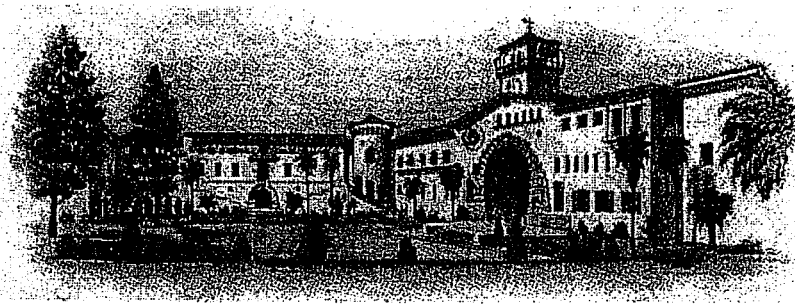


Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

Cc: Dana Carmichael, Planning & Development
 Sweeney Canyon, LLC, P.O. Box 82, Buellton, CA 93427
 MNS Engineering, 201 Industrial Way, Buellton, CA 93427
 Tartaglia Engineering, P.O. Box 1930, Atascadero, CA 93423
 Vladimir Milosevic, 991 Longview Avenue, Pismo Beach, CA 93449

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



March 24, 2010

TO: Dana Carmichael, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Conditions of Approval (3 pages)**
Barrack Winery Development Plan
09DVP-00000-00005
APN: 099-150-063/ Lompoc

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Unincorporated Planning Areas of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$3,138 (6 newly generated peak hour trips x \$523/peak hour trip)**. Fees are due prior to land use clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

Sight Distance

2. Prior to land use clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

3. Prior to land use clearance or tract/parcel map approval the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.
4. Prior to occupancy, the developer shall design and construct the driveway ingress and egress to conform to the County of Santa Barbara Engineering Design Standards.

Street Sections/Pavement Traffic Index

5. Prior to land use clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards under an approved encroachment permit. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic and Permit Sections.

Encroachment/Excavation Permit

6. Prior to recordation and/or zoning clearance, the developer shall apply for an Encroachment Permit for all proposed work within the public road right of way; and obtain approval, after submittal of an application, plans, agreement(s), bond(s), and fees, as required by the Public Works Permit Section. The submittals shall include, but are not limited to, all construction documents for safety, erosion and traffic control, landscape, lighting, roads, sidewalks, curbs, gutters, driveways, utility connections, cost estimates, etc. as required to fully show the proposed work and its value.

The developer shall comply with all applicable Public Works Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, before issuance of the Encroachment Permit.

An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

7. Prior to land use clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
8. Prior to land use clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
9. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Off-Site Road Improvements

10. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall reimburse the applicant for all applicable real property, engineering and construction costs.

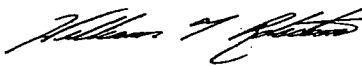
Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's.

If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,

 03/24/2010

William T. Robertson

Date

cc: 09DVP-00000-00005

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
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COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

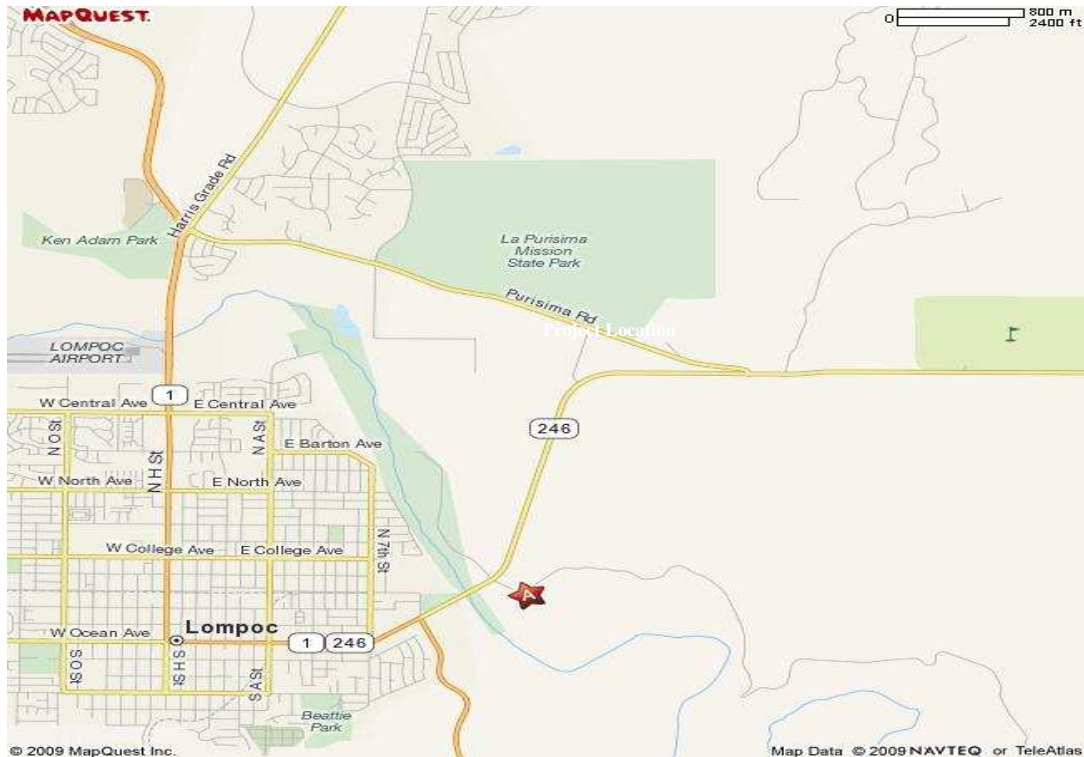
Final Mitigated Negative Declaration

10NGD-00000-00002

Sweeney Canyon, LLC
Consistency Rezone and Development Plan

09RZN-00000-00004, 09DVP-00000-00005

March 22, 2010



Owner:
Sweeney Canyon, LLC
P.O. Box 82
Buellton, CA 93427
(805) 698-9359

Agent:
Shelly Ingram
MNS Engineers
201 Industrial Way
Buellton, CA 93427
(805) 688-5200

Engineer:
John A. Smith
Tartaglia Engineering
P.O. Box 1930
Atascadero, CA 93423
(805) 466-5660

1.0 REQUEST/PROJECT DESCRIPTION

The proposed project is a request of Shelly Ingram of MNS Engineers, Inc., agent for Sweeney Canyon, LLC, owner, to consider Case Nos. 09RZN-00000-00004, and 09DVP-00000-00005 for the approval of: 1) a Consistency Rezone to rezone the property from its current zoning of General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the LUDC, and 2) a Development Plan for a new 21,500 sq. ft. winery consistent with the Comprehensive Plan and the Santa Barbara County Land Use and Development Code (LUDC).

1) Consistency Rezone (09RZN-00000-00004)

The proposed winery project would require a consistency rezone. The subject 10.04 acre parcel is non-conforming as to size and is currently zoned General Agriculture, 40-acres minimum lot area (40-AG), pursuant to Ordinance 661. In order to be consistent with the current Land Use and Development Code, the zoning map is proposed to be amended to Agriculture II, 40-acres minimum gross lot area (AG-II-40).

2) Development Plan (09DVP-00000-00005)

The proposed winery would be located on a 10.04 gross / 9.68 net acre parcel currently developed with an existing 2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, 2,400 sq. ft. agricultural storage shed. Total proposed development associated with the winery would be 21,500 square feet as follows:

- 1) Building A: Two story 8,146 sq. ft. winery processing facility containing 1,254 sq. ft. of administration, office, meeting area and laboratory space for a total of approximately 10,000 sq. ft. The building would have a maximum height of 41 feet, with approximately 1,022 sq. ft. of storage/office space located on the second story; and associated signage.
- 2) Building B: Single story 8,500 sq. ft. winery processing and storage facility containing 1,500 sq. ft. of administration and lab space, and a 1,500 sq. ft. tasting room for a total of 11,500 sq. ft. The building would have a maximum height of 41 feet; and associated signage.

The proposed project also includes the demolition of the following structures:

- 1) Small Tower Building of approximately 121 sq. ft.
- 2) Storage Building of approximately 660 sq. ft.
- 3) Retaining wall of approximately 6 feet in height, 310 feet in length

In accordance with LUDC Section 35.42.280.C.3, Wine production would be limited to a maximum of 10,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.6 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County ordinance requirements. Winery process would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in steel tanks, food grade plastic vats, or oak barrels.

Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush extended hours may be necessary. During regular operation, a maximum of 6 employees would be involved in the wine production operations with general winery staff increasing to approximately 7-10 during crush season. 74 parking spaces are proposed onsite, and would be maintained for employee and winery use with additional overflow parking to accommodate special events, limos, and buses to be located on interior winery maintenance roads on the northeast property line.

Water for winery facilities would be provided via the existing onsite well. Filtered water for fire suppression would be available from a proposed stored water pond with a capacity of 104,593 gallons. Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. An additional septic system is proposed to provide disposal for domestic uses onsite. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard in accordance with an Environmental Health Services approved Solid Waste Management Plan. All exterior lighting would be hooded and directed downward and away from adjacent properties and roadways.

The winery is proposing to have 10 annual special events with a maximum of 100 attendees at each event. Amplified music for special events is proposed between the hours of 11 a.m. to 6 p.m. The proposed special events are as follows:

- 1) Valentine’s Day Pink Party (February, 1 weekend day, 11 a.m. – 7 p.m.)
- 2) Sommelier Education Wine Tasting (March, 1 weekend day, 11 a.m. – 7 p.m.)
- 3) Spring Release Celebration (April, 1 weekend day, 11 a.m. – 7 p.m.)
- 4) Wine Club Luncheon (June, 1 weekend day, 11a.m. – 7 p.m.)
- 5) Fiddle Fest (July, 1 weekend day, 11a.m. – 7 p.m.)
- 6) Harvest Festival (October – 1 weekend day, 11 a.m. – 7 p.m.)
- 7) 4 other events TBD (May, June, August, and September; 1 weekend day, 11 a.m. – 7 p.m.)

Grading would consist of 6,545 cu. yd. cut, and 1,556 cu. yd. fill; including the installation of a 27,500 cu. ft. irrigation pond. Access to the winery would be provided by an all weather driveway of approximately 24 feet in width with an approximate total length of 260 feet accessed via Sweeney Road.

2.0 PROJECT LOCATION

The application involves Assessor Parcel No. 099-150-063 located approximately 1 mile east of the City of Lompoc, southeast of Hwy 246, commonly known as 2050 Sweeney Road, Fourth Supervisorial District. (See Attachment A for Vicinity Map)

2.1 Site Information	
Comprehensive Plan Designation	Agriculture, A-II-40
Zoning District, Ordinance	40-AG, Ordinance 661
Site Size	Gross: 10.04 acres, Net: 9.68 acres
Present Use & Development	2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, 2,400 sq. ft. agricultural storage shed.
Surrounding Uses/Zoning	North: Agriculture, Residential Development; <u>Homeless Shelter</u> ; 40-AG South: Agriculture, Residential Development; 40-AG East: Agriculture, Residential Development, 40-AG West: County Road Yard, City of Lompoc, Commercial Development
Access	Private driveway accessed from Sweeney Road
Public Services	Water Supply: Private onsite water well Sewage: Private Septic Systems (1 existing, 1 proposed) Fire: Santa Barbara County Fire Station #51 Schools: Lompoc Unified School District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The subject parcel is located adjacent to the Santa Ynez River. The proposed project site would be set back approximately 200 feet from the top-of-bank of the Santa Ynez River. Topography of the project site is fairly level with slopes from 0-5%.

Flora: A Biological Survey, dated September 2009, prepared by Vince Semonsen and Mary Carroll, indicates the majority of the subject parcel has been cleared of native vegetation due to ongoing agricultural uses. Plant types existing on the site include non-native annuals such as knotweed, bull mallow, nettle-leaf goosefoot, lamb's quarters, and mustards. In addition, Russian and milk thistle are present near roadways, and in moist locations, weeds such as poison hemlock, curly dock, and dwarf nettle are present. Non-native grasses are also present, especially foxtail barley and smilo, but not in sufficient abundance to be mapped as annual grassland. Trees on the subject parcel include Coast Live Oak, Tasmanian Blue Gum Eucalyptus, Red Ironbark Eucalyptus, Aleppo pine, Monterey pine, English walnut, Peruvian pepper, avocado, and myoporum.

Fauna: Potentially occurring wildlife on the subject parcel are typical for the northern areas of Santa Barbara County, and would include birds, raptors, Pacific tree frog, Western fence lizard, bullfrogs, mosquito fish, stickleback, crayfish, black-tailed deer, striped skunk, raccoon, coyote, gray fox, California ground squirrels, Botta's pocket gophers, California meadow voles, and brush rabbits. No raptor nests were observed on the project site during the Biological Survey conducted June, 2009. While the project site is located within the territory of the least Bell's vireo and the southwestern willow flycatcher, these species were not detected during the June 2009 surveys, and are assumed to not be breeding along this stretch of the Santa Ynez River.

Archaeological Sites: A Phase I Archaeological Survey and Resource Assessment (conducted by Western Points Archaeology, dated May 2009) concludes that the proposed project would not have the potential to impact significant or important prehistoric or historic cultural remains as defined in the County Cultural Resource Guidelines. There are no known sites of historic or prehistoric significance on or within the vicinity of the project parcel as indicated on the County's archaeological resource maps.

Soils: Soils on the project site consist of MaC, Marina Sand, slopes 2-9%, Class III soil. No prime soils are present on the subject parcel.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 200 feet east of the top-of-bank of the Santa Ynez River. No surface water bodies are present on the subject parcel.

Existing Structures: The parcel is currently developed with a 2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, and 2,400 sq. ft. storage barn.

Project Site and Surrounding Land Uses: The proposed project site is located approximately 1 mile east of the City of Lompoc, and south of Hwy 246. The subject property is currently developed with a single family dwelling, barn, and storage structures. The Santa Ynez River borders the subject parcel on the west. Proposed structures would be located outside of the 200 foot setback from the top-of-bank of the Santa Ynez River. The subject 10.04 acre parcel is bordered on the north, south and east by parcels zoned 40-AG. These parcels are mainly developed with low intensity agricultural uses and single family dwellings. The Bridgehouse Homeless Shelter is located on a 10.04 acre parcel to the northwest. The parcel to the east is zoned 40-AG and is used as a road yard owned by the County of Santa Barbara County.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project’s impacts are measured consists of the on the ground conditions described above.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?		X			
b. Change to the visual character of an area?		X			
c. Glare or night lighting which may affect adjoining areas?		X			
d. Visually incompatible structures?		X			

Existing Setting: The project site is located on the south side of Highway 246, approximately 1 mile east of the City of Lompoc. The subject parcel is not readily visible from travelers on Highway 246 due to: 1) The distance the subject parcel is setback from Highway 246 (approximately 900 feet), 2) screening from Highway 246 due to the existing County Road Yard located on the adjacent parcel to the northwest (APN 099-141-019), and existing eucalyptus trees. The subject parcel and existing development (single family dwelling, barn, storage barn) are visible from Sweeney Road. Land uses on surrounding parcels consist primarily of single-family homes, equestrian uses, County road yard, and cultivated agriculture.

County Environmental Thresholds: The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant

amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a, b) Less than significant with mitigation: The subject 10.04 acre parcel is bordered on the north, south and east by parcels zoned 40-AG under Ordinance 661. These parcels are mainly developed with low intensity agricultural uses, and single family dwellings. The parcel to the east is zoned 40-AG and is used as a road yard, owned by Santa Barbara County. The proposed project consists of: 1) a rezone from the 40-AG zoning (under the out-dated Ordinance 661) to the current AG-II-40 (under the Santa Barbara County Land Use and Development Code (LUDC), which provides for development of the proposed winery; and 2) a development plan allowing the construction of a Tier III winery consisting of 21,500 square feet as follows:

- 1) Building A: Two story 8,146 sq. ft. winery processing facility containing 1,254 sq. ft. of administration, office, meeting area and laboratory space, and 600 sq. ft. of storage for a total of 10,000 sq ft. The building would have a maximum height of 41 feet, with approximately 1,022 sq. ft. of storage/office space located on the second story; and associated signage.
- 2) Building B: Single story 8,500 sq. ft. winery processing and storage facility containing 1,500 sq. ft. of administration and lab space, and a 1,500 sq. ft. tasting room for a total of 11,500 sq. ft. The building would have a maximum height of 41 feet; and associated signage.

Proposed grading activities would include approximately 6,545 cu. yd. cut, and 1,556 cu. yd. fill including the installation of a 27,500 cu. ft. irrigation pond. Development activity has been sited primarily on the southern portion of the project site. The proposed project would include structures with a maximum height of 41 feet, and would only be partially visible from travelers on Highway 246 due to: 1) the distance the subject parcel is setback from the Highway (approximately 900 feet), and 2) screening from Highway 246 due to the existing County Road Yard located on the adjacent parcel to the northwest (APN 099-141-019), and existing vegetation including eucalyptus trees. The proposed project would be visible from Sweeney Road. Sweeney Road is not a designated scenic highway, and the proposed project has been designed to be compatible with the visual character of the area. The proposed project would not be readily visible from the La Purisima State Mission State Historic Park which is located approximately ½ mile north. In addition, the proposed project would be conditioned to require Board of Architectural Review approval prior to zoning clearance issuance. As a result, the proposed project would not obstruct any scenic vista or view open to the public or create a visually offensive site open to public views. The proposed project would be compatible with the visual character of the area. Therefore, impacts would be **less than significant** with mitigation requiring the review and approval of the Board of Architectural Review prior to zoning clearance issuance.

(c, d) Less than significant with mitigation. Project development is subject to the County of Santa Barbara Land Use Development Code (LUDC), which requires exterior lighting that is hooded and directed downward onto the subject parcel. Furthermore, project's requiring Development Plan approval are required by the LUDC to receive review and approval from the appropriate regional Board of Architectural Review. The Northern Board of Architectural Review (NBAR) has provided conceptual review of the project on March 27, 2009. The NBAR's comments have been incorporated into the project design, which included showing how new and old colors and materials will relate to one another, and integrating a unified theme for the facility. The proposed project has been approved to return for Preliminary NBAR review after discretionary approval. With the implementation of the mitigation measures listed below, impacts from night lighting, and structural incompatibility would be **less than significant**.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since public views of the project would be limited by

surrounding natural topography. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: Adherence to the following mitigation measures would reduce potentially significant impacts associated with visual resources to less than significant levels. Residual impacts would be less than significant.

1. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval (09BAR-00000-00033). **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Zoning Clearance Permits. Grading plans shall be submitted to P&D concurrent with, or prior to, Board of Architectural Review plan filing.

MONITORING: P&D shall site inspect for compliance with BAR-approved final plans during construction and prior to Occupancy Clearance.

2. A trash storage area shall be installed which is architecturally compatible with the project design. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate. The trash storage area shall be maintained in good repair. **Plan Requirement:** Location and design of trash storage area shall be denoted on project plans. **Timing:** Trash storage area shall be installed prior to Occupancy Clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

3. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **Plan Requirement:** Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to Occupancy Clearance.

MONITORING: P&D shall inspect prior to Occupancy Clearance.

4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR.

MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of Zoning Clearance Permits for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?			X		
b. An effect upon any unique or other farmland of State or Local Importance?			X		

Existing Setting: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1.1 billion (Santa Barbara County 2008 Crop Production Report). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character. The project site is located on Sweeney Road in an area defined by agricultural uses consisting of horse operations, cattle grazing, vineyards, and orchards.

County Environmental Thresholds: The County's Agricultural Resources Guidelines (republished October 2008) describes a methodology, the weighted point system, to determine the agricultural productivity and suitability of a parcel. As a general guideline, an agricultural parcel of land should be considered to be viable if it is of sufficient size and capability to support an agricultural enterprise independent of any other parcel. The guidelines utilize a weighted point system to serve as a preliminary screening of a project's potential impacts during the Initial Study process. The point system evaluates physical environmental resources rather than economics or production units. This approach is consistent with CEQA emphasis on physical environmental impacts and not social or economic impacts (State CEQA Guidelines Section 15131). Values are assigned to nine physical characteristics including parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, the parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the lot line adjustment would result in parcels that score less than 60 points.

Impact Discussion:

(a, b) Less than significant impact. The subject parcel is not currently in active agricultural cultivation or use. As a result, prior to project approval, the subject parcel would be planted with approximately 5.6 acres of vineyards. The proposed project, consisting of: 1) a Rezone to bring the parcel into current zoning; and 2) a Development Plan for a winery onsite, would support agricultural operations onsite (vineyards). The subject parcel is not enrolled in an Agricultural Preserve Program, and does not contain prime soils, or farmland of Statewide or local importance. Therefore, impacts to agricultural resources would be **less than significant**.

Cumulative Impacts: The proposed winery would secure long term use of the property for agriculture and would contribute to the region's agriculture and wine making industry. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture would be **less than significant**.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.3 AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		
Greenhouse Gases	Significant		No classification		
d. Emissions equivalent to or greater than 25,000 metric tons of CO ₂ per year from both stationary and mobile sources during long-term operations?			X		

Existing Setting: Santa Barbara County is part of the Central South Coast Air Basin, which also includes Ventura and San Luis Obispo Counties. Ambient air quality within the basin is generally good. However, the area periodically experiences atmospheric temperature inversion layers (generally between May and October) which tend to prevent the rapid dispersion of pollutants. Presently, Santa Barbara County is in attainment of the California Ambient Air Quality Standards (CAAQS) for NO₂, SO₂, CO, sulphates (SO₄²⁻), hydrogen sulfide (H₂S), and lead (Pb) and in nonattainment of the CAAQS for O₃ and PM₁₀. The major sources of ozone precursor emissions in the County are motor vehicles and vessels, the petroleum industry, and solvent use. Sources of PM₁₀ include grading, road dust, dust resulting from agricultural activities, and vehicle and vessel exhaust. Vehicle traffic on Sweeney Road, and in the vicinity of the project site is of a low volume.

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only; and
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County’s Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, paints, solvents, and chemical or industrial processing operations that release pollutants).

Impact Discussion:

(a) *Less than significant impact.* The proposed winery would generate air pollutants in the form of vehicle emissions associated with new employees, visitors to the site, administrative functions, special events, and ethanol emissions from wine fermentation.

Emissions from Vehicle Trips

The sum of all proposed uses onsite, including operation of the vineyard, special events, and administrative functions would generate a maximum of 188 average daily trips (ADT), and 49 AM peak hour trips (PHT) (“worst case scenario”).

The Urbemis air emissions modeling program version 9.2.4 (Attachment 7) indicates the following air emissions would result: ROC Emissions = **1.72 lbs/day**, NOx Emissions = **2.68 lbs/day**. This is less than the County’s adopted threshold of significance of 25 lbs/day from traffic only.

Emissions from Wine Fermentation and Aging

Fermenting and aging wine produces ethanol emissions that are considered reactive organic compounds. The fermentation period begins when the grapes are harvested and lasts until the wine is produced. White wine ferments for a longer period of time than red wine. However, red wine produces more ethanol emissions than white wine. Additional ethanol emissions are produced while the wine is being aged throughout the year. There are a number of variables involved when calculating the amount of reactive organic compounds that are produced from the wine making process. The following figures are used for calculating the amount of emissions for the proposed Sweeney Canyon Winery. They are based on standards from the Air Pollution Control District and information obtained from the wine maker. The following assumptions are made:

- During fermentation red wine emits 6.20 lbs of ethanol per 1000 gallons; white wine emits 2.50 lbs of ethanol per 1000 gallons (source: ARB, March 2005)
- Annual Production: 71,326 gal/yr (red), 47,551 gal/yr (white)
- Daily Production: 5,760 gal/cycle (red), 960 gal/cycle (white)
- Fermentation period is assumed to be 7 days for red wine and 15 days for white wine
- Annual Aging/Storage: 27.83 lb/1,000 gal-yr (red), 25.83 lb/1,000 gal-yr (white)
- Daily Aging/Storage: 0.0762 lb/1,000 gal-day (red), 0.0708 lb/1,000 gal-day (white)

The winery proposes to produce a maximum of 10,000 cases of wine annually. Approximately 75 out of the total cases (7,500 cases) would be red wine and 25% of the cases (2,500 cases) would be white wine. The wine would be aged in oak and steel barrels. The calculations are based on all of the red and white wine fermenting and 100% of the red and white wine aging at total peak production to account for a peak day during the harvest when the most grapes have been picked, aged and fermented.

The ethanol emissions produced from the aging and fermenting of the wine is as follows. It should be noted that the following calculations are based on information specific to the Sweeney Canyon Winery, and the information can vary based on different picking, aging and fermenting techniques.

Table 1: Sweeney Canyon Winery Annual Wine Emissions (ethanol):

Process	Red Usage	White Usage	Units	Red Emission Factor	White Emission Factor	Units	Red lb/yr	White lb/yr
Fermentation	17,832	5,944	gal/yr	6.20	2.50	lb/1,000 gal	111	15
Aging/Storage	17,832	4,458	gal/yr	27.83	25.83	lb/1,000 gal	496	115
Sub total:							607	130
							0.37 Tons/year	

Table 2: Sweeney Canyon Winery Daily Wine Emissions (ethanol)

Process	Red Usage	White Usage	Units	Red Emission Factor	White Emission Factor	Units	Red lb/day	White lb/day
Fermentation	6,241	1,783	gal/cycle	6.20	2.50	lb/1,000 gal	2.76	0.21
Aging/Storage	17,832	4,458	gal/day	0.0762	0.0708	lb/1,000 gal-day	1.36	0.32
Sub total:							4.12	0.53
							4.65 lb/day	

Using APCD defaults, ROC emissions from one firewater pump or emergency generator are estimated to be 0.39 and 0.40 lbs/day, for a total of 0.79 lb/day.

Winemaking Total Project Emissions: 4.12 lbs/day ROC from red wine fermentation & aging/storage
 0.53 lbs/day ROC from white wine fermentation & aging/storage
 0.79 lbs/day ROC from equipment
Total: 5.44 lbs/day ROC from wine making

Total Project Emissions (Winemaking/fermenting + winery daily vehicle trips)
 5.44 lbs/day ROC (winemaking) + 1.72 lbs/day ROC (vehicle emissions) = **7.16 lbs/day ROC**
 0 lbs/day NOx (winemaking) + 2.68 lbs/day NOx (vehicle emissions) = **2.68 lbs/day NOx**

The total emissions associated with the proposed project would not exceed the 55 lbs/day threshold of significance, or 25 lbs/day threshold for a significant impact to air quality from vehicle emissions. Therefore, the emissions produced by activities associated with the proposed project are considered a **less than significant** impact to air quality.

(b) Less than significant impact. The operation of a wine processing facility including processing of grapes and wine storage is not expected to create substantial smoke, ash or odor. If asbestos is discovered during demolition or renovation of existing structures, the applicants would notify and report the find pursuant to Air Pollution Control District Rule 1001 – National Emission Standards for Hazardous Air Pollutants (NESHAP) – Asbestos. Therefore, impacts would be **less than significant**.

(c) Less than significant impact. Project-related grading activities would require 6,545 cu. yd. cut, and 1,556 cu. yd. fill; including the installation of a 27,500 cu. ft. irrigation pond. Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM₁₀, with the implementation of standard dust control measures that are required for all new development in the County. Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related

emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the Air Pollution Control District to reduce construction-related emissions of ozone precursors to the maximum extent feasible. The application of standard dust control measures by the Air Pollution Control District under the County Air Quality Management Plan would ensure potential nuisance dust impacts are reduced to **less than significant** levels.

(d) No classification. Greenhouse gases (GHG's) include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and other compounds. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects. The County's methodology to address Global Climate Change in CEQA documents is evolving. Until appropriate regulatory entities develop CEQA thresholds for GHGs, only relatively large GHG emitters will be considered to have cumulatively significant effects on the environment. Projects that are estimated to emit the equivalent of 25,000 metric tons of CO₂ emissions from direct and indirect, long-term operational sources would be considered to have a cumulatively significant impact on greenhouse gas emissions.¹ Projects below these levels remain unclassifiable until more evidence becomes available.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not considerable, and its cumulative effect is less than significant.

Mitigation and Residual Impact: Adherence to the Air Pollution Control District conditions of approval and standard requirements would mitigate potential short term air quality impacts from construction. Long term air quality impacts from operation of the proposed facility would be **less than significant**. No additional mitigation is required. Residual impacts would be **less than significant**.

¹ California Air Resources Board Resolution 07-54 establishes 25,000 metric tons of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005% of California's total inventory of GHG emissions for 2004.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			X		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?			X		
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			X		
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

Existing Setting:

Vegetation and Flora: The project site is approximately 10 acres in size and is known as APN 099-150-063. The project site is currently developed with an existing 2,300 sq. ft. single family dwelling, 3,042 sq. ft. barn, and 2,400 sq. ft. agricultural storage shed, and is mostly devoid of vegetation and flora with the exception of the southwest corner of the property which extends down to the edge of the existing riparian habitat and Santa Ynez River which is located offsite of the subject parcel. According to the Biological Survey completed by Vince Semenson and Mary Carroll, dated September, 2009, a total of four plant communities can be found on the site, along with 143 species of plants in the project area. Two upland plant communities can be found, and are ruderal vegetation and plantings. In addition, at least two wetland communities are present along the Santa Ynez River offsite consisting of Central Coast cottonwood sycamore riparian forest and coastal and valley freshwater marsh. Approximately 48 species of native plants and 95 species of non-native plants were observed in the project vicinity in June 2009.

County Environmental Thresholds: Santa Barbara County’s Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Thresholds Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Riparian Habitats: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

Native Grasslands: In general, project created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

Impact Discussion:

(a-c) A loss or disturbance to, reduction in the numbers, restriction in the range, or in the extent, diversity or quality, of native species. *Less than significant.* No federal or state protected plant species or plant community was observed on site during the June botanical survey completed in September, 2009 by Vince Semonsen and Mary Carroll. Sensitive wetland communities occur west of the subject parcel. However, the proposed project would be setback 200 feet from the top-of-bank of the Santa Ynez River, which would allow for a sufficient buffer from the wetland areas. There would be no reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements) as project site area is devoid of native vegetation. Impacts would be **less than significant**.

(d,f) An impact on non-native vegetation whether naturalized or horticultural if of habitat value. *Less than significant impact.* The majority of the project site has been cleared of native vegetation and has been used for equestrian purposes. The project site area is dominated by ruderal vegetation, especially non-native annuals. The ruderal vegetation provides little or no quality habitat value. Therefore, impacts would be **less than significant**.

(e) The loss of healthy specimen trees. *Less than significant impact with mitigation.* The project site contains one native coast live oak tree. This tree is approximately 25 to 30 feet tall, with two trunks measuring approximately 25.5 inches diameter at breast height. Construction and grading activities associated with the proposed project have the potential to inadvertently affect the coast live oak tree. Therefore, a mitigation measure has been added which would reduce potentially significant effects to **less than significant** levels.

(g) A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals. *Less than significant impact.* No effects on threatened and/or endangered species are expected as described in the biological survey completed by Vince Semonsen and Mary Carroll dated September, 2009. The following threatened and/or endangered species were analyzed for occurrence, and potential impacts as a result of the proposed project:

California Tiger Salamander (CTS). The subject parcel is just outside the CTS home range according to the U.S. Fish and Wildlife Service Map dated June, 2007. The nearest potential ponds are LOMP-12 & -13 which are located 2.5 miles due east of the project site, and the nearest known breeding ponds would be LOMP-4 located 3.8 miles to the northeast and LOAL-43 located 3.8 miles to the east. CTS upland habitat does exist on the property with both ground squirrel and gopher burrows noted throughout the project site. However, according to the biological survey, there is a low probability of CTS occurring on the subject parcel, primarily because there are intervening barriers between known ponds within migratory distances (1.2 miles). Thus, there would be no restriction in the range or reduction in the numbers of California tiger salamanders.

California red-legged frogs (CRLF): CRLF are known to reside in the Santa Ynez River both upstream and downstream of the project site. The nearest downstream location is approximately 7 miles away, on Vandenberg Air Force Base. Full protocol level surveys were not conducted for the proposed project due to the discontinuous surface water flow of the river along the project site, and the presence of bullfrogs and crayfish which are both introduced species that are detrimental to red-legged frog numbers, and whose presence usually means there is a very low likelihood that red-legged frogs are in the vicinity. CRLF were not seen during any of the surveys on the subject parcel and are not expected to permanently reside along this stretch of river.

Southern Steelhead: The Southern Steelhead is a federally endangered species and a CA species of special concern. Steelhead are a form of rainbow trout, reproducing in freshwater, but spending much of its life cycle in the ocean where greater feeding opportunities provide a greater growth rate and size. Southern steelhead have been documented in the Santa Ynez River for many years, and are still known to occur within the drainage. None were seen in the small portion of running water upstream of the project site and none are expected to regularly utilize this portion of the river. Steelhead are expected to move past the project site during times of high flows.

Least Bell's vireo: The Least Bell's vireo is a Federal and State Endangered species strongly associated with willow-cottonwood riparian habitat with a healthy understory. This species was formerly more common as a summer resident in Santa Barbara County and throughout much of coastal southern California and the central valley, but now breeds locally only in the upper Santa Ynez River (Lehman, 1994). Protocol level surveys conducted by Kathleen Whitney in 2003 at the Grefco Site, located just downstream of the Hwy 246 bridge, did not produce documentation of any Least Bell's vireos in the area. Protocol level surveys were not conducted for this species for the proposed project because they are not expected to utilize this portion of the river channel. None were heard or seen during any of the four morning surveys conducted for the biological assessment for the proposed project.

Southwestern willow flycatcher: The southwester willow flycatcher is a federally endangered species which is most regularly found in riparian vegetation, particularly willows. A population was found in the early 1990's along the lower Santa Ynez River, between Lompoc and the river mouth. These birds are considered rare spring and fall transients, passing through Santa Barbara County during the second half of May and the beginning of June and then again in late August thru late September. Two protocol level surveys were conducted along the proposed winery site, with a permitted biologist (Morgan Ball) using playback equipment at predetermined listening stations. No birds were seen or heard, and given the dry river bed, Mr. Ball indicated that it was unlikely that willow flycatchers would be utilizing this portion of the riparian corridor.

(h-j) A reduction in diversity or numbers of animals onsite, deterioration of existing fish or wildlife habitat, or introduction of barriers to movement of any resident or migratory fish or wildlife species. *Less than significant impact.* The proposed project would be constructed adjacent to existing structures in areas which are devoid of vegetation, and setback at a minimum of 200 feet from the top-of-bank of the Santa Ynez River. The building locations do not infringe upon known migration paths of any resident or migratory fish or wildlife species, and therefore, neither the diversity nor the population number of any species would be restricted by the development of the site. Therefore, impacts would be **less than significant**.

(k) Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife. *Less than significant impact with mitigation.* The proposed project would introduce additional human activity and development to the site. Grading and construction for the new winery development would increase the potential for erosion and down slope sedimentation which could ultimately diminish the quality of existing habitat for fish and other wildlife. Impacts would be potentially significant. Inclusion of the following mitigation measure addressing oak tree protection, and sediment control measures included in the Geological Resources section, impacts would be reduced to **less than significant** levels.

Cumulative Impacts: Since the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's biological resource impacts to less than significant levels. With the incorporation of these measures, residual impacts would be **less than significant**.

5. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all onsite valley oak trees.
 - a. Prior to the approval of a land use permit for grading or construction, all onsite oaks shall be fenced at least six feet beyond the dripline as shown on the approved exhibit. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
 - b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, oak tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation and maintenance.
 - c. To help ensure the long term survival of onsite oaks, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

Plan Requirements and Timing: This condition shall be printed on project plans submitted for land use permit approval. Fencing shall be graphically depicted on project plans.

MONITORING: P&D shall review plans and confirm fence installation prior to land use permit approval. P&D shall conduct site inspections to ensure compliance during grading and construction.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?			X		
b. Disruption or removal of human remains?			X		
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?			X		
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?			X		
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

Existing Setting: For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. The applicant provided a Phase 1 Archaeological Survey and Resource Assessment dated May, 2009 completed by Larry A. Carbone. This report indicated that based on the archaeological surface surveys and the absence of potentially significant prehistoric and historic materials, the proposed development would not have the potential to impact significant or important prehistoric or historic cultural remains.

County Environmental Thresholds: The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), “Has yielded, or may be likely to yield, information important in prehistory or history”. If an archaeological site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a “unique archaeological resource” are contained in Section 21083.2 of the Public Resource Code, which states that a “unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

Impact Discussion:

(a-c) Less than significant impacts. There are no known recorded prehistoric or historic archaeological sites on the subject parcel or in the project site vicinity. A Phase I Archaeological Survey and Site Assessment completed by Larry A. Carbone, dated May, 2009, indicates that based on the archaeological surface surveys, and the absence of potentially significant prehistoric and historic materials, the proposed development would not have the potential to impact significant or important prehistoric or historic cultural remains. Therefore, the proposed project would not be expected to disrupt, alter, destroy or adversely affect a recorded prehistoric or historic archaeological site, disrupt or remove human remains, or increase the potential for trespassing, vandalizing, or sabotaging archaeological resources. Impacts would be **less than significant**.

(d) Less than significant impact with mitigation. The potential for undiscovered cultural resources to exist onsite is low. However, previously unidentified cultural resources could be discovered during site development resulting in a potentially significant impact. Adherence to the standard archaeological discovery clause would reduce potentially significant impact to cultural resources to **less than significant** levels.

(e-g) Less than significant impacts. There are no known religious, sacred, or educational sites on the subject parcel or in the project site vicinity. Based on the results of the Phase I Archaeological Survey and Site Assessment, the proposed project is not expected to adversely affect a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group. There would not be an increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred or ceremonial places. As a result, impacts would be **less than significant**.

Cumulative Impacts: Since the project would not impact known cultural resources, it would not be likely to have a cumulatively considerable effect on the County’s cultural resources.

Mitigation and Residual Impact: The following mitigation measure would reduce the project’s cultural resource impacts to a less **than significant** level. With the incorporation of this measure, residual impacts would be **less than significant**.

6. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to zoning clearance issuance, and shall spot check in the field.

4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Existing Setting: The subject parcel is currently developed with a single family dwelling, barn, and agricultural storage barn.

Impact Discussion:

(a,b) Less than significant impact. The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed winery use would not result in a substantial increase in energy demand. Existing energy sources would have sufficient capacity to serve the project. Therefore, impacts would be **less than significant**.

Cumulative Impacts: The project’s contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?		X			
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

Existing Setting: The project site, due to its location in a rural area with significant amounts of open space, and flammable vegetation, is designated a high fire hazard area. High fire hazard areas are those regions of the County which are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Department and is serviced by Fire Station #51 located at 3510 Harris Grade Road, Lompoc. Emergency access to the site would be provided via a private driveway accessed from Sweeney Road. Standard Santa Barbara County Fire Department requirements for commercial development in designated high fire hazard areas are applicable to this property.

County Environmental Thresholds: Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 persons (generally 1 engine company per 12,000 people, assuming there are three fire

fighters per station). The emergency response time standard is 5 minutes or less. ~~approximately 5-6 minutes.~~

- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings, and 1,250 gpm at 20 psi residual for commercial developments.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers. In addition, all structures located outside the urban limit line shall have interior fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road). ~~with some narrowing allowed for driveways.~~ Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.
- Vegetation clearance requirements:
 - **Zone 1** – Extends 30 feet out from buildings, structures, decks, etc. Remove all flammable vegetation or other combustible growth within 30 feet of any structure or within 50 feet of any structure in areas determined to be high hazard. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in such a manner that they do not readily transmit fire from native vegetation to the structure.
 - **Zone 2** – Thin out and remove additional vegetation an additional 70 feet from the structure for a total of 100 feet. The inspecting officer may require an additional 100 feet of thinning or removal (for a total of 200 feet) due to high fire hazard.
 - **Note** – Special attention should be given to the use and maintenance of ornamental plants known or thought to be high hazard plants when used in close proximity to structures. Examples include Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and pampas grass. These plantings should be properly maintained and not allowed to be in mass plantings that could transmit fire from the native growth to any structure.

Impact Discussion:

(a,b) *Less than significant impact with mitigation.* The proposed project would introduce additional development within a high fire hazard area. The County of Santa Barbara's Fire Department has reviewed the proposed project and issued a condition letter dated March 19, 2009 requiring: 1) provisions for adequate access and addressing, 2) installation of 3 fire hydrants, 3) Review and approval of plans for stored water fire protection system, 4) water pressure requirements, and 5) Permits for storage of hazardous materials and/or waste prior to operation. With implementation of the conditions in the Santa Barbara County Fire Department's letter dated March 19, 2009, and implementation of mitigation measure #17 requiring the proposed landscaping plan to utilize fire resistance native species within 50 feet of development would reduce potential high fire hazard impacts resulting from the proposed project to **less than significant** levels.

(c-e) Less than significant impact. The proposed development would be served by Santa Barbara County Fire Station # 51, located at 3510 Harris Grade Road in Lompoc. Adherence to the Fire Department’s condition letter would ensure for adequate water pressure, fire hydrants, and access to the property. The future construction of the proposed winery would not hamper any proposed fire prevention techniques. Therefore, potential impacts would be **less than significant**.

Cumulative Impacts: Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

Mitigation and Residual Impact: The following mitigation measures would reduce the project’s fire hazard impacts to a **less than significant level**. Residual impacts would be **less than significant**.

7. Individual landscaping plans shall utilize fire resistant native species within 50 feet of the development. **Plan Requirements:** Prior to Zoning Clearance issuance, the applicant shall submit landscape plans to P&D and the Fire Department for review and approval. **Timing:** The applicant shall install the landscaping consistent with the approved plan prior to occupancy clearance.

MONITORING: Permit Compliance shall site inspect to verify landscape installation and once each year to monitor landscape maintenance during the maintenance period.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?		X			
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?			X		
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?			X		
e. Any increase in wind or water erosion of soils, either on or off the site?		X			
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?			X		
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?			X		
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?			X		
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?		X			
l. Excessive spoils, tailings or over-burden?			X		

Existing Setting: The project site is located in a vicinity of the County which has been given an overall Category II Low Problem Rating for geologic hazards by the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for landslides, soil creep, liquefaction, expansive soils, and compressible/collapsible soils. The project site has a moderate potential for high groundwater and high potential for seismic activity.

County Environmental Thresholds: Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development, and the Department of Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) Less than significant impact. The Seismic Safety and Safety Element characterizes the project site as containing a geologic hazard designation of Category II, which "have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development." A soils report would be required by the Building and Safety Division to ensure proper building techniques are implemented to ensure structural soundness. Therefore, the proposed project would not be exposed to, or create, significant geologic hazards. Impacts would be **less than significant**.

(b, e) Less than significant impact with mitigation. The proposed project includes grading approximately 6,545 cu. yd. cut, 1,556 cu. yd. fill, and includes the construction of a 27,500 cu. ft. irrigation pond. The grading and site preparation activities associated with the winery construction, and irrigation pond could have potentially significant impacts associated with increased wind or water erosion of the site. In order to mitigate potentially significant impacts resulting from proposed grading activities, mitigation measures have been added which require the review and approval of a grading and drainage plan, and limiting grading to the dry season unless grading control measures are in place and are determined to be adequate to accommodate grading during the rainy season. Construction activities would be required to occur during the dry season so that potential erosion and run-off is minimized. All graded areas would be required to be re-seeded if they are left exposed for more than four weeks. With incorporation of the following mitigation measures, impacts would be **less than significant**.

(c-d, i, j, l) Less than significant impact. The site is composed primarily of on the project site consist of MaC, Marina Sand, slopes 2-9%, Class III soil There are no significant geologic, paleontological, or physical features in the project area which would be disturbed. Standard building code provisions require seismic standards in construction. Impacts would be **less than significant**.

(g) *Less than significant impact.* Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board approved waste discharge system. An additional septic system utilizing leach lines and in conformance with Environmental Health Services requirements is proposed to provide disposal for domestic uses on site. Percolation tests all suggest adequate septic capability. Adherence to Environmental Health Services, and the Regional Water Quality Control Board requirements for new systems would ensure that impacts would be **less than significant**.

(h) *No impact.* No extraction of mineral or ore is proposed as part of the project scope.

(f) *Less than significant impact.* There are no designated watercourses or water bodies located on the property. The subject parcel is located adjacent to the Santa Ynez River. However, the proposed project would be setback at a minimum of 200 feet from the top-of-bank of the Santa Ynez River, which would minimize any potentially significant impacts to the river to **less than significant** levels.

(k) *Less than significant impact with mitigation.* The proposed project would consist of the construction of a new winery facility of approximately 22,500 sq. ft. Proposed development is likely to produce some minor ground vibration associated with movement of large equipment and excavation. The nearest sensitive receptor (private residences) are located on adjacent parcels approximately 300 feet south, and 800 feet east. Due to the proximity of nearby residences, a mitigation measure has been added (mitigation measure #13) which restricts construction days and hours. With implementation of this mitigation measure, the ground vibration involved in the proposed construction would not disturb receptors located at this distance from the site, and potentially significant impacts would be reduced to **less than significant** levels.

Cumulative Impacts: Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's geologic impacts to less than significant levels. With the incorporation of these measures, residual impacts would be less than significant.

8. A Building and Safety approved Grading and Erosion Control Plan shall be designed to minimize erosion and shall include the following:
 - a. Grading shall be prohibited within 200 feet of the top of bank of the Santa Ynez River. The protected area shall be designated with orange construction fencing or other barrier to prevent entry by equipment or personnel.
 - b. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation into adjacent water bodies or storm drains during grading and construction activities.
 - c. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
 - d. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.

- e. Graded areas shall be re-vegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
- f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.
- g. A detailed geological and/or soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the Planning and Development Building & Safety Division. The study shall be submitted for review and approval by Public Works.
- h. Temporary storage of construction equipment shall be limited to a 50 by 50 foot area located outside of the 200 foot setback area from the Santa Ynez River.

Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to Zoning Clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized.

MONITORING: Permit Compliance will photo document re-vegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

9. **Grading Season:** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

10. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geo-textile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by P&D and Flood Control prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of grading/construction.

MONITORING: P&D staff may perform site inspections throughout the construction phase.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?		X			
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Existing Setting: The proposed project site does not contain any known hazardous materials in sufficient quantities to pose a public health risk. For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department’s Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

County Environmental Thresholds:

The County’s safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

Impact Discussion:

(a, c-e) Less than significant impacts. There are no known toxic disposal sites or active oil wells located on the subject parcel. The proposed project would not involve the exposure to hazards from oil or gas pipelines or oil well facilities. The project would not establish any interference with emergency evacuation plans. As a result, impacts to public health or safety resulting from the proposed project would be **less than significant**.

(b) Less than significant impact with mitigation. The subject parcel has been historically developed with residential uses, and low intensity agricultural uses including livestock. Wine production operations as well as vineyard cultivation typically involves the use of several materials classified as hazardous in the California Health and Safety Code, including nitrogen, carbon monoxide, and sulfur dioxide gases. County Fire

Department regulations require the establishment of a Hazardous Materials Business Plan (HMBP), which specifies the use, quantities, storage, transportation, disposal, and upset procedures for hazardous materials in accordance with State and County regulations. Since the project includes storage areas and fermentation areas, impacts would be potentially significant, and therefore, an HMBP would be required. This measure would ensure that no significant public exposure hazard or contamination of air, water or land would result from potential use of hazardous materials at the project site, and would reduce potentially significant impacts to **less than significant** levels.

(f-h) No Impacts. There are no existing oil and/or gas pipelines and/or oil well facilities located on the subject parcel. Therefore, the proposed project would not be expected to adversely impact public safety, exposure to hazards, or contaminate the public water supply.

Cumulative Impacts: Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

Mitigation and Residual Impact: The following measure would reduce impacts from hazardous materials to less than significant levels. Residual impacts would be less than significant.

11. In the event that storage, handling, or use of hazardous materials within the provisions of AB 2185/2187 occur onsite, the applicant shall implement a Hazardous Materials Business Plan (HMBP). **Plan Requirements and Timing:** Prior to occupancy clearance, the applicant shall submit a HMBP to Fire Department for review and approval. The plan shall be updated annually and shall include a monitoring section. The components of HMBP shall be implemented as indicated in the approved Business Plan.

MONITORING: Fire Department will monitor as specified in the Business Plan.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?			X		
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Existing Setting: The proposed project site is currently developed with a 2,300 sq. ft. single family dwelling (constructed in 1928), 3,042 sq. ft. barn (constructed in 1920), and 2,400 sq. ft. agricultural storage shed.

County Environmental Threshold: Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

Impact Discussion:

(a, b) Less than significant impact. The subject parcel is developed with a single family residence and barn which are approximately 80 years old. However, the proposed project does not include any modifications to these existing structures. In addition, due to the nature of historical development on the project site, the subject parcel does not possess integrity of location, design, workmanship, material, and/or setting and is not associated with an important or particular architectural style. Therefore, there would be **less than significant** impacts to historical resources as a result of the proposed project.

Cumulative Impacts: Since the project would not result in any substantial change in the historic character of the site, it would not have any cumulatively considerable effect on the region's historic resources.

Mitigation and Residual Impact: No mitigation measure is required. Residual impacts would be **less than significant**.

4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Existing Setting: The project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, row crops, and low intensity residential development. Onsite resources and development are characterized by the development of a single family dwelling, agricultural storage shed, and barn.

County Environmental Threshold: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project as proposed is potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

Impact Discussion:

(a,b,h) Less than significant impacts. Rezone: The subject parcel is currently zoned 40-AG under Santa Barbara County Ordinance 661. In order to approve the proposed winery project and update the current zoning, a consistency rezone is also proposed which would rezone the subject parcel to AG-II-40 under the Santa Barbara County Land Use & Development Code. The land use designation for the subject and surrounding parcels to the north, east, and south is currently A-II-40, agriculture, 40 acre minimum parcel size. The proposed rezone to AG-II-100 with corresponding A-II-40 land use designation is appropriate for the proposed project site area. Therefore, impacts on land use resulting from the proposed rezone would be less than significant.

Development Plan: The operation of a winery on the proposed project site including maintenance facilities, administrative offices, and tasting room are all consistent with the existing and/or future development in this region of the county. The project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, row crops, and low intensity residential development. ~~There are no known commercial operations in the immediate vicinity of the proposed project site.~~ The City of Lompoc’s Bridgehouse Homeless Shelter is located approximately 800 feet northwest of the proposed project site on APN 099-150-057. This shelter is currently open to homeless single men and women, as well as families. The Shelter currently opens at 5:00 p.m. and patrons must have arrived by 10:00 p.m. Patrons may stay overnight; however they are required to leave the shelter by 9:00 a.m., and may return the following evening. Bus services are available between the hours of 7:45 a.m. to 6:45 p.m. to transport patrons to and from the shelter. This parcel is currently accessed from Sweeney Canyon Road which is a rural 2 lane public road.

The proposed project site would continue to take access from Sweeney Canyon Road. The Santa Barbara County Fire Department, Public Works Roads Division, and CALTRANS have reviewed the proposed project and have determined that Sweeney Canyon Road which is adequate to serve the proposed project.

The Fire Department is requiring that prior to the erection of combustibile materials all access ways (public or private) shall be installed and made serviceable. In addition, driveway widths shall be a minimum of 30 feet as shown on the plans dated February 6, 2009. The use of the shoulder of Sweeney Road to accommodate additional parking demand may have potential safety impacts. Therefore, a mitigation measure requiring that all overflow parking for events be accommodated on site and that parking along Sweeney Road is prohibited has been added in the Transportation/Circulation section below.

The project is proposing 10 special events per year to occur on weekends only between the hours of 11 a.m. and 7 p.m. with a maximum of 100 attendees per event. These special events could potentially involve the use of amplified sound, would typically be held within the tasting facility or garden/courtyard area and would include gatherings such as parties, luncheons, and tasting events. As discussed above, the orientation of the winery buildings, vineyard location, and dominance of Hwy 246 on local noise levels would reduce the potential for the amplified sound to disturb the residential uses to the south and east, as well as the Bridgehouse Homeless Shelter. However, a mitigation measure has been added to the project in the Noise section which limits amplified music to the hours between 11 a.m. and 6 p.m. Wine tastings would be closely monitored by staff, and would occur daily between the hours of 8am and 5pm.

All aforementioned land uses are incidental and subordinate to agricultural use as they involve the importation, processing, and exploration of agricultural products. The construction of approximately 22,500 sq. ft. of building coverage, and proposed special events over the 10.03 gross acre project area is not considered a substantial loss of open space. Prior to project approval, the project site area would be planted with approximately 5.0 acres of vineyard which would remain in open space. Therefore, the proposed structures and uses would be compatible and consistent with the existing agricultural uses of the property, and impacts would be **less than significant**.

(c, d) No impacts. The proposed employment of 6-10 full time employees, and the operation of the proposed winery would not be considered a significant growth-inducing project. Domestic wastewater would be served by a private onsite septic system. Process wastewater treatment would be accomplished via a dedicated alternative treatment and disposal system, including the beneficial reuse of winery wastewater in accordance with RWCQB standards for wineries. Therefore, there would not be a need for the extension of sewer lines. An existing private driveway accessed off of Sweeney Road would serve the new structures. Improvements to the public road would not be necessary to accommodate the proposed increase in traffic associated with the project.

(e-g) No impacts. There are no existing residential structures proposed for demolition as part of the project and, therefore, no residents would be displaced as a result the proposed project.

(i- j) No impacts. The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Existing Setting: The subject property is located in a rural area approximately 900 feet southeast of Hwy 246, and approximately 1 mile east of the City of Lompoc. The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of single-family residences. The closest off-site sensitive noise receptor to the winery facility is a private residence located approximately 300 feet south.

County Environmental Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

Impact Discussion:

(a, c) Less than significant impacts. Long-term impact: The proposed project includes the development of a 22,500 sq. ft. winery. Wineries are not considered a noise sensitive use as defined by the County's Threshold and Guidelines Manual. The proposed project would not provide outdoor living areas. However, the tasting activities and proposed special events may occur outdoors. The outdoor areas proposed for use at special events are outside of the 65 dB(A) noise contour of Highway 246. there are no other noise producing uses nearby that may cause outdoor patrons to be exposed to noise levels in excess of 65 dB(A).

The operation of the wine processing facility would not raise ambient noise levels substantially. During the majority of the time, wine production would occur between 7 a.m. and 6 p.m. and the operation would not involve crushing or processing of wine. During the harvest season (approximately September through November) when the crushing of grapes and processing of wine does occur, the hours of operation would extend into nighttime and weekend hours as harvested grapes must be processed in a timely fashion to ensure the proper sugar content.

The proposed crush pad would be covered, and the buildings have been designed to enclose the crush pad area. Additionally, the buildings would serve to shield the residences to the south and northeast from any noise generated as part of crushing operations, as well as routine wine making operations. As a result, the noise produced by the project's wine processing activities would be **less than significant**. The proposed project would also include potential noise generating equipment such as generators, boilers, compressors, etc. All proposed equipment would be housed in an enclosed structure. Although this type of equipment can generate an average of 75 dB, the enclosure and the distance of the equipment from potential noise-sensitive

receptors would ensure that impacts would be **less than significant**. Bus and RV parking is proposed along the eastern side of the main driveway. This area would be located approximately 30 feet from Sweeney Road. Given the distance from the designated bus parking area to the nearest noise sensitive use, impacts from buses/RV's visiting the site would be **less than significant**.

(b) Less than significant with mitigation. Short-term impact: Noise generated from heavy equipment during grading and construction activities typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcels, temporary construction noise could significantly affect nearby residents. Application of the standard County measure to limit noise generating construction activity to weekdays between 7:00 a.m. to 4:00 p.m. (Mitigation Measure #12 4 below) would mitigate the project construction noise impact to less than significant levels.

The project is proposing 10 special events per year with a maximum of 100 attendees per event. These special events could potentially involve the use of amplified sound. These events would typically be held within the tasting facility or garden/courtyard area and would include gatherings such as parties, luncheons, and tasting events. As discussed above, the orientation of the winery buildings, vineyard location, and dominance of Hwy 246 on local noise levels would reduce the potential for the amplified sound to disturb the residential uses to the south and east. However, the use of amplified music at the events still has the potential to effect surrounding residences, and the Bridgehouse Homeless Shelter. Therefore, a mitigation measure has been added below which requires that all speakers used for amplified music are oriented away from adjacent residences, and any special event that includes amplified sound shall only be conducted between the hours of 11:00 AM to 6:00 PM. Implementation of this mitigation measure would reduce potentially significant noise impacts to **less than significant** levels.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: With application of the following measure, the noise impact of the project would be mitigated to a less than significant level (Class II). With the incorporation of these measures, residual impacts would be less than significant.

12. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

13. All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Any special event that includes amplified sound shall only be permitted between the hours of 11:00AM to 6:00PM. **Plan Requirements/Timing:** this requirement shall be clearly indicated in all contracts with those renting/leasing the site for special events.

MONITORING: Permit Compliance shall respond to complaints.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?		X			
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Existing Setting: The proposed project would develop a winery facility, with tasting room. The project site does not contain any known public facilities. Police protection for the site would be provided by the County Sheriff’s Department. The closest emergency healthcare facility in relation to the project site is Lompoc Hospital.

County Environmental Thresholds: *Schools:* A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom.

Solid Waste: A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) *Less than significant impact.* The size, scale and type of project proposed (wine processing facility with a maximum of 10 employees total) would not cause the need for additional police or health care services. Impacts would be **less than significant**.

(b) *Less than significant impact.* The proposed wine processing facility is primarily a commercial/light industrial use and does not include a residential component. Therefore, the project would not generate any additional students nor would it produce any associated impacts to public schools located throughout the region. Impacts would be **less than significant**.

(c) *Less than significant impacts with mitigation.* The proposed project is expected to generate solid waste from general operation and from wine production. Approximately 34.11 tons of solid waste per year is anticipated from general winery operations based on the following generation rates contained in the County Threshold Manual.

Table 3: Sweeney Canyon Winery Estimated Annual Solid Waste Generation:

Winery Information	Annual generation Rate	Solid Waste
16,646 sq. ft. (production and warehouse storage space)	0.0016 tons/year	26.63 tons/year
2,754 sq. ft. (office/lab space)	0.0013 tons/year	3.58 tons/year
1,500 sq. ft. (tasting room, patrons, verandas, kitchen, hall, & bathrooms)	0.0026 tons/year	3.90 tons/year
Total		34.11 tons/year

The estimated total amount of 34.11 tons of solid waste generated per year is less than the 196 tons per year threshold of significance as identified in the County's Thresholds Manual. In addition, the proposed project would not exceed the 40 tons per year figure established to indicate an adverse cumulative impact on solid waste generation. The "green" waste associated with the wine making would be recycled on site pursuant to an approved EHS Solid Waste Management Plan, and only the solid waste from the winery operation would be exported off site, potentially reaching a landfill. There is potential for employee and/or construction related trash to blow offsite. Therefore, mitigation measures have been added in order to reduce potentially significant impacts to **less than significant** levels.

(d,e) No Impact. The project would accommodate wastewater on site as described in section 4.8 above. No new sewer facilities would be required.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for public services. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's public service impacts to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

14. Excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g. concrete asphalt). During grading and construction separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on all grading and construction plans. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

MONITORING: Building inspectors shall inspect site for bin use.

15. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to zoning clearance issuance, the applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

MONITORING: Permit Compliance staff shall inspect periodically throughout grading and construction activities.

4.14 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?				X	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?			X		

Existing Setting: No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site. The proposed project site is not located near any properties or features designated by the County for public recreational activity. The parks, recreation, and trails section of the Santa Barbara County Comprehensive Plan shows a proposed on road trail to be located along Sweeney Road.

County Environmental Thresholds: The Thresholds and Guidelines Manual contains no thresholds for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Impact Discussion:

(a, b) *No Impact.* The proposed project would result in the development of a winery and related facilities. Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. The Santa Barbara County Comprehensive Plan Parks, Recreation, and Trails Section depicts a proposed on road trail planned along the edge of Sweeney Road. In order to keep this area open for the future installation of the trail, a mitigation measure has been added in the Transportation/Circulation Section of this document prohibiting parking for winery uses along Sweeney Road. As a result, impacts would be **less than significant.**

(c) *Less than significant impact.* The proposed project would result in the development of a winery and related facilities. The population increase associated with project implementation would result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be **less than significant.**

Cumulative Impacts: Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be less than significant.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?			X		
e. Alteration to waterborne, rail or air traffic?			X		
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?		X			
g. Inadequate sight distance?			X		
ingress/egress?			X		
general road capacity?			X		
emergency access?			X		
h. Impacts to Congestion Management Plan system?				X	

Existing Setting: The proposed project site is located southeast of Highway 246, approximately 1 mile east of the City of Lompoc. The site would take access via an existing private driveway extending from Sweeney Road that is proposed to be improved in conformance with County rural roadway standards. Sweeney Road is a two lane improved road of approximately 24 feet in width extending from Highway 246. Highway 246 is located approximately 900 feet west of the proposed project site, and is classified as a 2 lane express-way which is defined in the Santa Barbara County Circulation Element as a two lane arterial highway with at least partial control of access which may have grade separations at intersections. As a secondary type of inter-city or community highway, Expressways carry much of the traffic between important centers of activity and employment.

County Environmental Thresholds: According to the County’s Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY RATIO GREATER THAN
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion:

(a,b) *Less than significant impact.* The following trip generation rates and factors are used, as averaged, to predict future traffic levels for wineries by the Santa Barbara County Public Works Transportation Division:

Table 4: Winery Traffic Generation Rates

Criteria	ADT	PHT
Facility Size (per 1,000 s.f.)	2.49	0.61
Full Time Employees	4.79	0.61
Vineyard Acreage	0.44	0.15
Per 1,000 cases	1.85	0.46

The proposed project would employ a maximum of 10 full time employees who would be at the site between the hours of 8:00 a.m. and 5:00 p.m. daily. Additional vehicle trips would include deliveries to the site, visitors to the winery, and special events. The vehicle trips associated with the employees, deliveries to and from the facility, and the proposed special events are identified in Table 5 using the traffic generation rates in Table 4. The truck traffic associated with normal shipping of case good (export of wine) and receiving (import of bottling equipment, etc.) are already accounted for in the basic trip generation rates used to estimate project traffic.

Table 5: Sweeney Canyon Winery Total Project Related Traffic (ADT & PHT)

Criteria	Average Daily Trips (ADT)	Peak Hour Trips (PHT)
Weekday	29	6
Weekend	188	49

The proposed project would generate a maximum of 188 ADT and a maximum of 49 PHT. The addition of this traffic onto roadways in the project area would not result in significant traffic or other transportation related impacts. Traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance. Therefore, impacts from projected vehicle trips to the proposed winery would be **less than significant**.

(c) *Less than significant impact.* The project site would be accessed from an existing driveway of approximately 260 feet in length, 24 feet wide accessed via Sweeney Road. The interior access roads would be improved and maintained by the owner of the site and would not require public maintenance. No new public roads would be required to serve the project. The proposed project would have no effect on existing neighborhood parking. The number of parking spaces meets or exceeds County minimum requirements contained in the Santa Barbara County Land Use and Development Code (LUDC).

Table 6: Sweeney Canyon Winery Parking Requirements

Use	Project Proposes	Requirement
Tasting rooms, reception areas, kitchens and other areas for use by patrons = 1space per 300 sq. ft. and 1 space per 2 employees for tasting rooms, reception areas, kitchens, or other areas used by patrons.	1,500 sq. ft. Tasting Room, and 6 regular employees = 8 spaces (1 oversized)	8 spaces
Offices, laboratories, or administration = 1 space per 300 sq. ft.	2,754 sq. ft.	9 spaces
Production storage, or warehousing = 1 space per 1,000 sq. ft.	17,246 sq. ft.	17 spaces
Special Event Parking = 1 space per 2.5 people at an event	100 maximum attendees	40 spaces
Total number of permanent parking spaces	74 spaces	74 spaces

The project proposes to provide 74 permanent parking spaces (3 handicapped), which would meet the requirements of the Santa Barbara County Land Use & Development Code. The project has been conditioned to require parking attendants, valets, and signs directing traffic onsite during the special events in order to reduce the potential for traffic hazards on and off the site. Therefore, impacts would be **less than significant**.

(d, e) *Less than significant impacts.* The proposed project would not affect air, rail, or waterborne traffic, or interfere with bikeways. Due to the low traffic volumes on Sweeney Road at this location and the project’s potential for creating only marginal amounts of additional traffic, the proposed winery use does not present the potential to create significant traffic hazards. Impacts would be **less than significant**.

(f) *Less than significant impact with mitigation.* The transportation division of the Public Works Department has reviewed the proposed project and has determined that the proposed project would not cause a hazard to motorists, bicyclists, or pedestrians, and would provide adequate access. The proposed driveway would be constructed to Fire Department standards to ensure adequate safety as required by the Fire Department’s condition letter. As discussed in the Land Use section of this document, the project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, row crops, and low intensity residential development. There are no known commercial operations in the immediate vicinity of the proposed project site. The use of the shoulder of Sweeney Road to accommodate additional parking demand may have potential safety impacts. Therefore, a mitigation measure requiring that all overflow parking for events be accommodated on site and that parking along Sweeney Road is prohibited has been added. Additionally, a County approved Parking Management Plan would be required that indicates the location of overflow parking, the emergency access points and access ways, and includes the onsite parking coordinator contact name and telephone number. Inclusion of this measure would reduce potentially significant impacts to **less than significant levels**.

(g) *Less than significant impact.* Adequate site distance currently exists at the intersection of Sweeney Road and Highway 246. Access to the winery would be provided by an all weather driveway of approximately 24

feet in width with an approximate total length of 260 feet accessed via Sweeney Road. The proposed driveway would be approximately 650 feet from the intersection of Highway 246, and Sweeney Road. The proposed project has been designed so that visitor traffic (auto/RV or bus) would be able to adequately enter and exit the winery site without difficulty. Any new interior access roads would be constructed to meet sight distance requirements, width requirements and emergency access requirements. The Fire Department has reviewed the project and has required a minimum road width of 24 feet. Adherence to these requirements would ensure safe access and safe vehicle movement. Impacts would be **less than significant**.

(h) No impacts. The project would not generate more than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Mitigation and Residual Impact: The following mitigation measure would reduce the project's transportation impacts to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

- 16. Sweeney Road Parking Restriction / Parking Management Plan:** In order to prevent potential safety impacts from parked vehicles, no project related parking shall be allowed along Sweeney Road. If the parking demand exceeds the supply provided by the designated spaces, vehicles may be parked in other available areas onsite (e.g. along interior agricultural roads, etc.) so long as they are outside of the emergency access corridors as indicated on a Parking Management Plan. Where appropriate as determined by the Fire Department, "no parking" signs, red painted curbs, and/or other emergency access way designations shall be installed onsite. **Plan Requirements:** The applicant shall provide P&D with a Parking Management Plan that includes this parking restriction and indicates on a site plan where additional parking would be located. This plan shall include the required emergency access ways where no parking is to be allowed. This Plan shall indicate the name and telephone number of the onsite contact person responsible for parking management. **Timing:** This Parking Management Plan shall be submitted to P&D and the Fire Department for review and approval prior to issuance of a zoning clearance permit for the winery. All required emergency access way designations shall be installed prior to occupancy clearance

MONITORING: Permit Compliance shall ensure that all elements of the Parking Management Plan are installed prior to occupancy clearance for the winery, and shall respond to complaints.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X		
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?		X			
c. Change in the amount of surface water in any water body?		X			
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?		X			
e. Alterations to the course or flow of flood water or need for private or public flood control projects?			X		
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?			X		
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Existing Setting: The subject parcel is located adjacent to the Santa Ynez River. All proposed development would be set back at a minimum of 200 feet from the top-of-bank of the Santa Ynez River. No streams, creeks, ponds, wetlands, or other water sources are located on the subject parcel.

County Environmental Thresholds: A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water

resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds: A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses² of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

(a, e, g) Less than significant impact. The proposed project would not result in a change in the course or direction of nearby bodies of water. The project would not alter the flow of flood waters and would not cause the need for public flood control improvements. The project would require construction of a 27,500 cu. ft. irrigation pond which would provide water for irrigation and frost protection to the planted vineyard as well as fire protection. The proposed project would not alter the direction and rate of flow of groundwater. Impacts would be **less than significant**.

(b-d) Less than significant impacts with mitigation. The project would create minor amounts of additional storm water runoff as a result of approximately 1.50 acres of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc.) Construction activities such as grading could also potentially create temporary runoff and erosion impacts. Therefore, to meet the County's obligations under the Environmental Protection Agency's Phase II Storm Water Regulations and the Board adopted Project Clean Water program, the Board of Supervisors has adopted new interpretive and implementation guidelines for the County's water quality policies. New projects must prepare a Storm Water Quality Management plan that incorporates appropriate best management practices (BMPs) into project design to

² Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

minimize water quality impacts to the maximum extent feasible. In order of preference these BMPs must include:

- Site design to avoid, protect and restore sensitive riparian and wetland areas;
- Minimizing impervious surfaces and directly connected impervious areas;
- Use of vegetative treatment systems (e.g., bioswales);
- Use of mechanical or structural treatment systems (e.g., storm drain filters); or
- Combinations of the measures listed above.

Winery wastewater is proposed to be treated via a Winery Waste Water Treatment System which would treat storm water run-off, winery wash down, and winery process water through a series of filters, bio-swales and pipes ultimately ending up in the proposed irrigation pond. BMP information can be obtained from the Public Works Department and P&D. BMPs included in the project design would be evaluated by P&D and Public Works Project Clean Water to ensure their adequacy and compliance.

A final grading and drainage plan would be required to be prepared for approval by the County Flood Control and Project Clean Water (Water Resources Division). The applicant would be required to submit grading and drainage studies and plans for District review and approval, in addition to procurement of all necessary permits and easements. Adherence to the Flood Control District's and Project Clean Water (Water Resources Division) requirements, and mitigation measures below would reduce impacts to less than significant levels. Therefore, impacts due to the volume and quality of surface water runoff would be **less than significant** with mitigation.

(e, f) Less than significant impacts. The proposed project is conditioned to require review and approval by Santa Barbara County Flood Control prior to zoning clearance issuance. The project would be constructed outside of the 100 year flood plain. The additional structures on the site would increase storm water runoff due to the increase in impervious surfaces. However, due to the relatively small increase in the amount of impervious surfaces in relation to the existing development of the parcel, and the distance the project would be set back from the Santa Ynez River (200 feet), the project would not be expected to have a significant impact to watercourses, or expose people or property to water related hazards, accelerated runoff, or tsunamis, sea level rise, or sea water intrusion. Impacts would be **less than significant**.

(g-k) Less than significant impacts. Water for the proposed winery operations and domestic uses would continue to be provided by a private onsite water well. The project site is located within the Lompoc Groundwater Basin. According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, this basin has an established threshold of 12 AFY. Water duty factors for wine production can range between 3 and 15 gallons of water for each gallon of wine produced.

Table 7: Sweeney Canyon Winery Estimated Water Demand (Acre Feet per Year):

<p><u>Wine Production:</u> 10,000 cases/year X 2.4 gal/case X 15 gal water/gal wine = 360,000 gal/325,000 gal = 1.1 AFY</p>
<p><u>Employees:</u> 20 gal/day/employee (Uniform Plumbing Code) X 6 employees X 365 days/325,000 gal = 0.13 AFY</p>
<p><u>Wine Tasting and Special Events:</u> 100 guests/special event X 9 gal/guest (Uniform Plumbing Code) X 10 events/325,000 gal = 0.03 AFY 20 wine tasters/day X 9 gal/guest X 365 days/year / 325,000 gal = 0.20 AFY</p>
<p><u>Landscaping:</u> Approximately 1-acre of landscaping (Table 8b of the Environmental Thresholds and Guidelines Manual) = 1 AFY</p>
<p>Total Water Demand : 2.46 AFY</p>

The total water demand for the proposed wine production facility based on the high end of the range of water used in wine production is **2.46 AFY**. The total water demand is less than the threshold of significance of 12 AFY per year for the Lompoc Ground Water Basin identified by the County Threshold Manual. Therefore, impacts to groundwater would be **less than significant**.

(l) Less than significant impact with mitigation. The proposed project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. Therefore, impacts would be **less than significant** with mitigation requiring the incorporation of Best Management Practices (BMP's), and the implementation of a Storm Water Quality Management Plan.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for water resources. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

Mitigation and Residual Impact: The following mitigation measures are required to reduce potentially significant impacts on water resources to **less than significant** levels. Residual impacts would be **less than significant**.

- 17. Filter/Insert, Inline clarifiers, or Separator Installation.** To minimize pollutants impacting downstream water bodies or habitat, storm drain filters/inserts, inline clarifiers, or separators shall be installed in all proposed storm drain catch basins/inlets in paved areas. The filters/inserts shall be maintained in working order. **Plan Requirements:** Prior to zoning clearance issuance for any phase of the proposed project, the applicant shall submit detailed engineering plans identifying the type and location of filters/inserts to P&D and public works for review and approval. The location of such filters/inserts shall be noted on all grading and building plans. Said plans shall be accompanied by a manual specifying the requirements and schedule for cleaning and maintaining the filters. At a minimum, filters/inserts shall be cleaned using approved methods at least twice a year, once immediately prior to November 1 (i.e. before the start of the rainy season), and once in January. Additional maintenance/cleaning may be required by P&D. Cleaning and filter maintenance shall be the sole responsibility of the property owner. **Timing:** Filters/inserts for each phase of development shall be installed prior to final inspection for the corresponding phase of the project.

MONITORING: The project engineer responsible for preparation of the aforementioned plans to minimize the potential for water pollutant release from the site shall supervise and monitor installation of said facilities in the field. Prior to final inspection for each phase of construction, the applicant shall submit certification from the project engineer responsible for designing said improvements that they have been installed/constructed per the approved plans. Public Works Water Resources staff shall site inspect to verify in the field prior to final inspection for each phase of construction. Records of maintenance shall be maintained by the owner/operator of the winery, and shall be submitted to P&D for review by Permit Compliance and Public Works Water Resources staff on an annual basis prior to the start of the rainy season until completion of the final phase of the project. After completion of the final phase of the project, the records shall be maintained by the owner/operator of the winery and shall be available to P&D upon request. Permit Compliance and Public Works Water Resources staff shall review the maintenance records and site inspect as needed following completion of construction of construction to ensure periodic maintenance and cleaning.

- 18. Storm Drain Labeling.** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and land use permits.

MONITORING: P&D shall site inspect prior to occupancy clearance.

- 19. Construction Wash Requirements.** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to storm drains, street, drainage ditches, creeks, rivers, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted on all plans submitted for approval of a zoning clearance for any phase of the project, and signs identifying such areas shall be posted onsite during all construction activities. **Plan Requirements:** The applicant shall designate a washout area acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to zoning clearance issuance for any phase of project construction, and signs identifying such areas shall be posted onsite prior to commencement of any construction activities. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: P&D staff shall check plans prior to zoning clearance issuance for any phase of the project. Permit Compliance shall periodically site inspect throughout construction to verify proper use and maintenance of the wash out area(s).

- 20. Application of concrete, Asphalt, and Seal Coat.** To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc. **Plan Requirements & Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to zoning clearance issuance.

MONITORING: Permit Compliance shall periodically site inspect to verify compliance as needed during construction.

- 21. Best Management Practices (BMP’s).** The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner for commercial/industrial sites and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance

program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to zoning clearance issuance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspections at least once/year and retain proof of inspections. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site, building and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior issuance of zoning clearance.

MONITORING: P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

22. **Incorporation of Pervious Materials or Surfaces.** To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The plans shall be submitted to P&D for review prior to zoning clearance issuance.

MONITORING: P&D shall site inspect for installation.

23. **Outdoor Material Storage Requirements.** Where proposed project plans include outdoor material storage areas that could contribute pollutants to the storm water conveyance system, the following measures are required:

1) Materials with the potential to contaminate storm water must either be (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (b) protected by a secondary containment structure such as berm, dike, or curb and covered with a roof or awning.

2) The storage area must be paved and sufficiently impervious to contain leaks and spill or otherwise be designed to prevent discharge of leaks or spills into the storm water conveyance system.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

24. **Compliance with Santa Barbara County Flood Control Conditions of Approval.** Prior to Zoning Clearance, the applicant shall comply with the Flood Control Standard Conditions of Approval and shall submit improvement plans, grading and drainage plans, and a drainage study to the District for review and approval. All encroachment permits, off-site easements and other permits that may be required shall be obtained by the applicant. **Plan Requirements/Timing:** County Flood Control, Project Clean Water (Water Resources Division), and the Regional Water Quality Control Board, as applicable, shall approve plans, encroachment permits, off-site easements and other permits, as necessary shall be obtained prior to the issuance of Zoning Clearance.

MONITORING: Permit Compliance personnel shall inspect the site to ensure compliance.

25. **Drainage Plans.** Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to zoning clearance issuance, a drainage plan shall be submitted to P&D and Flood Control for review and approval. The plan shall include the location(s) of all proposed

pipelines, the entire length of all proposed pipelines, trees located within fifteen feet of the pipeline, pipe diameters, and amount of water that would flow from each pipeline. **Timing:** The components of the drainage plan shall be implemented prior to zoning clearance issuance.

MONITORING: P&D shall site inspect during grading.

26. **California Regional Water Quality Control Board.** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements/Timing:** Prior to approval of zoning clearances the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D and Public Works. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

MONITORING: Grading inspectors shall site inspect for compliance with the SWPPP during grading and construction activities.

27. **Trash Containers.** All trash container areas must meet the following requirements:

- 1) Trash container areas must divert drainage from adjoining paved areas.
- 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

28. **Dock Area Design Criteria.** The following design criteria are required for all loading/unloading dock areas:

- 1) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
- 2) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted:

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other : Agricultural Planner.

5.2 Comprehensive Plan (check those sources used):

<u> X </u>	Seismic Safety/Safety Element	<u> X </u>	Conservation Element
<u> X </u>	Open Space Element	<u> X </u>	Noise Element
<u> </u>	Coastal Plan and Maps	<u> X </u>	Circulation Element
<u> </u>	ERME	<u> X </u>	Agricultural Element

5.3 Other Sources (check those sources used):

<u> X </u> Field work	<u> X </u> Ag Preserve maps
<u> X </u> Calculations	<u> X </u> Flood Control maps
<u> X </u> Project plans	<u> X </u> Other technical references (reports, survey, etc.)
<u> X </u> Traffic studies	<u> X </u> Planning files, maps, reports
<u> X </u> Records	<u> X </u> Zoning maps
<u> X </u> Grading plans	<u> X </u> Soils maps/reports
<u> X </u> Elevation, architectural renderings	<u> </u> Plant maps
<u> X </u> Published geological map/reports	<u> X </u> Archaeological maps and reports
<u> X </u> Topographical maps	<u> X </u> Other: Agricultural Planner

6.0 PROJECT SPECIFIC (short and long term) AND CUMULATIVE IMPACT SUMMARY

- I. Project-Specific Impacts which are of unknown significance levels (Class I): None
- II. Project Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics / Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials / Risk of Upset, Noise, Public Facilities, Transportation / Circulation, and Water Resources / Flooding.
- III. Potentially significant adverse cumulative impacts: None

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?			X		

8.0 PROJECT ALTERNATIVES: N/A

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The proposed AG-II-40 zoning of the site allows for the uses and densities proposed.

Comprehensive Plan

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County’s Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be included but are not limited to the project:

1. Land Use Development Policy #4
2. Hillside & Watershed Protection Policies # 1,2,3,5,6,7
3. Historical and Archaeological Policies # 2, 3,5
4. Visual Resources Policies # 2,5

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

- Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.
- Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.
- Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

With Public Hearing Without Public Hearing

PREVIOUS DOCUMENT: None

PROJECT EVALUATOR: Dana Carmichael DATE: March 22, 2010

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- I agree with staff conclusions. Preparation of the appropriate document may proceed.
- I DO NOT agree with staff conclusions. The following actions will be taken:
- I require consultation and further information prior to making my determination.

SIGNATURE: _____ INITIAL STUDY DATE: _____

SIGNATURE: _____ NEGATIVE DECLARATION DATE: _____

SIGNATURE: _____ REVISION DATE: _____

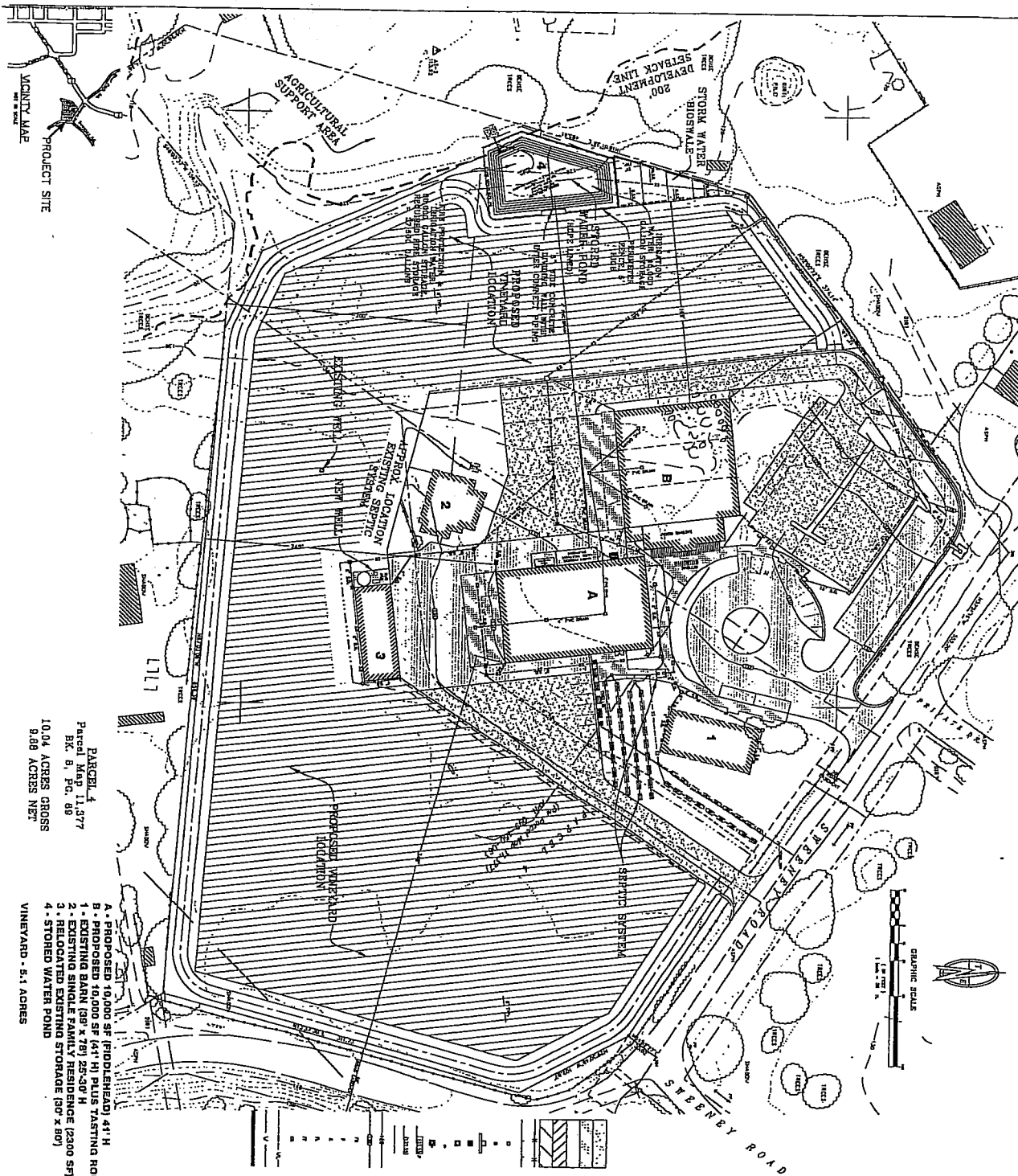
SIGNATURE: _____ FINAL NEGATIVE DECLARATION DATE: _____

12.0 ATTACHMENTS

1. Overall Site Plan
2. Demolition Plan
3. Grading & Drainage Plan
4. Floor Plans
5. Elevations
6. 100 year flood plain & top of bank exhibit
7. Preliminary landscape plan
8. Urbemis 2007 Version 9.2.4 Air Emissions Results
9. Comments Received:
 - a. Air Pollution Control District letter, dated February 19, 2010

- b. County Fire Department email, dated February 24, 2010
- c. Mary Kammer email, dated February 24, 2010.
- d. Roger Tanner, email, dated February 3, 2010

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PARCEL 4
Parcel Map 11.377
BK. 8, Pg. 88
10.04 ACRES GROSS
8.88 ACRES NET

- A. PROPOSED 10,000 SF (PODDLEHEAD) 41' H
 - B. PROPOSED 10,000 SF (41' H) PLUS TASTING ROOM 1,500 SF
 - 1. EXISTING BARN (38' x 78) 25'-30" H
 - 2. EXISTING SINGLE FAMILY RESIDENCE (2300 SF) 35'-5" H
 - 3. RELOCATED EXISTING STORAGE (30' x 80')
 - 4. STORED WATER POND
- VINEYARD - 5.1 ACRES

LEGEND

- 1. PROPOSED CONCRETE
- 2. EXISTING CONCRETE
- 3. PROPOSED ASPHALT
- 4. EXISTING ASPHALT
- 5. PROPOSED GRAVEL
- 6. EXISTING GRAVEL
- 7. PROPOSED DIRT
- 8. EXISTING DIRT
- 9. PROPOSED VINEYARD
- 10. EXISTING VINEYARD
- 11. PROPOSED ROAD
- 12. EXISTING ROAD
- 13. PROPOSED FENCE
- 14. EXISTING FENCE
- 15. PROPOSED UTILITY
- 16. EXISTING UTILITY
- 17. PROPOSED EROSION CONTROL
- 18. EXISTING EROSION CONTROL
- 19. PROPOSED TREE
- 20. EXISTING TREE
- 21. PROPOSED SHrub
- 22. EXISTING SHrub
- 23. PROPOSED ROCK
- 24. EXISTING ROCK
- 25. PROPOSED SAND
- 26. EXISTING SAND
- 27. PROPOSED SLOPE
- 28. EXISTING SLOPE
- 29. PROPOSED SPILLWAY
- 30. EXISTING SPILLWAY
- 31. PROPOSED WEIR
- 32. EXISTING WEIR
- 33. PROPOSED DAM
- 34. EXISTING DAM
- 35. PROPOSED BRIDGE
- 36. EXISTING BRIDGE
- 37. PROPOSED TUNNEL
- 38. EXISTING TUNNEL
- 39. PROPOSED CULVERT
- 40. EXISTING CULVERT
- 41. PROPOSED DRAINAGE
- 42. EXISTING DRAINAGE
- 43. PROPOSED IRRIGATION
- 44. EXISTING IRRIGATION
- 45. PROPOSED FLOOD CONTROL
- 46. EXISTING FLOOD CONTROL
- 47. PROPOSED WIND BREAK
- 48. EXISTING WIND BREAK
- 49. PROPOSED SOUND BARRIER
- 50. EXISTING SOUND BARRIER
- 51. PROPOSED VISUAL BARRIER
- 52. EXISTING VISUAL BARRIER
- 53. PROPOSED SAFETY BARRIER
- 54. EXISTING SAFETY BARRIER
- 55. PROPOSED SECURITY BARRIER
- 56. EXISTING SECURITY BARRIER
- 57. PROPOSED PERIMETER WALL
- 58. EXISTING PERIMETER WALL
- 59. PROPOSED INTERIOR WALL
- 60. EXISTING INTERIOR WALL
- 61. PROPOSED CEILING
- 62. EXISTING CEILING
- 63. PROPOSED FLOOR
- 64. EXISTING FLOOR
- 65. PROPOSED ROOF
- 66. EXISTING ROOF
- 67. PROPOSED GROUND COVER
- 68. EXISTING GROUND COVER
- 69. PROPOSED MULCH
- 70. EXISTING MULCH
- 71. PROPOSED COMPOST
- 72. EXISTING COMPOST
- 73. PROPOSED FERTILIZER
- 74. EXISTING FERTILIZER
- 75. PROPOSED PESTICIDE
- 76. EXISTING PESTICIDE
- 77. PROPOSED HERBICIDE
- 78. EXISTING HERBICIDE
- 79. PROPOSED FUNGICIDE
- 80. EXISTING FUNGICIDE
- 81. PROPOSED INSECTICIDE
- 82. EXISTING INSECTICIDE
- 83. PROPOSED NUTRIENT
- 84. EXISTING NUTRIENT
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- 86. EXISTING TRACE ELEMENT
- 87. PROPOSED PHENOL
- 88. EXISTING PHENOL
- 89. PROPOSED CARBON DIOXIDE
- 90. EXISTING CARBON DIOXIDE
- 91. PROPOSED OXYGEN
- 92. EXISTING OXYGEN
- 93. PROPOSED HYDROGEN
- 94. EXISTING HYDROGEN
- 95. PROPOSED NITROGEN
- 96. EXISTING NITROGEN
- 97. PROPOSED SULFUR
- 98. EXISTING SULFUR
- 99. PROPOSED CHLORINE
- 100. EXISTING CHLORINE
- 101. PROPOSED FLUORINE
- 102. EXISTING FLUORINE
- 103. PROPOSED IODINE
- 104. EXISTING IODINE
- 105. PROPOSED BROMINE
- 106. EXISTING BROMINE
- 107. PROPOSED LITHIUM
- 108. EXISTING LITHIUM
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- 110. EXISTING SODIUM
- 111. PROPOSED POTASSIUM
- 112. EXISTING POTASSIUM
- 113. PROPOSED CALCIUM
- 114. EXISTING CALCIUM
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- 116. EXISTING MAGNESIUM
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- 118. EXISTING ZINC
- 119. PROPOSED COPPER
- 120. EXISTING COPPER
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- 138. EXISTING NICKEL
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- 140. EXISTING ZINC
- 141. PROPOSED CUPRUM
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- 144. EXISTING FERROUS
- 145. PROPOSED FERRIC
- 146. EXISTING FERRIC
- 147. PROPOSED ALUMINUM
- 148. EXISTING ALUMINUM
- 149. PROPOSED SILICON
- 150. EXISTING SILICON
- 151. PROPOSED PHOSPHORUS
- 152. EXISTING PHOSPHORUS
- 153. PROPOSED POTASSIUM
- 154. EXISTING POTASSIUM
- 155. PROPOSED CALCIUM
- 156. EXISTING CALCIUM
- 157. PROPOSED MAGNESIUM
- 158. EXISTING MAGNESIUM
- 159. PROPOSED SODIUM
- 160. EXISTING SODIUM
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- 162. EXISTING CHLORINE
- 163. PROPOSED FLUORINE
- 164. EXISTING FLUORINE
- 165. PROPOSED IODINE
- 166. EXISTING IODINE
- 167. PROPOSED BROMINE
- 168. EXISTING BROMINE
- 169. PROPOSED LITHIUM
- 170. EXISTING LITHIUM
- 171. PROPOSED STRONTIUM
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- 173. PROPOSED BARIUM
- 174. EXISTING BARIUM
- 175. PROPOSED RADIUM
- 176. EXISTING RADIUM
- 177. PROPOSED POLONIUM
- 178. EXISTING POLONIUM
- 179. PROPOSED THORIUM
- 180. EXISTING THORIUM
- 181. PROPOSED URANIUM
- 182. EXISTING URANIUM
- 183. PROPOSED PLUTONIUM
- 184. EXISTING PLUTONIUM
- 185. PROPOSED AMERICIUM
- 186. EXISTING AMERICIUM
- 187. PROPOSED NEPTUNIUM
- 188. EXISTING NEPTUNIUM
- 189. PROPOSED PLOTONIUM
- 190. EXISTING PLOTONIUM
- 191. PROPOSED BISMUTH
- 192. EXISTING BISMUTH
- 193. PROPOSED POLONIUM
- 194. EXISTING POLONIUM
- 195. PROPOSED THORIUM
- 196. EXISTING THORIUM
- 197. PROPOSED URANIUM
- 198. EXISTING URANIUM
- 199. PROPOSED PLUTONIUM
- 200. EXISTING PLUTONIUM

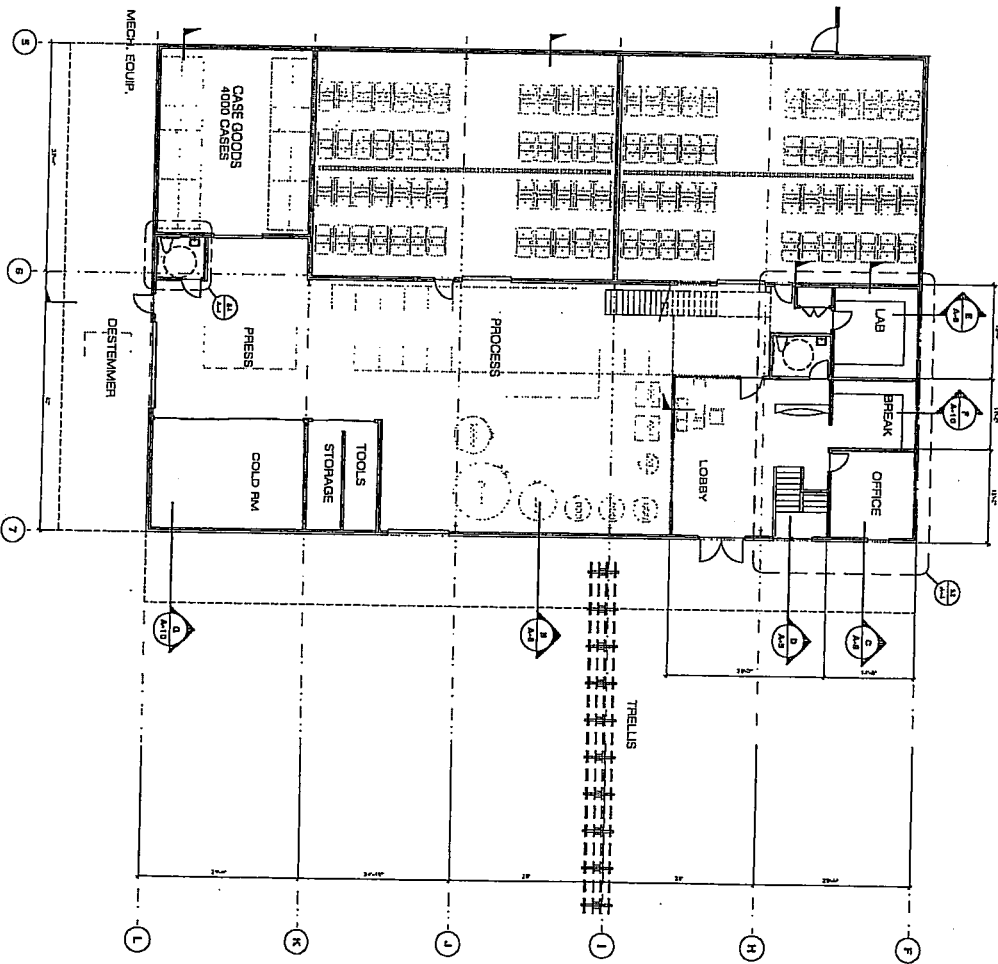
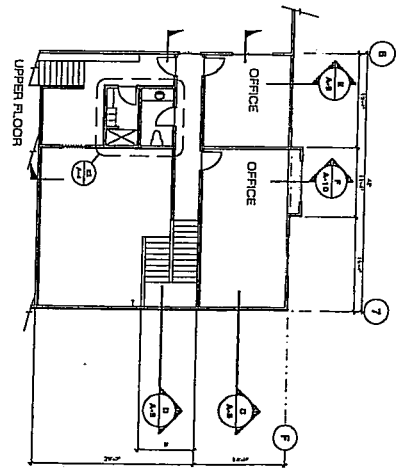
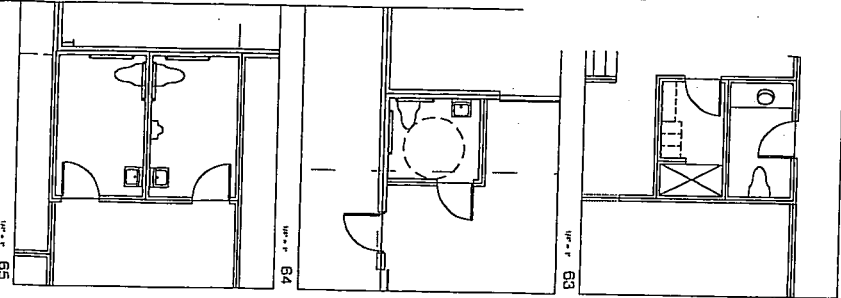
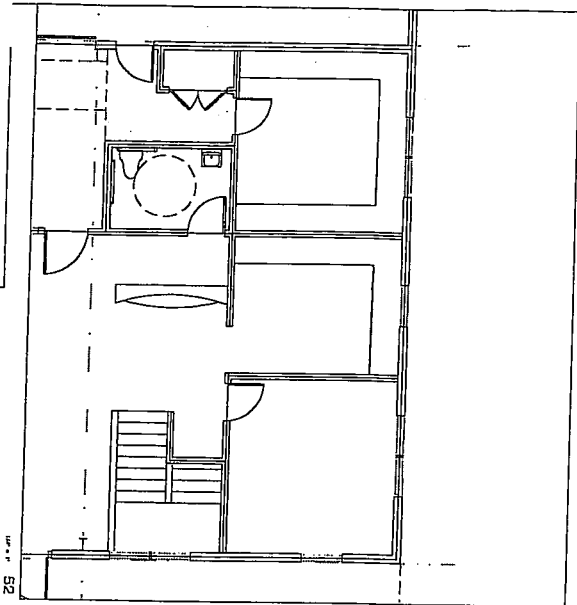
DATE: 10/27/09
SCALE: 1"=40'
SHEET: 2 OF 2
PROJECT: C-1
SHEET: 13 FROM

WINERIES A & B
FOR
SHERIDAN CANYON LLC
2888 INDEPENDENT RD.
LATHROP, CA
(415) 938-1525

FARTAGLIA ENGINEERING
CIVIL ENGINEERS
1000 SHERIDAN RD.
LATHROP, CA 94546
(415) 938-1525

VLAODIMIR MILOSJEVIC
ARCHITECT
1000 SHERIDAN RD.
LATHROP, CA 94546
(415) 938-1525

Attachment 4



V. LADIMIR
MILOSVIC
ARCHITECT

2011 Tenthredin Ave.
Carmel, CA 94381
Tel: 408.772.1111
www.vladimirmilosovic.com

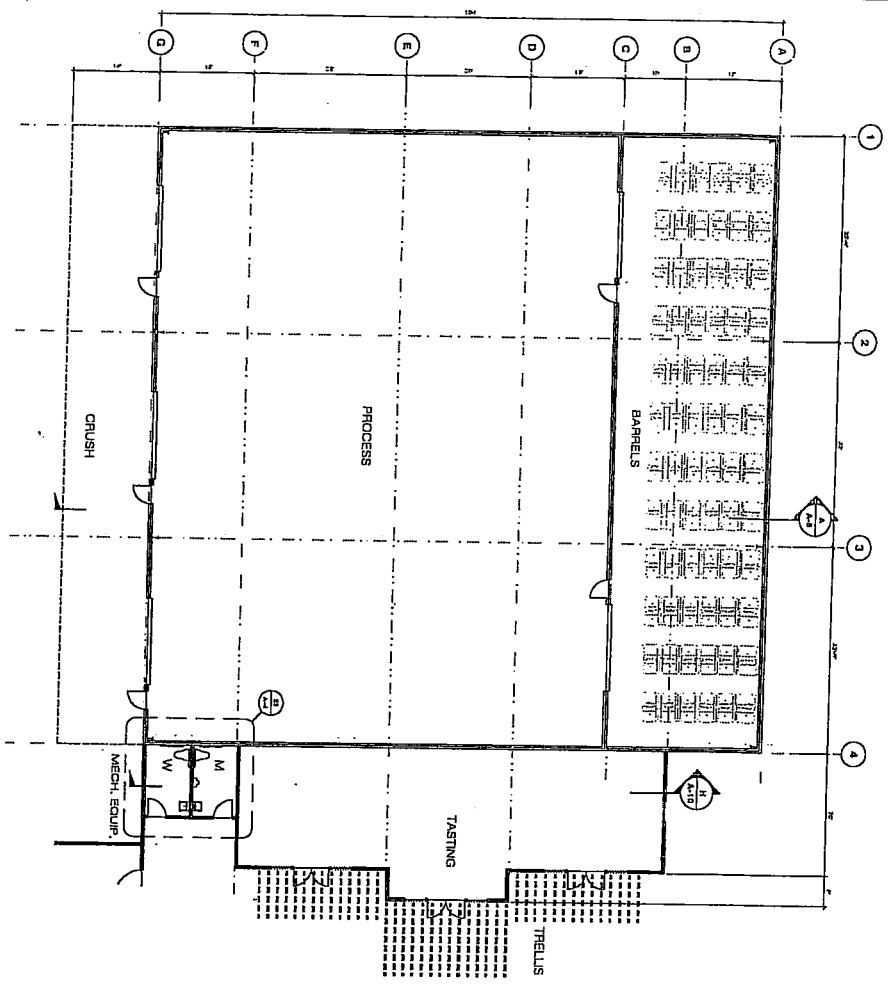


30 DAY GARANTY 30 DAY 1/2" = 1' - 0"

WINERIES A & B
FOR
SWEENEY CANTON LLC
2855 SWEENEY DR.
LODI, CA

NO.	DATE	ISSUED	REVISION
1	10/20/11	ISSUED	FOR CONSTRUCTION
2			
3			
4			
5			
6			
7			
8			
9			
10			

TOTAL SHEETS	10
SHEET NO.	10
DATE	10/20/11
SCALE	1/8" = 1' - 0"
PROJECT	WINERIES A & B
CLIENT	SWEENEY CANTON LLC
LOCATION	LODI, CA
DESIGNER	V. MILOSVIC
CHECKER	V. MILOSVIC
DATE	10/20/11
SCALE	1/8" = 1' - 0"



**VLADIMIR
MILOSEVIC
ARCHITECT**

7111 S. 1st Street, Suite 100
Portland, Oregon 97214
Tel: 503.251.1111
www.vladimirmilosevic.com



7/14/14 04:12:24 - 3' TYP FLOOR
V.M. 830.A1.VINERY.DWG

WINERIES A & B

FOR

SWEENEY CANYON LLC

2655 SWEENEY RD.,
LOOMIS, CA

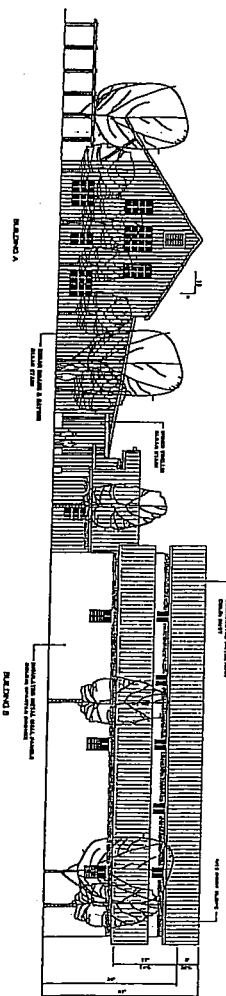


**NOT FOR CONSTRUCTION
FOR CONSTRUCTION**

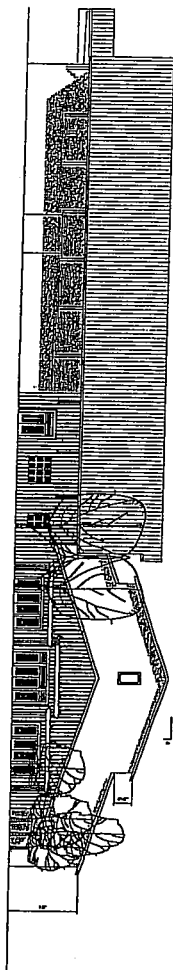
NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

DATE	2/10/14
DRAWN BY	V.M.
CHECKED BY	V.M.
SCALE	AS SHOWN
SHEET	A-5
OF	5 SHEETS

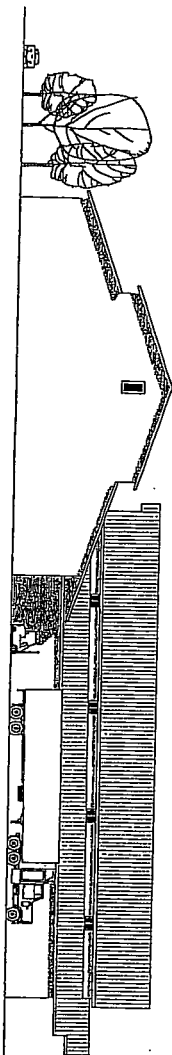
NORTH BLDG A AND BLDG B (FRONT)



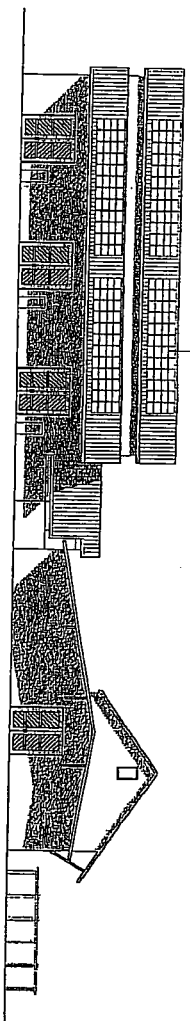
EAST BLDG A WITH BLDG B BEYOND



WEST



SOUTH



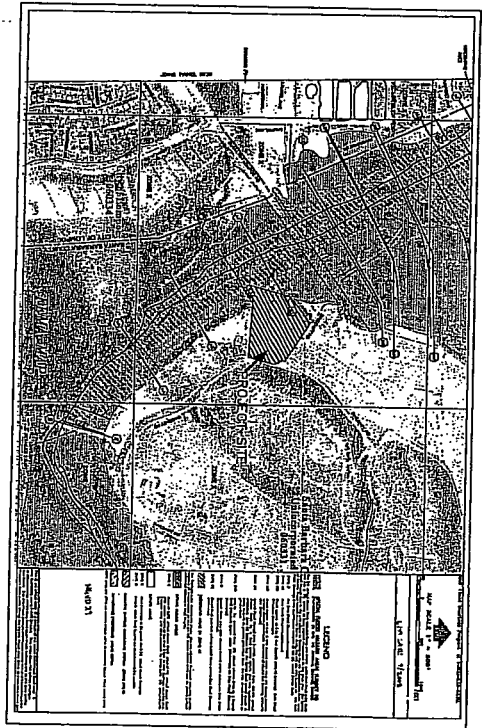
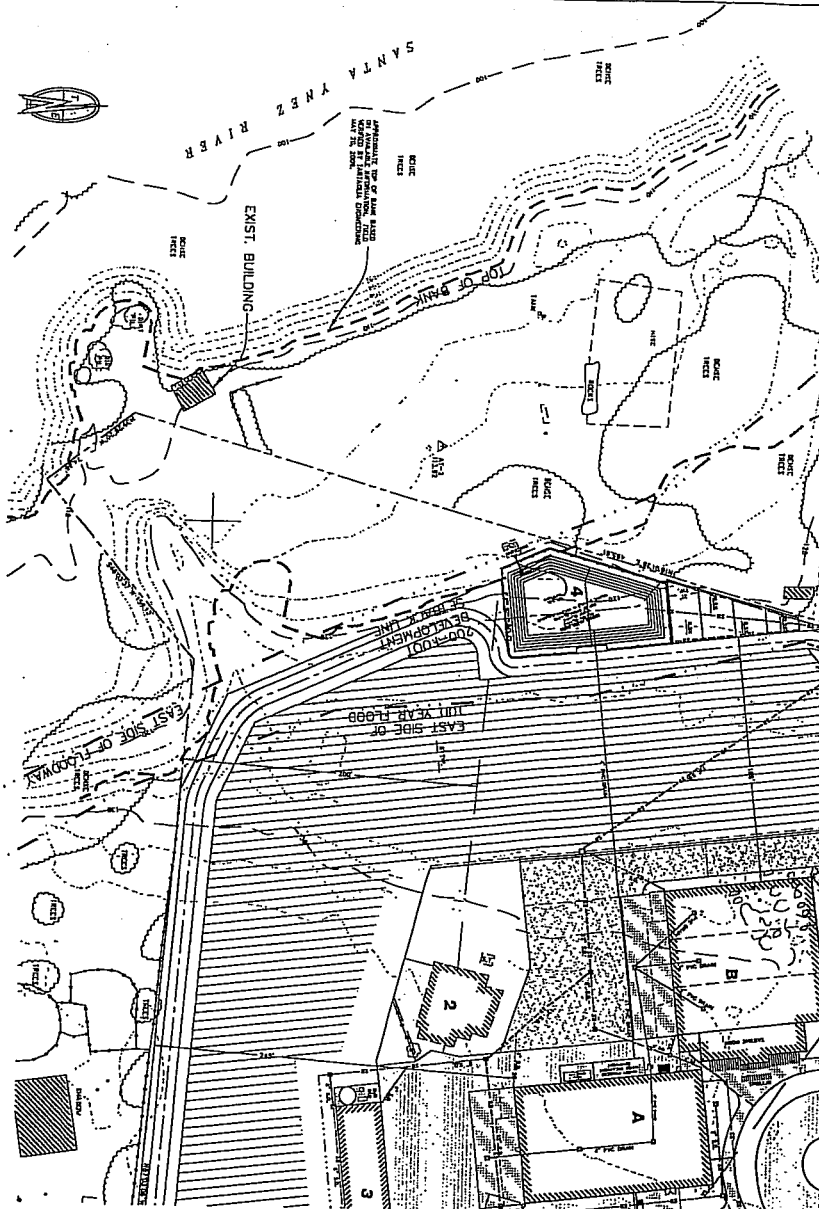
V.A. OGDEN
MILLER
ARCHITECT
1011 Lakeside Ave.
Columbia, SC 29201
Tel: 803.733.1100
Fax: 803.733.1101
www.vamiller.com

VINERIES A & B
P/N
SYNCHRO DESIGN LLC
2848 BERRY ST.
LEWISVILLE, GA



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE	2007-07-07
PROJECT	2848 BERRY ST. LEWISVILLE, GA
SHEET	4
TOTAL SHEETS	10



PLAT DATE 8/19/05

SCALE AS SHOWN

DATE 8/19/05

BY C-13

13 feet

NO.	REVISION	DATE	BY	CHKD.

WINNERIS A & B
 FOR
 SHERBERTY CONYON LTD
 5800 SHERBERTY RD.
 LOS ANGELES, CA
 (415) 885-1800

100 YEAR FLOOD PLAIN
 & TOP OF BANK EXHIBIT

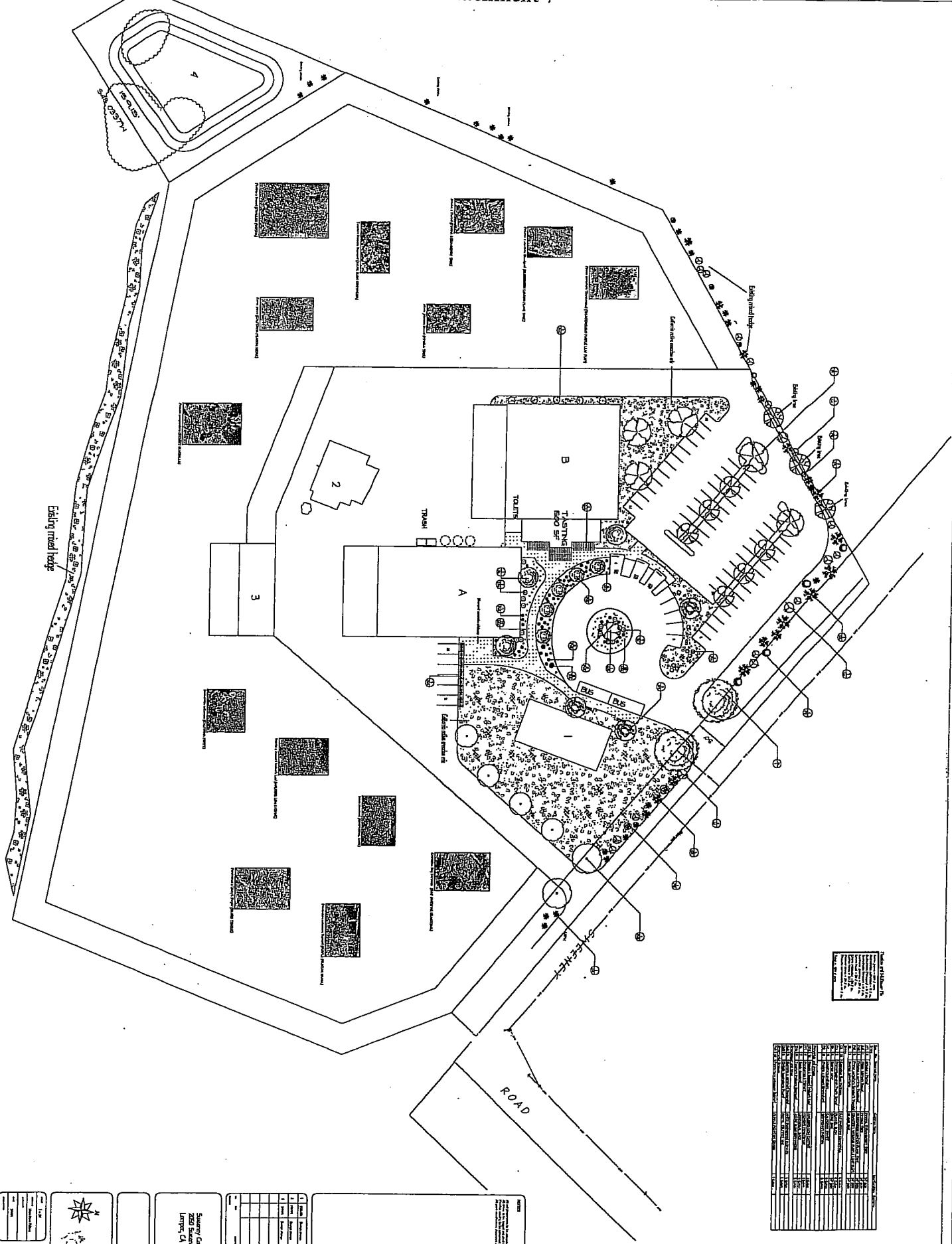


TARYAGLIN ENGINEERING
 CIVIL ENGINEERS
 10000 WILSON BLVD
 SUITE 100
 LOS ANGELES, CA 90024
 (310) 555-1111



VLADIMIROVICH
 ARCHITECT
 10000 WILSON BLVD
 SUITE 100
 LOS ANGELES, CA 90024
 (310) 555-1111





Planting Schedule #1

Plant	Quantity	Notes
...

Planting Schedule #2

Plant	Quantity	Notes
...

Scale: 1" = 20'

City of San Diego

Slurry Company, LLC
2000 Slattery Rd.
Lantern, CA

Plant	Quantity	Notes
...

DATE: _____

PROJECT: _____

SCALE: _____

PROJECT NO: _____

DATE PLOTTED: _____

PROJECT LOCATION: _____

PROJECT OWNER: _____

PROJECT ARCHITECT: _____

PROJECT ENGINEER: _____

PROJECT LANDSCAPE ARCHITECT: _____

Summary Report for Summer Emissions (Pounds/Day)

File Name:

Project Name: Sweeney Canyon Winery 09DVP-00000-00005

Project Location: Santa Barbara County APCD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2007 TOTALS (lbs/day unmitigated)	6.13	44.18	27.64	0.00	0.22	2.71	2.93	0.05	2.49	2.54	3,578.12
2008 TOTALS (lbs/day unmitigated)	7.16	52.25	31.83	0.00	0.22	3.24	3.46	0.05	2.98	3.03	4,481.52

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.13	0.03	1.56	0.00	0.01	0.01	10.81

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

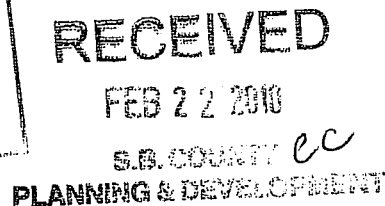
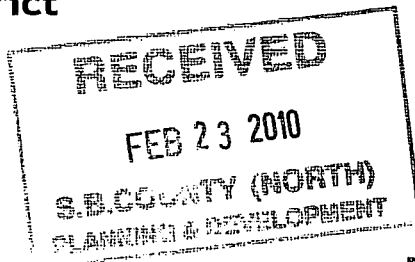
	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.72	2.68	22.52	0.02	3.27	0.63	1,690.70



Santa Barbara County
Air Pollution Control District

February 19, 2010

Dana Carmichael
Santa Barbara County
Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93454



**Re: Draft MND for Sweeney Canyon LLC Winery Rezone and Development Plan
09RZN-00000-00004, 09DVP-00000-00005, 10NGD-00000-00002**

Dear Ms. Carmichael:

The Santa Barbara County Air Pollution Control District (APCD) appreciates the opportunity to provide comments on the draft Mitigated Negative Declaration (MND) for the Sweeney Canyon, LLC Winery Consistency Rezone and Development Plan. The proposed project consists of rezoning the subject 10-acre property from General Agriculture, 40-acre minimum (40-AG) to Agriculture II, 40-acre minimum (AG-II-40). The proposal also includes the demolition of two storage buildings and a retaining wall, construction of a 10,000 square foot winery processing facility with lab and administrative office, and construction of an 11,500 square foot winery processing and storage facility with tasting room space.

APCD staff reviewed the draft MND and offers the following comments:

- 1. Project Description, Page 1:** In the description of Building A, please verify that the square footage of the various components adds up to 10,000 square feet.
- 2. Greenhouse Gas Discussion, Page 11:** Although the discussion concludes that greenhouse gas impacts are unclassifiable, APCD staff strongly recommends quantifying the GHG emissions associated with the proposed project and the use of all reasonably practicable mitigation measures for long-term impacts. Suggested mitigation measures include the following:
 - Incorporating green building technologies;
 - Increasing energy efficiency measures beyond those required by California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations);
 - Increasing recycling goals (e.g., separate waste and recycling receptacles); and,
 - Increasing street landscaping (shade trees decrease energy requirements and also provide carbon storage).
- 3. Asbestos Reporting Requirements.** If the project will involve any demolition or renovation of existing structures, the MND should discuss notification and reporting requirements pursuant to APCD Rule 1001 – National Emission Standards for Hazardous Air Pollutants (NESHAP) – Asbestos.

APCD also recommends the following conditions of approval for the Development Plan:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at <http://www.sbcapcd.org/eng/dl/dl08.htm>) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at <http://www.sbcapcd.org/biz/asbestos.htm> or contact us at (805) 961-8800.
4. Prior to land use clearance, the proposed winery shall apply for, and obtain, either written permit exemptions or Authority to Construct permits from the APCD for winery-related equipment (fermentation and storage tanks, emergency standby generators, fire water pumps and boilers) as subject to APCD Rules and Regulations. The application forms can be downloaded from <http://www.sbcapcd.org/eng/winery/winery.htm>.

We hope you find our comments useful. Please contact me at 961-8893 or by e-mail at edg@sbcapcd.org if you have questions.

Sincerely,



Eric Gage
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Shelly Ingram
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Carmichael, Dana

From: Blackmar, Merrie
Sent: Wednesday, February 24, 2010 1:12 PM
To: Carmichael, Dana
Cc: Fidler, Glenn
Subject: FW: Sweeny Canyon LLC Neg Dec

Attached are the comments from FD.

If you need something more, let me know.

Have a good day.

From: Fidler, Glenn
Sent: Monday, February 22, 2010 6:25 PM
To: Blackmar, Merrie
Cc: Joyner, Rick
Subject: Sweeny canyon LLC Neg Dec

Hello Merrie,

Following are my comments regarding this DMND. These need to be sent to Dana Carmichael, dcarmich@co.santa-barbara.ca.us by 2-26-10. I just want you to have the control over the correspondence.

Hello Dana,

I have several comments regarding the Draft Mit. Neg. Dec.

Section 4.7 Fire protection

Page 18, both supporting paragraphs are agreeable to the fire department

Page 19 First paragraph

Please correct the last sentence to properly read, "The emergency response time standard is 5 minutes or less."
The first paragraph needs to include. "This project is outside the 5 minute response zone."

Page 19 second paragraph

Please include "and 1250 gpm with a 20 psi residual for commercial developments."

Page 19 third paragraph

Please correct the last sentence to include all structures outside the urban limit line shall have interior fire sprinklers.

Page 19 fourth paragraph

Strike the last portion of the first sentence that reads ""with some narrowing allowed fro driveways." This is a commercial project and road standards, not driveway standards, shall apply.

Thank you for the opportunity to provide comment.

Glenn Fidler, Captain
Fire Prevention Division
Planning and Engineering

Santa Barbara County Fire Department
4410 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-5528

Carmichael, Dana

From: Kammer, Mary [M_KAMMER@ci.lompoc.ca.us]
Sent: Wednesday, February 24, 2010 12:56 PM
To: Carmichael, Dana
Subject: RE: Sweeney Canyon Winery Draft Mitigated Negative Declaration

Dana,

I missed the February 19th deadline. For some reason, I had in my mind February 26th. Is there any way I can submit my concerns now.

I have four main area of concerns:

1. I see that traffic congestion has not been addressed and feel that this is a major area of concern for residents along Sweeney Rd, farm workers using the road and River Park users.
2. Noise has not been addressed. I hear noise from River Park and the highway even though I am over the hill from both areas. I am sure noise will be heard from the facility during crushing and visitor usage, especially during special events. I also have a concern about the affect that noise and constant traffic will have on the people residing at the homeless shelter across the street on Sweeney. I would think this may be a real irritant to them during the special events.
3. Odor has not been properly addressed and needs to be.

Thank you. I regret that I did not meet the 19th deadline. Did the letter say the 26th. I am really good about remembering dates.

Mary Kammer
2316 Sweeney Rd.
Lompoc, Ca 93436
875-8298

From: Carmichael, Dana [mailto:dcarmich@co.santa-barbara.ca.us]
Sent: Tuesday, February 16, 2010 11:15 AM
To: Kammer, Mary
Subject: Sweeney Canyon Winery Draft Mitigated Negative Declaration

Hello,

Thank you for your phone call this morning regarding the Sweeney Canyon Winery project. Attached is a copy of the draft mitigated negative declaration. I've also attached a mailing list for your review. If there are additional people who would like to be noticed that are located outside of the noticing area, please email me their name and address and I will make sure that they are noticed on the project from this point forward. Any written comments received regarding the environmental document will be incorporated into the final document and addressed where appropriate. The public comment period for the environmental document is scheduled to end on Friday, February 19th at 5pm so I will need to receive written comments prior to that date.

Thank you,
Dana Carmichael

Dana Carmichael, Planner
Development Review Division
Planning & Development
624 W. Foster Rd. Ste. C
Santa Maria, CA 93455
(805)934-6266 (Phone)

Carmichael, Dana

From: Kammer, Mary [M_KAMMER@ci.lompoc.ca.us]
Sent: Wednesday, February 24, 2010 3:30 PM
To: Carmichael, Dana
Subject: RE: Sweeney Canyon Winery Draft Mitigated Negative Declaration

One other comment:

I have lived on the road for 32 years. In that time there have been two deaths from driving and drinking (among other accidents) . I feel that the proposed facility wine tasting will invite those visiting to 'explore' the road which is narrow and winding. Accidents waiting to happen.

Thank you again.

From: Carmichael, Dana [mailto:dcarmich@co.santa-barbara.ca.us]
Sent: Wednesday, February 24, 2010 3:14 PM
To: Kammer, Mary
Subject: RE: Sweeney Canyon Winery Draft Mitigated Negative Declaration

Hi Mary,

The email is fine. I printed it out, and added it to my file.

Thanks,
Dana

Dana Carmichael, Planner
Development Review Division
Planning & Development
624 W. Foster Rd. Ste. C
Santa Maria, CA 93455
(805)934-6266 (Phone)
(805)934-6258 (Fax)

From: Kammer, Mary [mailto:M_KAMMER@ci.lompoc.ca.us]
Sent: Wednesday, February 24, 2010 2:33 PM
To: Carmichael, Dana
Subject: RE: Sweeney Canyon Winery Draft Mitigated Negative Declaration

Would it be better to send a letter or is email sufficient?

And thank you,

From: Carmichael, Dana [mailto:dcarmich@co.santa-barbara.ca.us]
Sent: Wednesday, February 24, 2010 1:45 PM
To: Kammer, Mary
Subject: RE: Sweeney Canyon Winery Draft Mitigated Negative Declaration

Hi Mary,

Carmichael, Dana

From: Roger Tanner [roger.n.tanner@gmail.com]
Sent: Monday, February 01, 2010 4:00 PM
To: Carmichael, Dana
Subject: Sweeney Canyon, LLC Consistency Rezone and Development Plan, Ref: 2050
Sweeney Road

Dana Carmichael:

There is only one issue where I would like to see more information:

I have no problem with the proposed RWQCB approved waste discharge system; but, the proposed "septic system" for domestic uses on site concerns me.

Please provide me an electronic copy of the sections of the development plan that "bound" what waste from the various project facilities and the residence will be routed to the "septic system".

Considerations:

The project is adjacent to the Santa Ynez River that provides water to the City of Lompoc.

Most of the soils in this area do not provide sufficient percolation to support more than a septic tank for a very small group of people (<6).

Of course septic tanks work; but, the drain fields get "very" large if the amount of sewage gets more than a little bit.

Why isn't the engineer proposing waste treatment system(s) that handle "all" the domestic and processing waste generated on the site, in a single facility?

If necessary, a sewer lift pump may be necessary to move domestic sewage, from the existing residence, to a waste water processing plant; but, the end result would be modern waste water and sewage treatment, with no risk to Lompoc's water wells.

My waste management background includes systems much smaller than this one. I was a U.S. Government employee, with NASA in Houston, TX, from 1963 through 1988, with the last five years on VAFB with the Shuttle program.

I worked on waste management hardware for the Apollo, Skylab, Shuttle and Space Station programs. Collecting and processing human waste without gravity creates a whole group of problems.

Except for the time I was in college, and our first home in Texas, I have always lived in homes with septic systems. I live in a owner designed and built home with a private kennel at 2384 Sweeney Road. We have lived on the property since 1986.

I hold a PE license in Texas, which has no reciprocity with California.

If this is too early in the development process to raise these questions, please advise.

Roger N. Tanner

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT)
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING)
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBER 099-150-063 FROM 40-AG to AG-II-40)
_____)

RESOLUTION NO.: _____

CASE NO.: 09RZN-00000-00004

WITH REFERENCE TO THE FOLLOWING:

- A. On July 2, 1979, pursuant to 77-RZ-20, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code; and

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance, Exhibit 1, Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 099-150-063 from 40-AG to AG-II-40 based on the findings included as Attachment A of the Planning Commission staff report dated March 26, 2010.

PASSED, APPROVED AND ADOPTED this _____, 2010 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CECILIA BROWN, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

G:\GROUP\PERMITTING\Case Files\DVP\09 Cases\09DVP-00000-00005 Sweeney Canyon\Planning
Commission\Sweeney PC Rezone Resolution.docx

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)
DRAFT

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ASSESSOR PARCEL Number 099-150-063

Case No. 09RZN-00000-00004

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they related to Assessor's Parcel Number 099-150-063 shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, which re-designates Assessor's Parcel Number 099-150-063, from 40-AG to AG-II-40, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Land Use Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Janet Wolf, Chair, Board of Supervisors
County of Santa Barbara
State of California

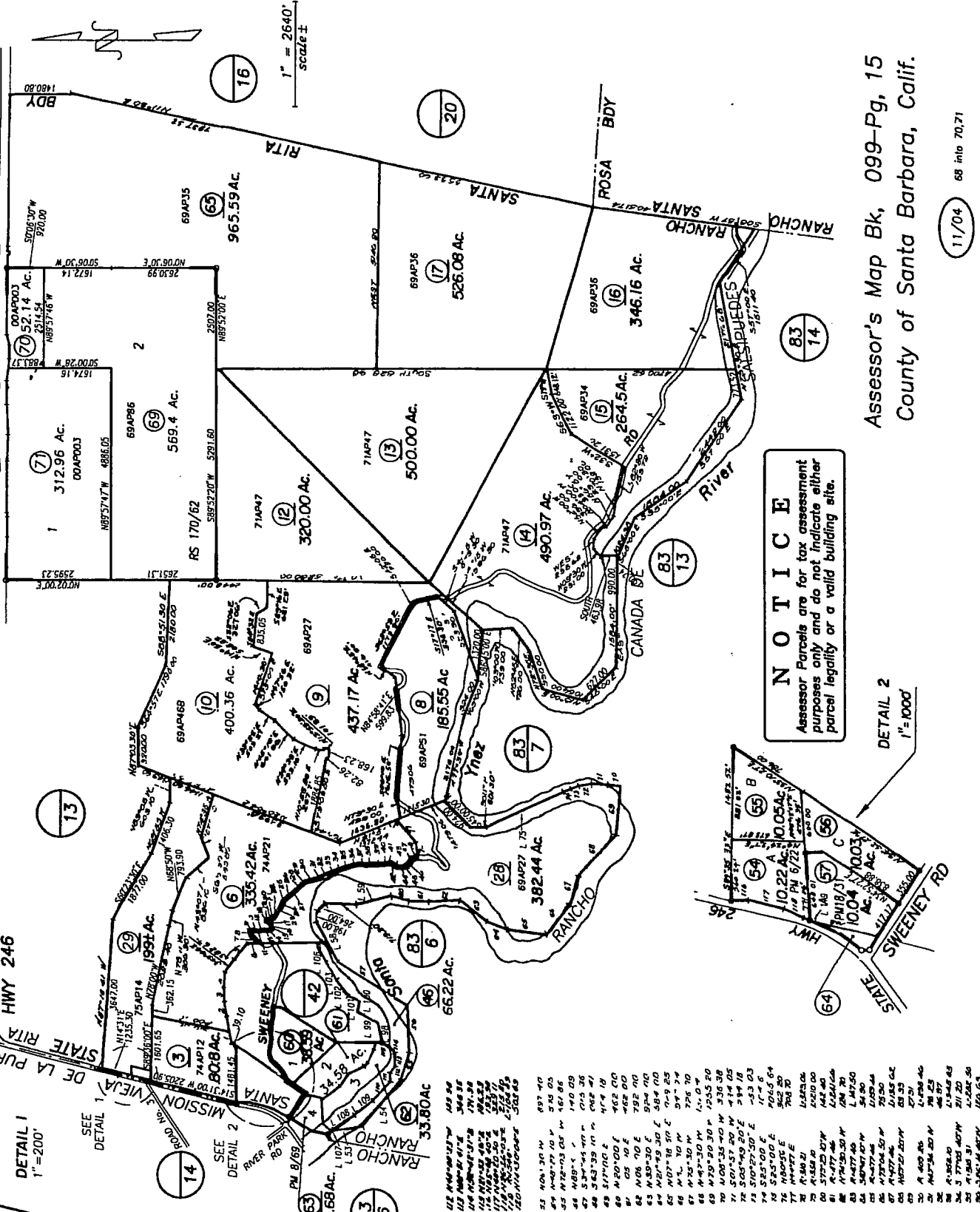
DENNIS A. MARSHALL
County Counsel

By: _____
Deputy County Counsel

099-15

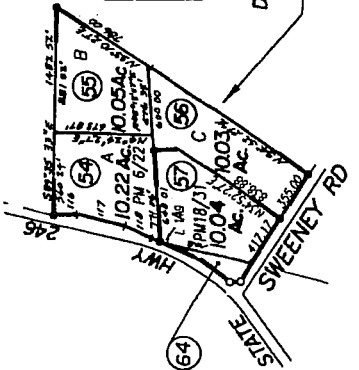
POR. RANCHO SANTA RITA

STATE HIGHWAY 246



NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

DETAIL 2
 1"=1000'



DETAIL 1
 1"=200'

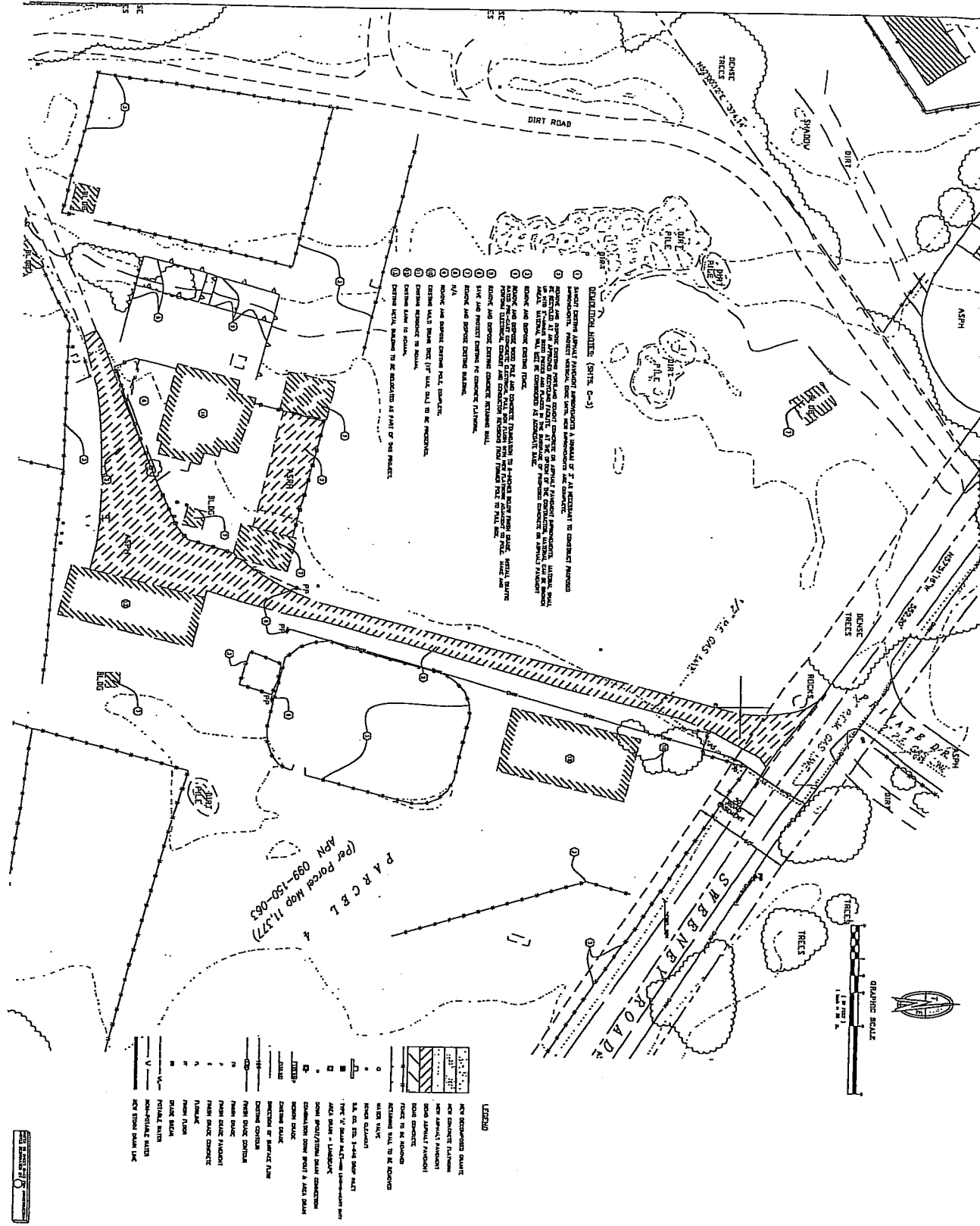
SEE
 DETAIL 1
 1"=200'

SEE
 DETAIL 2
 1"=1000'

1	312.96 Ac.	69AP003
2	569.4 Ac.	69AP86
3	335.42 Ac.	69AP14
4	490.97 Ac.	69AP34
5	264.5 Ac.	69AP34
6	66.22 Ac.	69AP27
7	185.55 Ac.	69AP51
8	437.17 Ac.	69AP27
9	400.36 Ac.	69AP68
10	500.00 Ac.	71AP47
11	500.00 Ac.	71AP47
12	320.00 Ac.	71AP47
13	490.97 Ac.	71AP47
14	229.1 Ac.	69AP003
15	264.5 Ac.	69AP34
16	346.16 Ac.	69AP36
17	526.08 Ac.	69AP36
18	965.59 Ac.	69AP35
19	199.1 Ac.	69AP14
20	526.08 Ac.	69AP36
21	338.0 Ac.	69AP27
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83	10.00 Ac.	69AP18

Assessor's Map Bk, 099-Pg, 15
 County of Santa Barbara, Calif.

11/04 88 into 70,71



- DEMOLITION NOTES (SHEETS C-3)**
1. DEMOLISH EXISTING ASYLUM FOUNDATION, REMOVAL OF F.A. EXCEPT TO CONSTRUCT PARKING STRUCTURE. REMOVE EXISTING CONC. SLAB, AND ASYLUM FOUNDATION AND CONCRETE.
 2. DEMOLISH EXISTING ASYLUM FOUNDATION EXCEPT TO REMAIN EXISTING FOUNDATION. REMOVE EXISTING CONC. SLAB AND EXISTING CONC. SLAB EXCEPT TO REMAIN EXISTING FOUNDATION. REMOVE EXISTING CONC. SLAB EXCEPT TO REMAIN EXISTING FOUNDATION.
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 19. DEMOLISH EXISTING CONC. SLAB EXCEPT TO REMAIN EXISTING FOUNDATION.
 20. DEMOLISH EXISTING CONC. SLAB EXCEPT TO REMAIN EXISTING FOUNDATION.

P.A.R.C.B.L.
4
(Per Parcel Map 11,577)
APN 089-150-063

- LEGEND**
- 1. EXISTING CONCRETE
 - 2. EXISTING CONC. SLAB
 - 3. EXISTING CONC. SLAB EXCEPT TO REMAIN EXISTING FOUNDATION
 - 4. EXISTING CONC. SLAB EXCEPT TO REMAIN EXISTING FOUNDATION
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WINERIES A & B
FOR
SWANNEY DAMYON LTD
2000 SWANNEY PARK
LATHROP, WA
(425) 835-2800

DEMOLITION PLAN

TANTIALLA ENGINEERING
CIVIL ENGINEERS
1000 1st Avenue, Suite 100
Lathrop, WA 98646

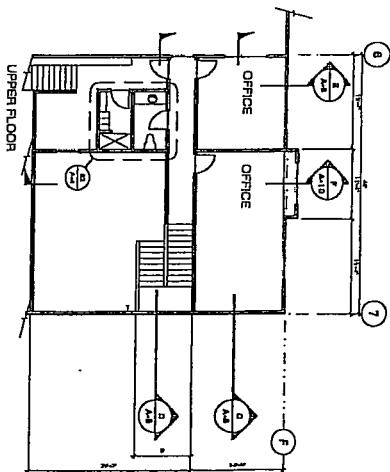
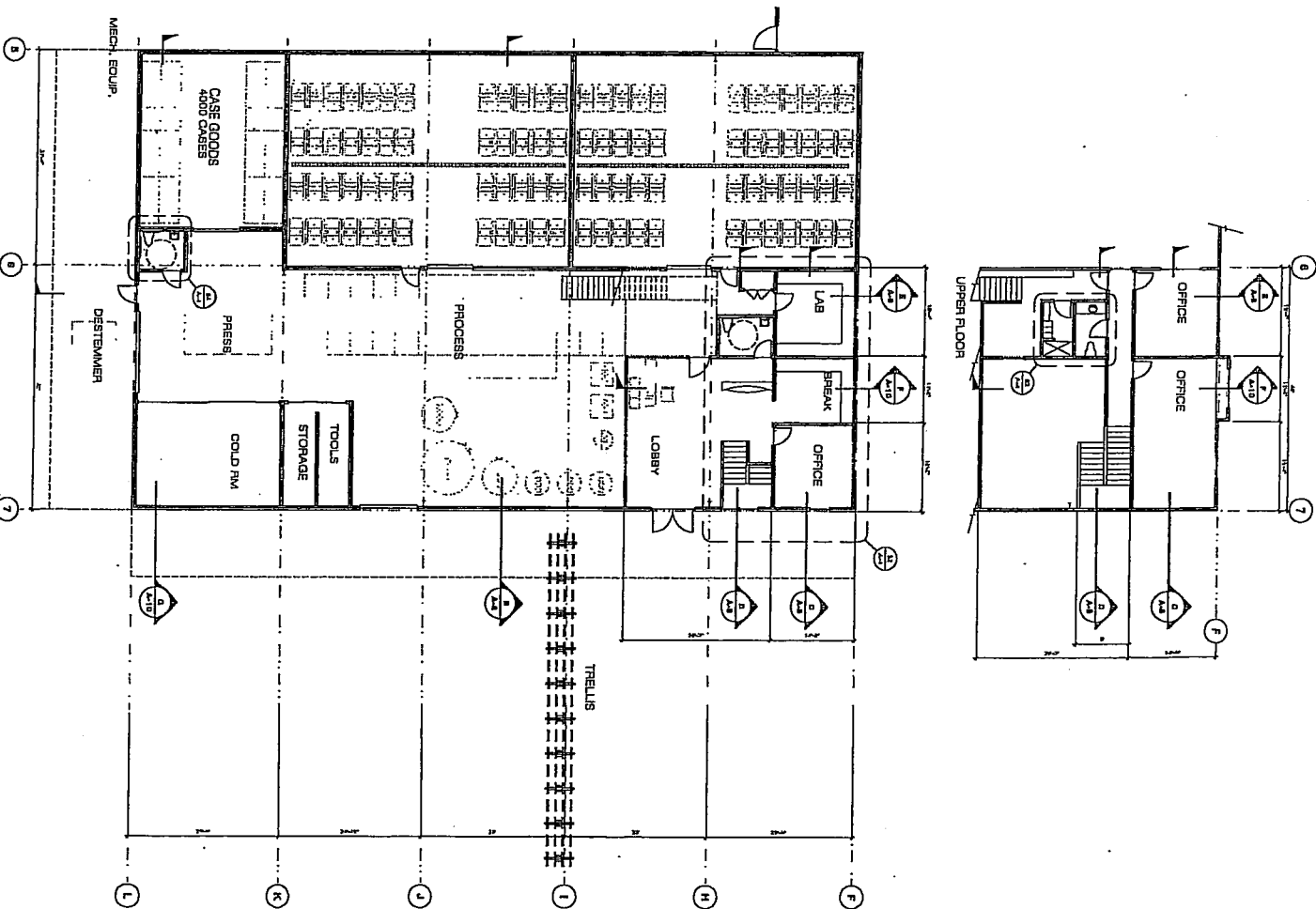
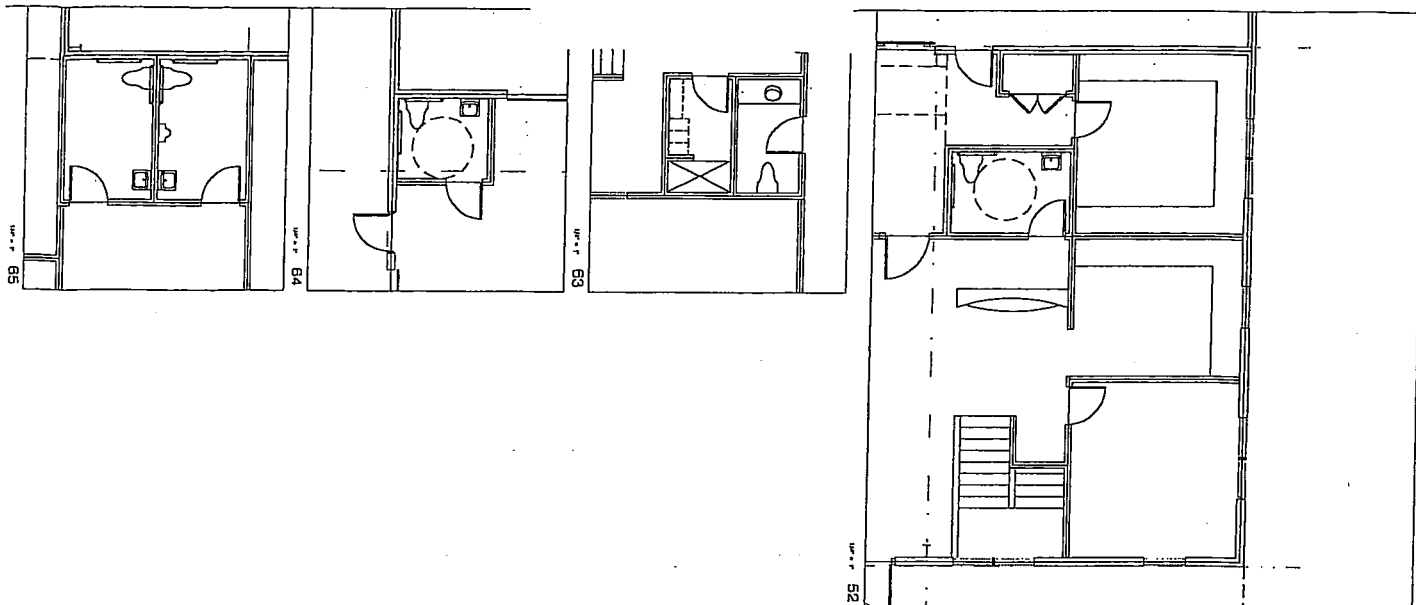
V. LAJINIA
REGISTERED
ARCHITECT
No. 12000
State of Washington
1000 1st Avenue, Suite 100
Lathrop, WA 98646

DATE: 8/19/08

SHEET: C-3

OF: 13 SHEETS

ATTACHMENT I

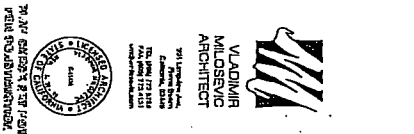


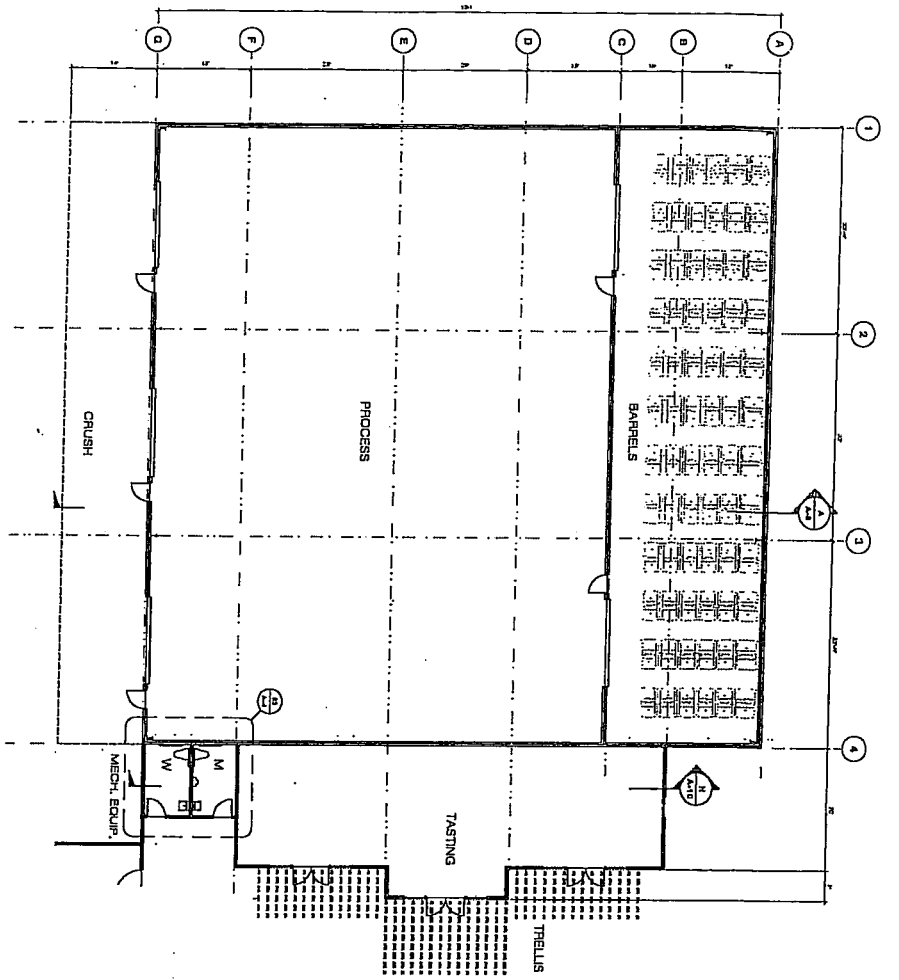
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 97. NINETY-SEVENTH FLOOR
 98. NINETY-EIGHTH FLOOR
 99. NINETY-NINTH FLOOR
 100. HUNDRED FLOOR

WINERIES A & B
 P.O. BOX
 SWEENEY CANYON LTD
 3400 SWEENEY RD.
 LINDSEY, OK

SCALE: 1/8" = 1'-0"
 DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

V. ADMIR
 M. OSSEVIC
 ARCHITECTS
 1111 Lytle Ave.
 Dallas, Texas 75202
 214.742.7733
 214.742.7734
 FAX: 214.742.7735
 WWW.VADMIRARCHITECTS.COM





VLAĐIMIR MILOSAVLJEVIĆ ARCHITECT
 7111 Springdale Avenue
 Dallas, Texas 75216
 Phone: 214.343.1111
 Fax: 214.343.1112
 www.vladimirmilosavljevic.com

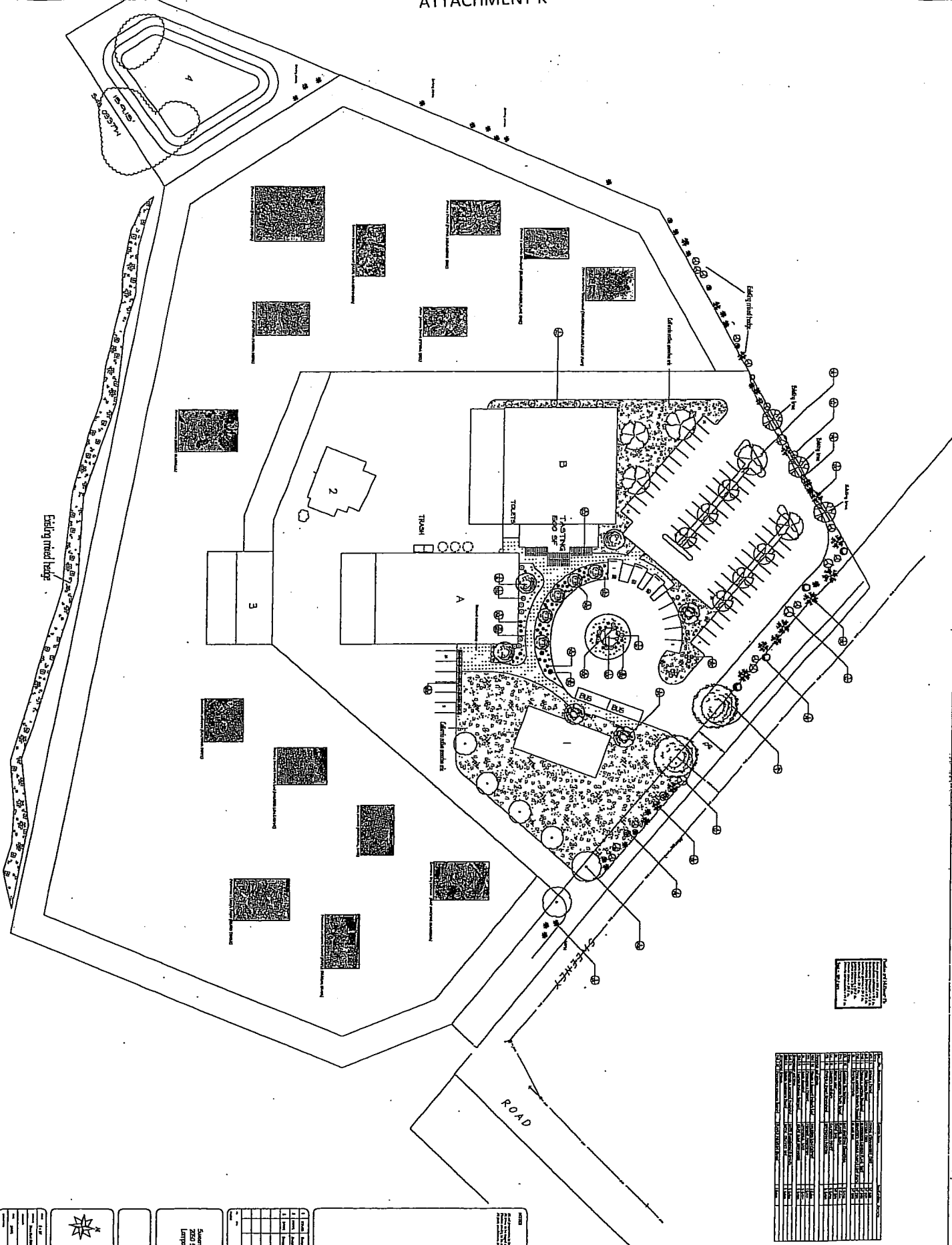


7/1/2010 8:00:00 AM
 1/20/10 8:00:00 AM
 1/20/10 8:00:00 AM

WINERIES A & B
 PDM
 SWEENEY CANYON LLC
 2810 SWEENEY RD.
 DALLAS, TX

DATE	REVISION	BY	CHKD BY

SCALE: 1/8" = 1'-0"
SHEET: A-5
DATE: 1/20/10



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20


DATE: _____

SCALE: _____

PROJECT: _____

DRAWN BY: _____

CHECKED BY: _____



North Arrow

Sanjour Group, LLC
2001 Sutterly Rd.
Livermore, CA

NO.	DESCRIPTION	DATE

PROJECT NO. _____

DATE OF ISSUE _____

ISSUED BY _____

ISSUED FOR _____