

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Firestone Consistency Rezone and Special Events

Hearing Date: June 11, 2008
Staff Report Date: May 25, 2008
Case No.: 07RZN-00000-00004, 07CUP-00000-00026

Deputy Director: Zoraida Abresch
Division: Development Review, North
Supervising Planner: John Karamitsos
Staff Contact: Joyce Gerber
Planner's Phone #: 934-6265

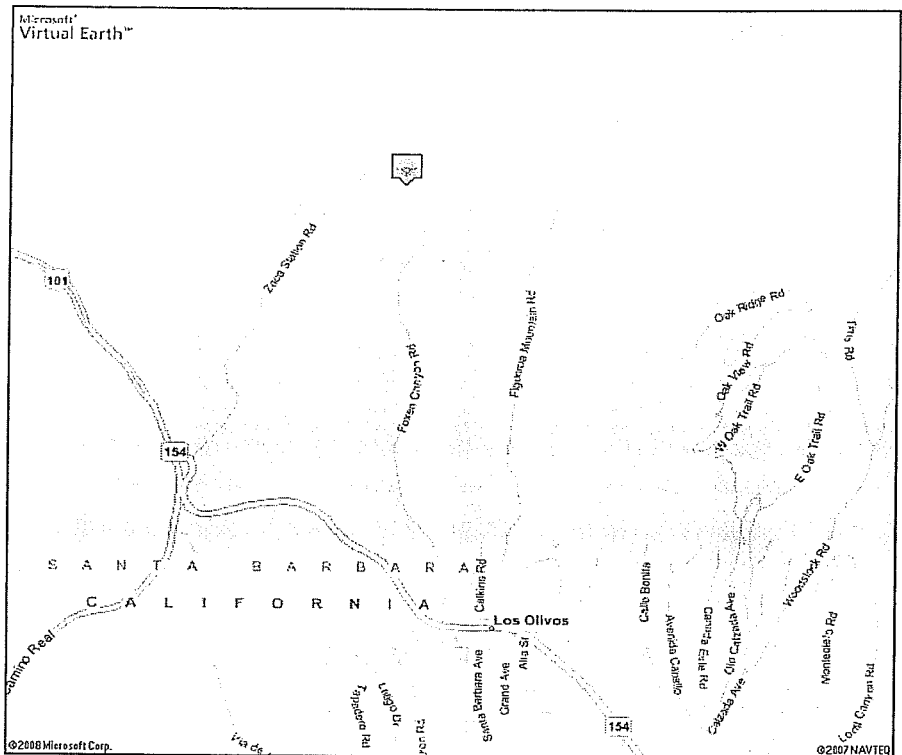
Environmental Document: 08NGD-00000-00013

OWNER

Firestone Farming Co.
Limited Partnership
P.O. Box 244
Los Olivos, CA 93441
(805) 688-3940 ext. 12

AGENT

Patricia "Tish" Beltranena
MNS Engineers
201 Industrial Way
Buellton, CA 93427
(805) 688-5200



This site is identified as Assessor Parcel Number 133-190-014, located approximately 2/3-mile southeast of the intersection of Foxen Canyon Road and Zaca Station Road at 4875 Foxen Canyon Road, Los Olivos area, Third Supervisorial District.

Application Filed: March 29, 2007
Application Complete: June 6, 2007
Processing Deadline: 60 days from approval of ND

1.0 REQUEST

Hearing on the request of Patricia "Tish" Beltranena, agent for Adam Firestone, President of Firestone Farming Co., owner, to consider the following:

- a) 07RZN-00000-00004, [application filed on March 29, 2007] proposing to rezone 51.4 acres from Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O), pursuant to Ordinance 661 to Agriculture II, 40-acres minimum gross lot area (AG-II-40) in compliance with Section 35.104 of the County Land Use & Development Code;

- b) 07CUP-00000-00026 [application filed on March 29, 2007] for approval of a Minor Conditional Use Permit under Land Use & Development Code Section 35.42.250, in the AG-II-40 zone district, to allow for a maximum of 32 special events per year (up to 30 with a maximum of 250 attendees and up to two with a maximum of 1,500 attendees);

and to approve the Negative Declaration (08NGD-00000-00013) 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, Transportation and Water Resources/Flooding.

The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria). The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors conditionally approve Case Nos. 07RZN-00000-00004 and 07CUP-00000-00026 marked "Officially Accepted, County of Santa Barbara (June 11, 2008) 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:

The Planning Commission recommends that the Board of Supervisors:

- 1 Adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
- 2 Adopt an Ordinance Zoning Map Amendment for 133-190-014, amending the Inland Zoning Map for the Santa Ynez Valley Rural Areas Zones (Draft Ordinance included as Attachment B);
- 3 Approve the Mitigated Negative Declaration No. 08NGD-00000-00013 (included as Attachment D) and adopt the mitigation monitoring program contained in the conditions of approval included as Attachment C; and
- 4 Approve 07CUP-00000-00026 subject to the conditions of approval included in Attachment C.

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

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on the following Section(s) of County Land Use and Development Code (LUDC):

3.1. Rezone

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.

3.2 Conditional Use Permit

LUDC Section 35.42.250.F.9 requires approval of a Minor Conditional Use Permit for reception facilities providing indoor or outdoor facilities that are accessory and incidental to the principal use of the property on a temporary, commercial basis for receptions, parties, weddings, or other similar gatherings.

3.3 Review Authority

LUDC Section 35.80.020 (Table 8-1) states that the review authority for Minor Conditional Use Permits is the Zoning Administrator. However, **LUDC Section 35.80.20.B.1** requires 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 in compliance with Table 8-1 (Review Authority), all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction". Finally, **LUDC Section 35.80.20.B.2** states that if the Board of Supervisors is the review authority for a project due to a companion discretionary application (e.g., Zoning Map amendment), then the Planning Commission shall make an advisory recommendation to the Board on each project.

4.0 ISSUE SUMMARY

4.1 Rezone

The subject 54.1 gross/net-acre lot is currently zoned Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O), pursuant to the outdated Ordinance 661. Rezoning to Agriculture II, 40-acres minimum gross lot area (AG-II-40) would bring the parcel into consistency with the current zoning ordinance, the LUDC. The LUDC designates special events as an allowable use in the AG-II-40 zone.

4.2 Special Events

Issues typically associated with special events include noise, dust, lighting and traffic. Amplified music for the proposed project would occur in the three-sided barn, which opens in the opposite direction from the nearest residence approximately 1 mile away. Amplified music would end at 10 p.m. on week days and 11 p.m. on weekends. The location of the event parking would ensure that no dust from traffic would escape off-site. Existing lighting would be used and a lighting plan would ensure that lights were directed on-site and downward. Finally, a traffic control plan acceptable to P&D and Public Works, Transportation would be required to mitigate any impacts resulting from increased vehicular movement and associated traffic hazards.

5.0 PROJECT INFORMATION

5.1 Site Information

Comprehensive Plan Designation	A-II (Agriculture), Rural Area
Zoning District, Ordinance	40-AL-O (Ordinance 661), Limited Agriculture with Oil Drilling, 40 acre minimum parcel size
Site Size	54.1 acres gross, 53.66 acres net
Present Use & Development	Present use: Residential, agricultural (vineyard) and unpermitted special events. Present development: residence, shop/storage structure, pole barn, restroom, water well, residential septic system, 54-space parking lot.
Surrounding Uses/Zoning	North: Agricultural, 40-AG, wineries South: Agricultural, 40-AG East: Agricultural, 40-AG; AG-II-30 West: Agricultural, AG-II-40
Access	Access to special events would be provided from the east by an existing, all-weather private driveway (24 ft wide by 950 ft long) from Foxen Canyon Road. Another private all-weather drive accesses the property from the west off of Zaca Station Road.

Public Services	Water Supply: Existing private onsite well Sewage: Existing private septic system (residence); proposed new private septic system (events) Fire: Santa Barbara County Fire Station 32, Santa Ynez Airport
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5.2 Setting

The proposed project is located on a 54.1-acre lot known as APN 133-190-014, approximately 2/3-mile southeast of the intersection of Foxen Canyon Road and Zaca Station Road at 4875 Foxen Canyon Road in the Los Olivos area (Attachment D-1). The project site is surrounded on all sides by large agricultural parcels and agricultural uses including wineries, oil production, and very low-intensity residential development. The nearest residence is approximately one mile to the northwest. The project parcel contains a total of 10,206 sq ft of structural development consisting of a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and a 780 sq ft rest room structure.

The project site is bordered on the southwest by Zaca Creek, a USGS-designated blue-line creek. Slopes on the entire site are generally less than two percent except for the sharply sloping creek banks at the parcel boundary. Wildlife on-site and in the project vicinity is expected to include species typical for the rural areas of the Santa Ynez Valley, including rodents, small mammals (fox, rabbit, skunk, and opossum), deer and birds including raptors. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara county Biological Resource Maps. Flora on-site includes native vegetation consisting of small to mature oaks and other trees; landscaping and broad expanses of grass lawns; and vineyards. There are no known rare or endangered species on the project site. The project area has not been surveyed for cultural resources. No archaeological resources are recorded on or within one mile of the parcel. Approximately 90 percent of the parcel is underlain by Ballard Gravelly Fine Sandy Loam (BbC); and Chamise Shaly Loam (ChF). The remainder of the soils are classified as Elder Shaly Loam (EnAZ), Terrace Escarpments, Loamy (TdF) and Linne Clay Loam (LcF).

5.3 Statistics

Item	Existing	Proposed
Structures (floor area)	10,206 sq ft	0
Max. Height of Structure(s)		
Building Coverage (footprint)	10,206 sq ft	0
Driveways and Parking	144,623 sq ft	0
Undeveloped/Other		No change
Vineyards	458,513 sq ft	0
Landscaping	216,624 sq ft	0
Open Space	1,506,915 sq ft	0
Number of Dwelling Units	1	0

Item	Existing	Proposed
Residents/Employees	SFD; no employees	No additional residents; up to 23 additional occasional employees

5.4 Description

The proposed project consists of the following components:

5.4.1 Consistency Rezone

The subject lot currently has a Zoning Designation of Limited Agriculture, 40-acre minimum lot area with oil drilling combining regulations (40-AL-O), pursuant to Ordinance 661. In order to be consistent with the Land Use and Development Code (LUDC), the parcel is proposed to be rezoned to Agriculture II, 40-acres minimum gross lot area (AG-II-40) pursuant to the LUDC in conjunction with the associated Conditional Use Permit application.

5.4.2 Conditional Use Permit

The Conditional Use Permit would allow a maximum of 32 annual one-day special events. The site and existing development are shown in Attachments D-1 through D-3. The project description is as follows:

- (1) Thirty events with a maximum of 250 guests
- (2) Two large events with a maximum of 1,500 guests on weekend days

Examples of types of events would be weddings, luncheons, club or association dinners, and school fundraisers.

Events would be limited to a total of eight in any month.

Events would occur predominantly on weekend days, but may also be during weekdays.

Events would be limited to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays.

Tents and/or shade structures that may be erected for events would be removed after events.

Event food service would be catered. No permanent on-site commercial kitchen is proposed.

Amplified Music/Sound

All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area.

Lighting

Existing structure and landscaping lighting would be utilized. Additional event lighting would be limited to decorative string lights and candles.

Access/Parking

Access would be provided by the existing 24-foot wide private driveway via Foxen Canyon Road. Parking for events would be provided for 150 vehicles in the existing 50,000 sq ft unpaved all-weather surface parking lot north of the vineyard. Overflow parking for large events would be available for up to 600 vehicles in a four-acre irrigated pasture area northwest of the main landscaped event area. Parking attendants and temporary signage would direct vehicles during all events.

Utilities

Domestic water would continue to be provided by an existing, private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event.

Service Personnel

Service personnel would be on-site to support individual events. For small events (up to 250-people), the estimated number of staff would include approximately five band members, 10 caterers, and five traffic and parking attendants for a total of 20 staff. For large events (up to 1,500 people), the estimate would be five band members, 12 caterers, and six traffic/parking attendants for a total of approximately 23 staff.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (08NGD-00000-00013) was prepared to analyze environmental impacts of the project under requirements of the California Environmental Quality Act (CEQA). The Draft Mitigated Negative Declaration was initially circulated for a 21-day public review and comment period from April 17, 2008 to May 8, 2008. The comment period was subsequently extended to May 15, 2008. Because of the non-complex nature of the project, no public hearing was held.

During the public review period, one comment letter was received, from the Santa Ynez Valley Alliance (Attachment D-5). The comments in the letter have been considered, and changes have been incorporated into the attached proposed Final Mitigated Negative Declaration (Attachment D). The proposed Final Mitigated Negative Declaration (Attachment D) concludes that, with identified mitigation measures and implementation of the required mitigation monitoring program, project impacts on the environment would be less than significant.

6.1.1 Impacts and Mitigations

6.1.1.1 Aesthetics/Visual Resources:

Impacts: 1. Scenic quality. 2. Night lighting.

Mitigations: a. Trash storage. b. Lighting plan

6.1.1.2 Biological Resources

Impact: Night Lighting.

Mitigation: Lighting Plan.

6.1.1.3 Transportation/Circulation

Impacts: 1. Increase in Traffic Hazards. 2. Impacts to Congestion Management Plan system.

Mitigation: Traffic control plan.

6.1.1.4 Water Resources

Impact: Introduction of pollutants.

Mitigation: Parking area and spill clean-up plan.

6.2 Comprehensive Plan Consistency

The entire project parcel is currently designated 40-AG-O under Article 661. Following the proposed consistency rezone, the parcel would be zoned AG-I-40. The agricultural designation and use of the parcel would not change. The proposed CUP would legalize the ongoing intensification of non-agricultural use of the property in the form of special events. The following policies from the County's Comprehensive Plan are applicable to the proposed project.

REQUIREMENT	DISCUSSION
<p><u>Land Use Element</u></p> <p>Policy # 4. <i>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 and 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 connections or improvements that are 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>Consistent: Domestic water would be provided by a private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event. The site would continue to be accessed via a private driveway off of Foxen Canyon Road. The subject property is bounded on two sides by public roads. Fire and Police services will be available to serve the project site, and other utilities such as electricity currently serve the project site. Thus sufficient services and resources are available to serve the proposed project.</p>
<p><u>Circulation Element</u></p> <p><i>The objective of this Element is to provide clear traffic capacity guidelines that are intended to maintain acceptable levels of service on the County's roadways and intersections, while allowing reasonable growth within the communities of the unincorporated area.</i></p> <p><i>This Element also defines how the policy capacity levels defined for the various roadway classifications are be applied in making findings of project consistency with this Element.</i></p> <p>Policy E: <i>A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element's Land Use Development Policy #4 with regard to roadway and intersection capacity.</i></p>	<p>Consistent: With the inclusion of a condition requiring annual reporting of vehicle counts for each event, and adherence to Mitigation Measure 4, requiring a traffic control plan, the proposed project would be assured of remaining consistent with the capacity levels established in the Circulation Element.</p>
<p><u>Noise Element</u></p> <p>Policy #1. <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation</i></p>	<p>Consistent: Amplified music from the events is expected to exceed 65 dB(A). However, the nearest off-site noise-sensitive use, a residence, is approximately one mile north of the events barn. Amplified music would occur in the barn, which is closed on three sides but open to the south to direct noise away from the nearest offsite residence. The</p>

REQUIREMENT	DISCUSSION
<p><i>features are included in project designs.</i></p> <p>Policy #2. <i>Noise-sensitive land uses should be considered to include:</i></p> <p><i>a) Residential, including single and multifamily dwellings, mobile home parks, dormitories, and similar uses.</i></p>	<p>project description states that events and amplified music would end no later than 10 p.m. on Sundays through Thursdays and 11 p.m. on Fridays and Saturdays. Due to the distance between the events area and the nearest noise sensitive use, the orientation of the events area, and the hours of operation, the proposed project is consistent with these policies. Adherence to the project description would ensure that the proposed project remains consistent with these policies. Planning & Development will respond to complaints on an as-needed basis.</p>
<p><u>Hillside and Watershed Protection Policies</u></p> <p>Policy #2. <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: No construction is proposed and no grading would be required. The events would occur on flat terrain in an existing structure and a previously landscaped area. Parking would be accommodated in existing parking areas. No site preparation is required. The entire site area that is not currently developed or planted in crops would remain undeveloped.</p>
<p><u>Visual Resources</u></p> <p>Policy #2. <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 landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</i></p>	<p>Consistent: The existing structures are aesthetically pleasing and visually compatible with the rural, agricultural character of the surrounding environment. No new construction is proposed. The temporary and periodic use of the site for parking and events would not cause intrusion into the skyline as seen from any public viewing place.</p>

REQUIREMENT	DISCUSSION
<p><u>Parks/Recreation Policies</u></p> <p>Policy #1. <i>Bikeways shall be provided where appropriate for recreational and commuting use.</i></p>	<p>Consistent: Foxen Canyon Road is identified on the Comprehensive Plan Parks, Recreation and Trails map for a proposed on-road trail along the road shoulder, within the public road right-of-way. Bicycle touring of the vineyards in the area is common and is likely to increase with the addition of wineries in the area. Roadway frontage in front of the project site is adequately sized to provide for a 10-foot wide trail improvement in the future</p>
<p><u>Agricultural Element</u></p> <p>Policy #IA. <i>The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</i></p>	<p>Consistent: The proposed project would legalize ongoing intensification of non-agricultural use of the site. However no new structural development is proposed and no area would be removed from existing agricultural operations. The existing agricultural operation, an 11-acre vineyard, is physically separated from the event location. Several alternate routes of ingress and egress from the subject parcel would prevent harvest-related activities to be hampered by event traffic. Events associated with the wine industry could potentially promote and facilitate wine-related agricultural operations pertaining to the region.</p>

6.3 Zoning: Land Use and Development Code Compliance

The project site is zoned AG-40-O (Article 661). The proposed project would include rezoning the property to AG-II-40 for consistency with the current Land Use & Development Code. The proposed project is consistent with the requirements of the Land Use Development Code (Inland Zoning Ordinance).

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by Subdivision/Development Review Committee members. The following departments submitted condition letters: County Fire and Public Health Division of Environmental Health Services. "No condition" letters were received from County Parks, Public Works Flood Control and Public Works, Transportation. Letters were not received from the Air Pollution Control District.

Departmental letters follow Attachment C, Conditions of Approval.

6.5 Agricultural Planner Review

The proposed project was reviewed by the County Agricultural Planner, who did not identify any concerns about loss of agricultural area or viability since no areas of agricultural production would be affected by the proposed project. In addition, possible soil compaction resulting from overflow parking in the irrigated pasture, which contains prime soil, is reversible and does not preclude future cultivation.

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.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

7.0 APPEALS PROCEDURE

Comprehensive Plan amendments and Ordinance Amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

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 must be appealed to the Board within 10 days after the Commission's report is filed with the Clerk of the Board of Supervisors.

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$443.

ATTACHMENTS

- A. Findings
- B. Draft Ordinance/Resolution
- C. Conditions of Approval with Departmental Condition Letters
- D. Proposed Final Mitigated Negative Declaration
 - D-1 Site Plans
 - D-2 Floor Plans
 - D-3 Elevations
 - D-4 URBEMIS Results
 - D-5 Public Comment Letter from the Santa Ynez Valley Alliance dated May 12, 2008,
received May 13, 2008
 - D-6 Land Use Tables
 - D-7 Road Segments and Intersections

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

- 1.1** The County Board of Supervisors has considered the Mitigated Negative Declaration No. 08NGD-00000-00013 together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County Board of Supervisors, has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2** The County Board of Supervisors finds that through feasible conditions placed upon the project, the potentially significant impacts on the environment have been eliminated or substantially mitigated.
- 1.3** 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 Santa Barbara County Planning Commission, Ms. Dianne Black, Planning and Development, located at 123 East Anapamu Street, Santa Barbara, CA 93101.
- 1.4** Public Resources Code Section 21081.6 requires 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 mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 ZONING MAP AMENDMENT FINDINGS

Pursuant to Land Use Development Code Section 35.104.060, an Amendment to the Zoning Map may be approved only if all of the following findings are made.

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

The subject Zoning Map Amendment will be in the public interest as it will replace the antiquated zone designation of the subject lot with a zone designation consistent with the current LUDC. Therefore, the Planning Commission recommends that the Board of Supervisors finds that the General Plan Amendment is in the public interest.

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

The Zoning Map Amendment will be consistent with the Comprehensive Plan. Development Code consistency will be accomplished with approval of the Zoning Amendment. Therefore, the Planning Commission recommends that the Board of Supervisors find that the request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and the Development Code.

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

The zoning map amendment will replace the antiquated zone designation of the subject lot with a zone designation consistent with the current LUDC. Therefore, the Planning Commission recommends that the Board of Supervisors find that the request is consistent with good zoning and planning practices.

2.2 CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 35.82.060E of the Land Use and Development Code, a Conditional Use Permit application shall only be approved or conditionally approved if all of the following findings are made.

2.2.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed;

The approximately 54-acre site is essentially level and is surrounded by uninhabited rural lands. The use will generate additional traffic, but the streets and parking areas will accommodate the intensification of demand. The site has adequate ingress/egress, and a traffic plan will ensure that area traffic is not disrupted. The site has adequate domestic water service and proper location to accommodate the type of use (no additional development is required). Sewage effluent disposal from the development will be accomplished by an on-site wastewater treatment system. Therefore, the Planning Commission recommends that the Board of Supervisors finds that the site for the project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

2.2.2 Within the Inland area significant environmental impacts will be mitigated to the maximum extent feasible.

The Final Mitigated Negative Declaration No. 08NGD-00000-00013 identifies potentially significant and adverse environmental impacts and the mitigation measures required to mitigate impacts to the maximum extent feasible. The Final Mitigated Negative Declaration concludes that there will be no residual significant adverse environmental effects. Therefore, in addition to the CEQA findings above, the Planning Commission further recommends that the Board of Supervisors finds that significant environmental impacts will be mitigated to the maximum extent feasible.

2.2.3 Streets and highways are adequate and properly designed.

The project area roadways and intersections currently operate at acceptable levels. The additional traffic generated by the use is not expected to impact area roadways and intersections as is indicated in the Final MND. Adequate parking will be provided onsite; traffic direction and signs are required, and a traffic plan will be reviewed by P&D prior to issuance of zoning clearances. This condition of approval is included in the P&D mitigation monitoring program pursuant to Public Resources Code Section 21081.6, to which the permittee will be subject for the life of the project. Therefore, the Planning Commission recommends that the Board of Supervisors finds that streets and highways are adequate and properly designed.

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

Water service is currently provided by a domestic water well. Wastewater services will be provided by both an on-site wastewater treatment system and portable toilets. The subject property is bounded on two sides by public roads. Fire and Police services will be available to serve the project site, and other utilities such as electricity currently serve the project site. Therefore, the Planning Commission recommends that the Board of Supervisors finds that there will be adequate public services, including, fire protection, police protection, sewage disposal, and water supply to serve the proposed project.

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

The proposed use will conform to the character and scale of the surrounding rural development. The special events will be consistent with similar ongoing existing uses within the rural areas of the Santa Ynez Valley. Amplified noise will occur inside the

three-sided barn, which opens opposite from the closest residence located approximately one mile from the event venue. Amplified noise will cease at 10 P.M. on weekdays and 11 P.M. on weekends. Adequate parking will be provided onsite. Mitigation Measure 4 requires that a traffic plan will be reviewed by P&D and Public Works, Transportation Division prior to issuance of zoning clearances. The traffic plan will, at minimum, designate (1) the points of access and directionality of traffic entering and exiting the project area from SR 154 and Highway; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include signs and a traffic control officer(s) if determined necessary. Because some special events will be public functions, a Domestic Water Supply Permit will be reviewed and approved by Environmental Health Services prior to zoning clearance. An on-site wastewater treatment permit will be required. Additionally, temporary Food Facility Health Permits will be required for any special events open to the public. These conditions of approval are included within the P&D mitigation monitoring program pursuant to Public Resources Code Section 21081.6, to which the permittee will be subject for the life of the project. Therefore, the Planning Commission recommends that the Board of Supervisors finds that the project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

2.2.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

As discussed in Sections 6.2 and 6.3 of the staff report dated May 25, 2008, the project is consistent with all applicable policies of the County's Comprehensive Plan and the Land Use and Development Code. Therefore, the Planning Commission recommends that the Board of Supervisors finds that the project will comply with all applicable provisions of the Development Code and the Comprehensive Plan, including any applicable community or area plan.

2.2.7 In designated rural areas the use will be compatible with and subordinate to the rural and scenic character of the area.

The special event use in this rural area will be compatible with and subordinate to the rural and scenic character of the area. The proposed project will not impact ongoing agriculture because the existing 11 acres of vineyard is physically separated from the event area and will not be disturbed, and several alternative points of ingress and egress from the site will prevent vehicular interruption of harvesting operations. The proposed project would clearly not obstruct any scenic vista. The majority of the parking and event areas are screened from public view by mature landscaping; the remainder is visible only briefly to cars driving on Foxen Canyon and Zaca Station Roads. Therefore, the Planning Commission recommends that the Board of Supervisors finds that the proposed project is consistent with this finding.

ATTACHMENT B

LAND USE DEVELOPMENT CODE (REZONE ONLY)
ORDINANCE NO. _____

AN ORDINANCE TO AMEND ASSESSOR PARCEL NO. 133-190-014
Case No. 07RZN-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 133-190-014 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 _____, 2008, which amends Assessor's Parcel Number 133-190-014 zoned 40-AL-O 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 _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

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

STEPHEN SHANE STARK
County Counsel

By: _____

ATTACHMENT C: CONDITIONS OF APPROVAL

Date: May 25, 2008

PRELIMINARY DRAFT
CONDITIONAL USE PERMIT
LAND USE AND DEVELOPMENT CODE

CASE NO. 07CUP-00000-00026

I. A Conditional Use Permit is Hereby Granted:

TO: Firestone Farming Co. Limited Partnership
APN: 133-190-014
PROJECT ADDRESS: 4875 Foxen Canyon Road
ZONE: AG-II-40
AREA/SUPERVISORIAL
DISTRICT: Los Olivos/Third
FOR: Special Events Venue

II. This permit is subject to compliance with the following condition(s):

Project Description

1. This Conditional Use Permit No. 07CUP-00000-00026 is based upon and limited to compliance with the project description, the Planning Commission's Hearing Exhibit marked "Exhibit No.1", dated June 11, 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions of approval must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations may require modification to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

1.1 Consistency Rezone

The subject lot currently has a Zoning Designation of Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O), pursuant to Ordinance 661. In order to be consistent with the Land Use and Development Code, the lot Zoning Designation is proposed to be rezoned to Agriculture II, 40-acres minimum gross lot area (AG-II-40) pursuant to the Land Use and Development Code in conjunction with the associated Conditional Use Permit application.

1.2 Conditional Use Permit

The Conditional Use Permit would allow a maximum of 32 annual one-day special events as follows:

- (1) Thirty events with a maximum of 250 guests
- (2) Two large events with a maximum of 1,500 guests on weekend days

Examples of types of events would be weddings, luncheons, club or association dinners, and school fundraisers.

Events would be limited to a total of eight in any month.

Events would occur predominantly on weekend days, but may also be during weekdays.

Events would be limited to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays.

Tents and/or shade structures that may be erected for events would be removed after events.

Event food service would be catered. No permanent on-site commercial kitchen is proposed.

Amplified Music/Sound

All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area.

Lighting

Existing structure and landscaping lighting would be utilized. Additional event lighting would be limited to decorative string lights and candles.

Access/Parking

Access would be provided by the existing 24-foot wide private driveway via Foxen Canyon Road. Parking for events would be provided for 150 vehicles in the existing 50,000 ft² unpaved all-weather surface parking lot north of the vineyard. Overflow parking for large events would be available for up to 600 vehicles in a four-acre irrigated pasture area northwest of the main landscaped event area. Parking attendants and temporary signage would direct vehicles during all events.

Utilities

Domestic water would continue to be provided by an existing, private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event.

Service Personnel

Service personnel would be on-site to support individual events. For small events (up to 250-people), the estimated number of staff would include approximately five band members, 10 caterers, and five traffic and parking attendants for a total of 20 staff. For large events (up to 1,500 people), the estimate would be five band members, 12 caterers, and six traffic/parking attendants for a total of approximately 23 staff.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES FROM 08NGD-00000-00013

2. To prevent event-generated trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of each event. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to zoning clearances, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste. 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 events. 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 unintentional transport of trash.

MONITORING: P&D shall inspect the site prior to the first event, and shall respond to any trash complaints on a case-by-case basis.

3. Any exterior night lighting associated with special events on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light 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. Thursdays through Sundays and after 11 p.m. Fridays and Saturdays. **Plan Requirements and Timing:** 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 and the hours of use shall be depicted on a Lighting Plan to be reviewed and approved by P&D prior to zoning clearances.

MONITORING: P&D shall review a Lighting Plan for compliance with this measure prior to zoning clearances.

4. A traffic control plan will be adopted that, at minimum, designates (1) the points of access and directionality of traffic entering and exiting the project area; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary. Traffic control personnel shall be located at the intersection of Foxen Canyon Road and the special event access driveway for each event. Traffic control personnel shall also direct parking and ensure orderly ingress and egress at events. Signs shall be placed on Foxen Canyon Road to the north and south of the access driveway to mark the event and indicate the upcoming turn. **Plan Requirements and Timing:** A traffic control plan shall be submitted to P&D for review and approval prior to land use clearances. The traffic plan, as well as all signs and traffic control located

within the public right-of-way, shall approved by Public Works, Transportation Division prior to issuance of the zoning clearances.

MONITORING: P&D shall review and the Traffic Control Plan prior to zoning clearance.

5. The event location shall have Fire-Department Hazardous Materials Unit-approved spill kits on hand. The parking areas shall be inspected for hazardous materials spills or leaks after each event and shall be remediated as necessary. These requirements shall be made a part of instructions given to parking control or other personnel as appropriate for each event. **Plan Requirements and Timing:** A parking area inspection and spill cleanup plan for employee training purposes shall be submitted for P&D review prior to zoning clearances.

MONITORING: P&D shall review the Inspection and Spill Plan prior to zoning clearances.

III. PROJECT-SPECIFIC CONDITIONS

6. The applicant shall submit to P&D an annual report of vehicle counts for each event.

IV. CONDITIONAL USE PERMIT CONDITIONS

7. This Conditional Use Permit is not valid until a Zoning Clearance Permit for the development and/or use has been obtained. Failure to obtain said Zoning Clearance Permit shall render this Conditional Use Permit null and void. Prior to the issuance of the Zoning Clearance Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to zoning clearance must be satisfied. Upon issuance of the Zoning Clearance Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the Board of Supervisors.
8. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Sec. 35.84.060B of the Zoning and Development Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add conditions to this permit.
9. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance issued pursuant to this Conditional Use Permit shall expire upon expiration or

revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.

10. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
11. Within 18 months after the effective date of this permit, construction and/or the use shall commence. Construction or use cannot commence until a Zoning Clearance has been issued. Failure to commence the construction and/or use pursuant to a valid Zoning Clearance shall render the Conditional Use Permit null and void.
12. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.
13. 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 issuance of a Zoning Clearance.

V. OTHER DEPARTMENT REQUIREMENTS

14. Compliance is required with Departmental letters as follows:
 - a. Environmental Health Services memo dated April 22, 2008
 - b. Public Works, Transportation Division memo dated March 24, 2008 (no conditions)
 - c. Public Works, Flood Control letter dated July 10, 2007 (no conditions)
 - d. Fire Department letter dated May 14, 2007
 - e. Parks Department memo dated April 4, 2007 (no conditions)

VI. COUNTY RULES, REGULATIONS AND LEGAL REQUIREMENTS

15. **Impact Mitigation Fees.** Prior to issuance of zoning clearance, the applicant shall pay the applicable Transportation Impact Mitigation fee with the Public Works Department.

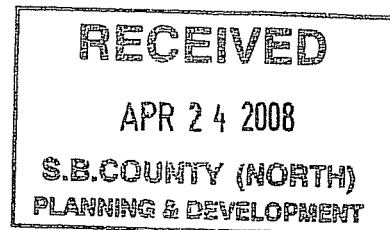
16. **Signed Agreement to Comply Required:** Prior to approval of zoning clearance for the project, the owner shall sign and record an agreement to comply with the Project Description and all Conditions of Approval.
17. Prior to approval of zoning clearance, the applicant shall notify in writing all property owners and occupants of parcels within 300' of the project site of its approval and conditions. Proof of mailing the notices shall be provided to Planning and Development.
18. **Print and Illustrate Conditions on Plans:** All conditions of approval contained herein shall be printed in their entirety on plans submitted to the Planning and Development Department and reflected in graphic illustrations where appropriate.
19. **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.
20. **Fees Required:** Prior to the issuance of zoning clearance, the applicant shall pay all applicable permit processing fees in full.
21. **Change of Use:** Any new or changed use on the site shall be subject to appropriate review by the County, including building code compliance and environmental review if applicable.

- 22. Indemnity and Separation Clauses:** The applicant 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 this Development Plan. In the event that the County fails to promptly 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.
- 23. 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 again by the County and substitute conditions may be imposed.

Diane Meester Black, Director of Development Services
For John Baker, Director

Date

Santa Barbara County
PUBLIC Health
DEPARTMENT



Environmental Health Services

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

Elliot Schulman, MD, MPH Health Officer/Director
Michele Mickiewicz, Deputy Director
Rick Merrifield, Environmental Health Director

TO: Joyce Gerber, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: April 22, 2008

SUBJECT: Case No. 07CUP-00000-00026 Los Olivos Area

Applicant: Firestone Farming Co.
P.O. Box 244
Los Olivos, CA. 93441

Property Location: Assessor's Parcel No. 133-190-014, zoned 40-AL-O, located at 4875
Foxen Canyon Road.

Case No. 07CUP-00000-00026 represents a request to allow up to thirty special events with a maximum of 250 guests and two large special events with a maximum of 1,500 guests. The special events would be limited to a total of eight in any month and would be held primarily on weekend days.

Temporary Food Facility Health Permits will be required for any special events open to the public. The State health codes place limits as to the type and duration of these events. Private functions not open to the public, do not require Health Permits.

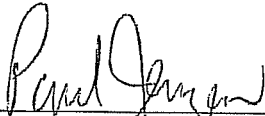
Domestic water supply is proposed to be provided by a private water system. Because the special events would be public functions a Domestic Water Supply Permit will need to be reviewed and approved by Environmental Health Services prior to zoning clearance.

Sewage disposal is proposed to be provided by an onsite wastewater treatment system. The applicant has provided to Environmental Health Services a passing percolation test and preliminary layout completed by Coast Valley Testing and dated April 26, 2007 that indicates an onsite wastewater treatment system for the proposed project could be constructed. Chemical toilets will be utilized to bolster the permanent facilities for the two large events.

The unpermitted connection to the existing single family residence will need to be abandoned as part of this project.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

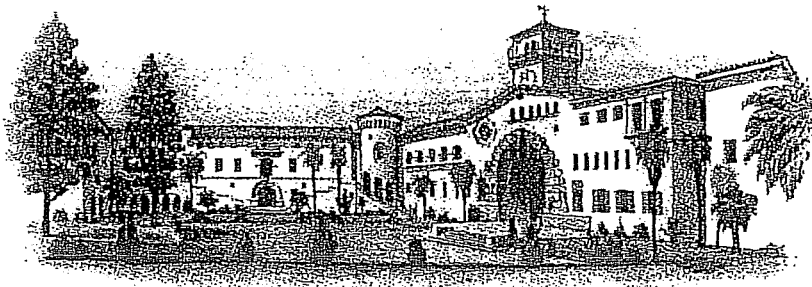
1. Prior to Issuance of Zoning Clearance, a completed application for a **Domestic Water Supply Permit** shall be reviewed and approved by Environmental Health Services. The application shall include final detailed engineering plans and specifications for the proposed water supply system to serve the project.
2. Prior to Issuance of Zoning Clearance, an application for an on-site wastewater treatment system permit shall be reviewed and approved by Environmental Health Services.



Paul Jenzen, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
Agent, Tish Beltranena, MNS Engineers, 201 Industrial Way Suite A, Buellton, CA. 93427
Jeff Thomas, Planning & Development Dept, Building Div., Buellton
Norman Fujimoto, Environmental Health Services
Jennifer Bernstein, Environmental Health Services

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



March 24, 2008

TO: Joyce Gerber, Planner
Development Review

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

SUBJECT: **Conditions of Approval**
Firestone Special Events CUP
4875 Foxen Canyon Road
07CUP-00000-0026
APN: 133-190-014

The Santa Barbara County, Public Works Department has no recommended conditions for the approval of the above referenced project.

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

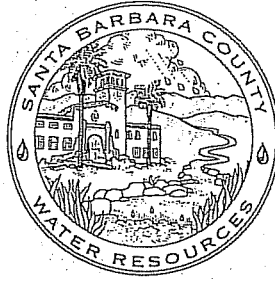
Sincerely,

William T. Robertson

03/24/08

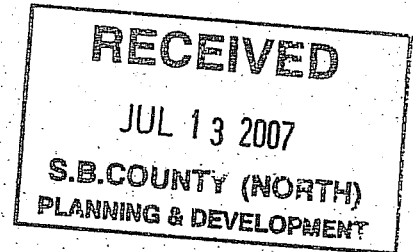
Date

cc: 07Cup-00000-00026
Charlie Ebeling, Transportation Manager, County of Santa Barbara, Public Works Department
G:\TRAFFIC\WINWORD\PLANNING\Los Olivos\Firestone Special Events 07CUP-NC.doc



Santa Barbara County Public Works Department
Flood Control & Water Agency

July 10, 2007



Planning Commission
County of Santa Barbara
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

Reference: 07CUP-00000-00026; Firestone Special Events CUP
APN: 133-190-042; Santa Ynez

Dear Commissioners:

The Flood Control District has no conditions on the above referenced project.

Sincerely,

Dale W. Weber, P.E.
Development Engineer

Cc: Brian Tetley, Planning & Development
Firestone Farming Co. Ltd Partnership, P.O. Box 244, Los Olivos, CA 93441
MSN Engineering, 201 Industrial Way, Buellton, CA 93427

Memorandum

Date: May 14, 2007
To: Brian Tetley
Planning & Development
Santa Maria
From: Dave Willy, Inspector
Fire Department



A handwritten signature in black ink, appearing to be "D. Willy", is written over the "From:" line.

Subject: APN: 133-190-014; Case #: 07CUP-00026
Site: 4875 Foxen Canyon Road, Los Olivos
Project Description: Legalize Barn & Bathroom Facilities for Public Events

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.

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

1. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Driveway width shall be a minimum of 24 feet, as shown on plans dated March 16, 2007.
2. Santa Barbara County Fire Department High Fire Hazard Area Requirements must be met.
3. Provide a complete Stored Water Fire Protection System Plan. This plan must show and note all of the elements of a Stored Water Fire Protection System Plan as outlined in Santa Barbara County Fire Department Development Standard #3.
4. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET

5. Building address numbers shall be posted in conformance with fire department standards.
6. Portable fire extinguisher(s) are required and shall be in accordance with the Santa Barbara County Code Chapter 15, Article 1.
7. The propane tank shall be located no closer than 10 feet from any structure and shall be installed per Article 82 of the California Fire Code.
8. When access ways are gated, a fire department approved locking system shall be installed.
9. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.
10. 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

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 call 681-5500.

DW:reb

c:

Tish Beltranena, MNS, 201 Industrial Way, Buellton, CA 93427
Firestone Farming Co., Ltd., PO Box 244, Los Olivos, CA 93441
APN/Chron



RECEIVED
APR 06 2007
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Daniel C. Hernandez
Director of Parks
(805) 568-2461

Michael Gibson
Business Manager
(805) 568-2477

Coleen Lund
Project Manager
(805) 568-2470

Jeff Stone
Deputy Director
Tel: (805) 934-6145
Fax: (805) 934-6213

TO: Brian Tetley, Planner
Development Review
Planning and Development

FROM: Claude Garciacelay, Park Planner *mf*

DATE: April 4, 2007

RE: **07CUP-026 Firestone Special Events**
APN 133-190-014

County Parks has no conditions of approval of the above referenced case(s).

cc:

610 Mission Canyon Road
Santa Barbara, Ca. 93105
Tel: (805) 568-2461
Fax: (805) 568-2459
www.sbparcs.org

Reservations:
(905) 568-2465

Equal Opportunity
Employer



COUNTY OF SANTA BARBARA

Planning and Development

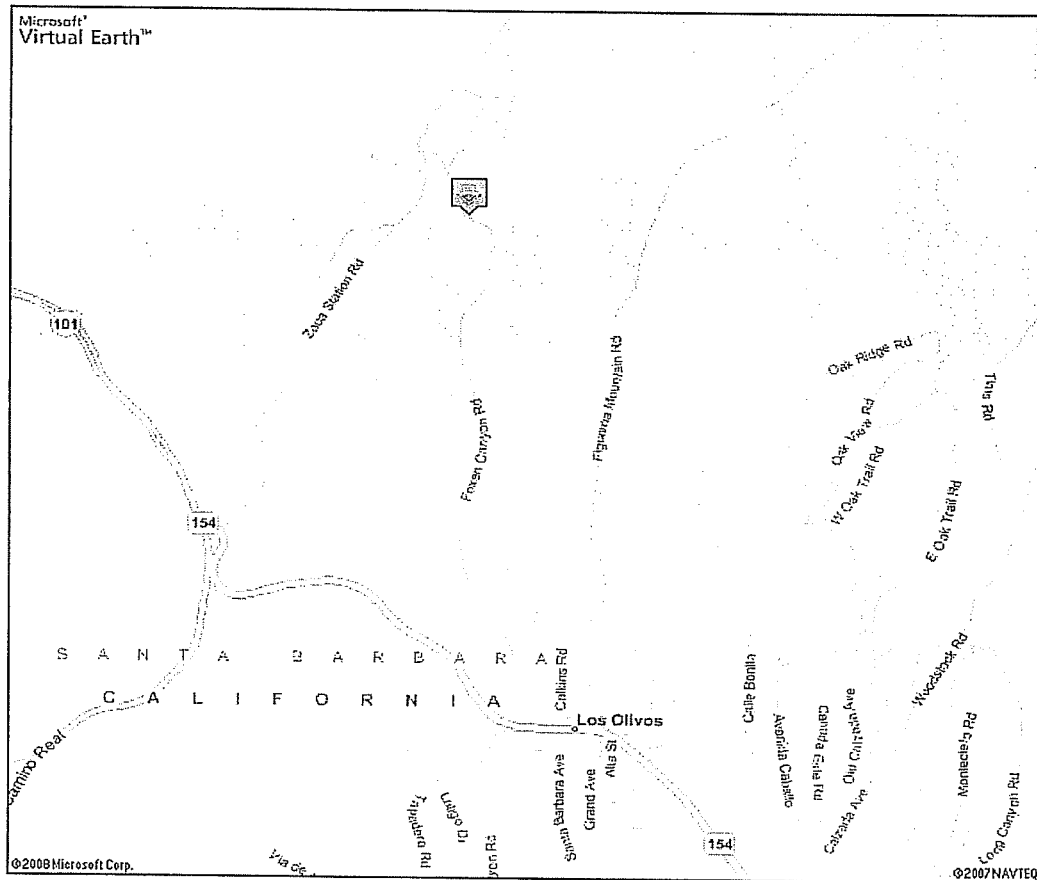
www.sbcountyplanning.org

**Proposed Final Mitigated Negative Declaration
08NGD-00000-00013**

Firestone Special Events and Consistency Rezone

07CUP-00000-00026 and 07RZN-00000-00004

May 21, 2008



Vicinity Map

Owner/Applicant

Firestone Farming Co.
Limited Partnership
P.O. Box 244
Los Olivos, CA 93441
(805) 688-3940 ext. 12

Agent

Patricia "Tish" Beltranena
MNS Engineers
201 Industrial Way
Buellton, CA 93427
(805) 688-5200

Engineer

N/A

1.0 REQUEST/PROJECT DESCRIPTION

Ms. Patricia 'Tish' Beltranena, agent for Mr. Adam Firestone, President of Firestone Farming, land owner, requests approval of the Firestone 'Crossroads' Special Events Center and Consistency Rezone project. The proposed project entails: 1) Rezone No. 07RZN-00000-00004 for a consistency rezone from Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O) pursuant to Ordinance 661, to Agriculture II, 40-acres minimum gross lot area (AG-II-40) pursuant to the Land Use and Development Code and 2) Conditional Use Permit No. 07CUP-00000-00026 for a special events center.

The proposed project is located on a 54.1-acre lot known as APN 133-190-014, approximately 2/3-mile southeast of the intersection of Foxen Canyon Road and Zaca Station Road at 4875 Foxen Canyon Road, Los Olivos area, Third Supervisorial District. The proposed project consists of the following components:

1.1 Consistency Rezone

The subject lot currently has a Zoning Designation of Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O), pursuant to Ordinance 661. In order to be consistent with the Land Use and Development Code, the lot Zoning Designation is proposed to be rezoned to Agriculture II, 40-acres minimum gross lot area (AG-II-40) pursuant to the Land Use and Development Code in conjunction with the associated Conditional Use Permit application.

1.2 Conditional Use Permit

The Conditional Use Permit would allow a maximum of 32 annual one-day special events as follows:

- (1) Thirty events with a maximum of 250 guests
- (2) Two large events with a maximum of 1,500 guests on weekend days

Examples of types of events would be weddings, luncheons, club or association dinners, and school fundraisers.

Events would be limited to a total of eight in any month.

Events would occur predominantly on weekend days, but may also be during weekdays.

Events would be limited to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays.

Tents and/or shade structures that may be erected for events would be removed after events.

Event food service would be catered. No permanent on-site commercial kitchen is proposed.

Amplified Music/Sound

All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area.

Lighting

Existing structure and landscaping lighting would be utilized. Additional event lighting would be limited to decorative string lights and candles.

Access/Parking

Access would be provided by the existing 24-foot wide private driveway via Foxen Canyon Road. Parking for events would be provided for 150 vehicles in the existing 50,000 ft² unpaved all-weather surface parking lot north of the vineyard. Overflow parking for large events would be available for up to 600 vehicles in a four-acre irrigated pasture area northwest of the main landscaped event area. Parking attendants and temporary signage would direct vehicles during all events.

Utilities

Domestic water would be continue to be provided by an existing, private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event.

Service Personnel

Service personnel would be on-site to support individual events. For small events (up to 250-people), the estimated number of staff would include approximately five band members, 10 caterers, and five traffic and parking attendants for a total of 20 staff. For large events (up to 1,500 people), the estimate would be five band members, 12 caterers, and six traffic/parking attendants for a total of approximately 23 staff.

2.0 PROJECT LOCATION

The project site is located approximately 2/3 mile (southeast of the intersection of Foxen Canyon Road and Zaca Station Road, at 4871 and 4875 Foxen Canyon Road in the Los Olivos area, Third Supervisorial District, Assessor's Parcel Number 133-190-014.

2.1 Site Information	
Comprehensive Plan Designation	A-II (Agriculture), Rural Area
Zoning District, Ordinance	40-AL-O (Ordinance 661), Limited Agriculture with Oil Drilling, 40 acre minimum parcel size
Site Size	54.1 acres gross, 53.66 acres net
Present Use & Development	Present use: Residential, agricultural (vineyard) and special events. Present development: residence, shop/storage structure, pole barn, restroom, water well, residential septic system, 54-space parking lot.
Surrounding Uses/Zoning	North: Agricultural, 40-AG, wineries South: Agricultural, 40-AG East: Agricultural, 40-AG; AG-II-30 West: Agricultural, AG-II-40
Access	Access to special events would be provided from the east by an existing, all-weather private driveway (24 ft wide by 950 ft long) from Foxen Canyon Road. Another private all-weather drive accesses the property from the west off of Zaca Station Road.

Public Services	Water Supply Existing private onsite well Sewage: Existing private septic system (residence); proposed new private septic system (events) Fire: Santa Barbara County Fire Station 32, Santa Ynez Airport
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3.0 ENVIRONMENTAL SETTING

Slope/Topography: Slopes on the entire site are generally less than two percent. The creek margins at the southwest boundary of the parcel contain slopes of 10-20 percent. The developed area, including areas proposed for overflow parking and the new septic system and temporary toilets, contains slopes of less than two percent.

Fauna: Wildlife on-site and in the project vicinity is expected to include species typical for the rural areas of the Santa Ynez Valley, including rodents, small mammals (fox, rabbit, skunk, and opossum), deer and birds including raptors. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara county Biological Resource Maps.

Flora: Flora on-site includes native vegetation consisting of small to mature oaks and other trees; landscaping and broad expanses of grass lawns; and vineyards. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara County Biological Resource Maps.

Archaeological Sites: County records show that the project area as not been surveyed for cultural resources. No archaeological resources are recorded on the parcel. The closest recorded archaeological resource, a prehistoric Chumash village site, is more than one mile away.

Soils: The NRCS Soil Survey indicates that the soil types found on the parcel are as follows:

- Ballard Gravelly Fine Sandy Loam, 2-9 percent slopes (BbC). The soil is characterized as Irrigation Class 2, prime soil, and prime farmland if irrigated (approximately 70 percent of the parcel);
- Chamise Shaly Loam, 15-45 percent slopes (ChF). The soil is characterized as Irrigation Class 6, not prime soil, and not prime farmland (approximately 20 percent of the parcel);
- Elder Shaly Loam, 0-2 percent slopes, eroded (EnAZ). The soil is characterized as Irrigation Class 2, prime soil, and prime farmland if irrigated and protected from flooding (approximately five percent of the parcel area);
- Terrace Escarpments, Loamy (TdF). The soil is characterized as Irrigation Class 6, not prime soil and not prime farmland (approximately four percent of the parcel); and
- Linne Clay Loam, 30-40 percent slopes (LcF). The soil is characterized as Irrigation Class 6, not prime soil, and not prime farmland (approximately one percent of the parcel).

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, and estuaries): The project site is bordered on the southwest by Zaca Creek, a USGS-designated blue-line creek.

Surrounding Land Uses: The project site is surrounded on all sides by large agricultural parcels and agricultural uses including wineries, oil production, and very low-intensity residential development. The nearest residence is approximately one mile to the northwest.

Existing Structures: The project parcel contains a total of 10,206 sq ft of structural development consisting of a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure.

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		

Setting:

The visual character of the area is defined by scattered residential and agricultural buildings located on large rural parcels encompassing rolling hills and valleys. The project parcel contains a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure that are visually compatible with the surrounding terrain and uses. The existing outdoor lighting consists of (1) three areas of small hooded spotlights, one at the barn, one at the parking area, and one illuminating the cluster of trees in the grassy events area; and (2) small solar lights along the driveway.

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 (County Environmental Thresholds, pages 179 and 180). The guidelines address public, not private views.

Impact Discussion:

(a, b, d) The proposed project consists of (1) a consistency rezone from Ordinance 661 to the Land Use & Development Code and (2) a Conditional Use Permit for special events.

Rezone. The Rezone is necessary to provide for the CUP for special events, which requires that the project site be under a current zone designation. The Rezone component of the project would have no effect on aesthetic and visual resources as the structural development on the project site could occur under the Ordinance 661 agricultural designation for permitted accessory uses.

CUP. The CUP component of the project would legalize special events that have been taking place on the property for some time. The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site.

The existing structural development is aesthetically pleasing in that it is a completely restored historic home that has been moved to the site. The house and barn are visually and aesthetically consistent with the rural, agricultural setting. Intensification of use would involve (1) up to 30 annual, one-day events attended by up to 250 people and (2) up to two annual, one-day events with up to 1,500 attendees. The events would occur between the hours of 8 a.m. to 10 p.m. Sunday through Thursday and from 8 a.m. to 11 p.m. Fridays and Saturdays. The proposed special events, existing parking area, and overflow event parking would be located near the center of the parcel.

Driving from south to north along Foxen Canyon Road, the proposed project area is visible starting about 3.5 mi north of the 154/Foxen Canyon Road intersection. From this approach, the outdoor events lawn is hidden behind the barn and completely screened by landscaping. The parking lot and overflow area are also screened from the road by mature landscaping; they are visible for only about 10 seconds by a vehicle going 40 mph. Driving from north to south along Foxen Canyon Road, the proposed parking locations are about 85 percent screened by mature trees and other landscaping; they are visible for about 5 seconds when driving 40 mph. The proposed outdoor events lawn is completely screened and not visible from the road. Driving along Zaca Station Road either north to south or south to north, the parking and events area are about 50 percent screened by landscaping and visible for approximately 5 seconds at 30-35 mph. The proposed project would clearly not obstruct any scenic vista.

The proposed events would be catered and would generate trash such as paper and plastic serving products, drink containers, napkins, programs, etc. If the trash is not adequately contained, it could blow offsite, creating an aesthetically offensive view and a potentially significant impact to visual/aesthetic resources. Impacts would be less than significant with mitigation requiring trash enclosures to be placed and maintained on-site.

(c) Lighting for special events would be limited to lighting currently in place. Lighting would have the potential to escape the site and impact traffic on Foxen Canyon Road. Impacts would be less than significant with mitigation requiring all outdoor lighting to be hooded and directed so that light does not extend off-site.

Cumulative Impacts: The proposed project would not contribute to the overall development of a rural area but would provide for intensification of non-agriculture use in a rural, agricultural area. Given that the site contains existing development, no development is proposed and the structures and proposed uses are compatible with the surrounding area, the impacts would be cumulatively adverse, but less than significant.

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

1. To prevent event-generated trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of each event. Waste shall be picked up weekly or more frequently

as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to land use clearances, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste. 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 events. 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 unintentional transport of trash.

MONITORING: P&D shall inspect the site prior to the first event, and shall respond to any trash complaints on a case-by-case basis.

2. Any exterior night lighting associated with special events on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light 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. Thursdays through Sundays and after 11 p.m. Fridays and Saturdays. **Plan Requirements and Timing:** 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 and the hours of use shall be depicted on a Lighting Plan to be reviewed and approved by P&D prior to land use clearances.

MONITORING: P&D shall review a Lighting Plan for compliance with this measure prior to land use clearances.

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		

Setting:

The proposed project parcel is approximately 54 acres, comprised of approximately 35 acres of open space, 11 acres of productive vineyards, five acres of landscaped area/lawns, and three acres of driveways and parking areas. As described in Section 3.0, above, a portion of the site contains prime soils. The most recent Santa Barbara County Important Farmland Map identifies the southern portion of the project site as Important Farmland – Grazing Lands and the northeastern portion currently under cultivation with grapes as Prime Farmland.

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Sustaining agricultural land not only protects open space but maintains the rural lifestyle prevalent in the County. Because of the key economic role and public benefits provided by agricultural lands, the County has recognized the need to preserve these lands and discourage non-agricultural uses on these lands through the CEQA Thresholds and Guidelines as well as the Agricultural Element of the Comprehensive Plan.

Impact Discussion:

(a, b) The proposed project consists of (1) a consistency rezone from Zone 40-AL-O under Ordinance 661 to the Land Use & Development Code zone designation AG-II-40 for consistency with the Land Use & Development Code, and (2) a Conditional Use Permit for special events.

Rezone. The Rezone is necessary to provide for the CUP for special events, which requires that the project site be under a current zone designation. The Rezone component of the project would have no effect on agricultural resources as the zoning would continue to be agricultural and the structural development on the project site could also occur under the Ordinance 661 agricultural designation for permitted accessory uses. The existing vineyards and prime soils would not be affected. Additionally, approval of a rezone of the parcel would be beneficial in terms of protecting the continued agricultural use by bringing it into the current zone designation. Impacts from the rezone would be less than significant.

CUP. The CUP component of the project would legalize special events that have been taking place on the property for some time. The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site.

While non-agricultural use of the site would be intensified, no new structural development is proposed, the existing vineyards would not be altered and existing development would be legalized. The special events would occur in an area that would continue to be available for agricultural activities. The proposed project would not impact ongoing agriculture because (1) the existing 11 acres of vineyard is physically separated from the event area and would not be disturbed and (2) use of the five alternative points of ingress and egress from the site would prevent vehicular interruption of harvesting operations. However, expansion and/or intensification of agricultural use on site could be marginally impaired through limitations or, the loss of, area reserved for events. Conversely, if the events would may promote and facilitate agricultural operations pertaining to the region (wine production and wine-industry-related events). Thus the proposed project would not adversely impact prime agricultural land or agricultural land productivity.

No development or changes to existing agricultural uses are proposed. Although parking on the approximately 5-acre overflow area may cause slight compaction of the soils, it would be a temporary, reversible effect. Thus the proposed project would not have a negative impact on any unique farmland or land of State or local importance. Impacts to Agricultural Resources 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 including, CO hotspots, 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		

Setting:

The Federal government and the State of California have established ambient air quality standards for the following pollutants: ozone (O₃); carbon monoxide (CO); nitrogen dioxide (NO₂); sulfur dioxide (SO₂); suspended particulate matter 10 microns or less in diameter (PM₁₀); fine particulate matter (PM_{2.5}); and lead (Pb). The California Air Resources Board (CARB) has also established ambient air quality standards for: sulfates (SO₄); hydrogen sulfide (H₂S); vinyl chloride; and visibility reducing particles. All these pollutants are regulated by the Air Pollution Control District (APCD) under their rules and regulations. Ozone is a regional pollutant, and the major sources of emissions in the County are associated with motor vehicles, the petroleum industry, and solvent use. Sources of PM₁₀ include grading, road dust, and vehicle exhaust.

The *Environmental Threshold and Guidelines Manual* indicates a project will not have a significant air quality impact on the environment if operation of the project will: 1) emit from all project sources, both stationary and mobile, less than 55 pounds per day for ROC (reactive organic compounds) and NO_x 2); contribute less than 800 peak hour trips to an individual intersection (thereby avoiding creation of CO hotspots); and 3) be consistent with the adopted Clean Air Plan (CAP) for Santa Barbara.

The County's significance threshold for air quality by definition provides a cumulative assessment of impacts to local air quality. According to comments received from the Air Pollution Control District (APCD) letter dated December 10, 2007, global climate change is considered a cumulative impact. The proposed project would incrementally contribute to this potential impact through vehicle emissions. However, there are presently no published thresholds for measuring the significance of a project's cumulative contribution to global climate change

Impact Discussion:

(a) The project would generate air pollutants in the form of vehicle emissions associated with special events. The vehicle trips associated with attendees and employees of special events would create organic compounds that contribute to air pollutions. The threshold for a significant impact to air quality from vehicle emissions is 25lbs/day for ROC or NO_x, and the threshold for a significant impact from all project sources, both stationary and mobile, is 55lbs/day for ROC or NO_x.

The amount of the proposed project's production of air pollutants is as follows:

Thirty (250 person + 20 service personnel) special events with 2.5 attendees per vehicle and 1 service person/vehicle = **3,600 trips/year (maximum of 120 cars per event)**.

Two (1,500 person + 23 service personnel) special events with 2.5 attendees per vehicle and 1 service person/vehicle = **1,246 trips/year (maximum of 623 cars per event)**.

The "worst case scenario" for vehicle attendance at an event would be a maximum of 623 cars. Using the Urbemis 2007 model assuming a maximum "worst case scenario" of 623 cars, the vehicle trips associated with the special events would be expected to produce **4.40 lbs/day** of ROC and **6.81lbs/day** of NO_x for a total sum of area source and operational emissions estimate of 11.21 lbs/day. The total emissions would not exceed the 25 lbs/day threshold of significance from vehicle emissions, or the 55lbs/day threshold from all project sources. Therefore, the emissions produced as a result of the proposed project would have a less than significant impact to air quality.

(b) The special events are not expected to create substantial smoke, ash or odor.

(c) Event traffic would access the site via a paved road to an all-weather surface parking area and, for larger events, an approximately 4-acre overflow parking area in an irrigated pasture. This vehicular ingress and egress during special events has the potential to create short-term nuisance dust generation; however the

parking areas are in the center of the 54-acre parcel and would not adversely affect neighbors or passerby traffic on adjacent roads. Impacts would be less than significant.

Cumulative Impacts: The project would contribute incrementally to air pollution; however, the impacts would not be considered cumulatively significant. Impacts would be less than significant and would be further reduced by incorporation of standard dust control measures of watering access-ways and parking areas prior to events.

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

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)?					
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			

Setting:

Native vegetation on the project parcel includes small to mature oaks as well as other trees, landscaping and broad expanses of grass lawns, and vineyards. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara County Biological Resource Maps.

Animals on the site and in the project vicinity are expected to include species that are typical for the rural areas of the Santa Ynez Valley, including rodents, small mammals (fox, rabbit, skunk, and opossum), deer and birds including raptors. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara county Biological Resource Maps.

The County Thresholds contain guidelines for assessing impacts on biological resources. However there are no precise standards for determining levels of significance, and they are assessed on a case-by-case basis. Because of the complexity of biological resource issues, substantial variation can occur among various projects. The Thresholds require both an evaluation of the plant and animal species and habitats on the project site and an evaluation of project impacts according to a series of assessment factors listed in the Thresholds. According to those Thresholds, disturbances to habitats or species are considered to be significant if they substantially impact significant resources in any of the following ways:

1. Conflict with adopted environmental plans and goals of the community where it is located.
2. Substantially affect a rare or endangered species of animal, plant, or the habitat of the species.
3. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
4. Substantially diminish habitat for fish, wildlife, or plants.

Impact Discussion:

(a-j) The project site has been previously developed. No new development would occur and no vegetation would be removed or altered. The special events would occur a maximum of 32 days per year. The proposed project would result in intensification of use; however no development is proposed and the site would retain its agricultural zoning. Thus the proposed project would not significantly impact site flora. Additionally, the proposed project would not significantly impact any endangered species; critical habitat, existing habitat, or introduce any barriers to movement of animal species. Impacts would be less than significant.

(k) The proposed special events, which would occur up to 32 times per year, may include amplified music inside the partially enclosed barn and existing outdoor lighting that could alter or hinder the normal activities of wildlife, resulting in a potentially significant impact. The project description would limit events to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays. Adherence to Mitigation Measure No. 2, identified in the Aesthetics/Visual Resources Section, would reduce this impact to less than significant levels, as outdoor lighting would be minimized to reduce impacts to nocturnal animal migration. Existing lighting would be of low intensity, low glare design, and would be hooded to direct light onto the subject parcel to prevent spillover onto adjacent parcels. Therefore, this impact would be less than significant with mitigation.

Mitigation and Residual Impact: Adherence to Mitigation Measure No. 2, identified under Section 4.1, Aesthetics/Visual Resources, would reduce the impacts to biological resources to less than significant levels:

Cumulative Impacts: The proposed project would not contribute to the overall development of a rural area but would provide for intensification of non-agriculture use in a rural, agricultural area. Given that the site contains existing development, no development is proposed and the structures and proposed uses are compatible with the surrounding area, the impacts would be cumulatively adverse, but less than significant.

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	

Setting: In prehistoric and proto-historic times, the Santa Ynez Valley was densely populated by the Chumash Indians. The general vicinity of the proposed project is considered to be sensitive for archaeological resources based on the general historic settlement patterns of the Chumash Indians. The proposed project area has not been surveyed for cultural resources; no prehistoric resources are recorded on the parcel. There are no known sites of cultural significance located within the immediate vicinity of the proposed project. The nearest recorded archaeological site, a prehistoric Chumash village, is over one mile away.

Impact Discussion:

(a-g) No cultural resources have been recorded on the project parcel. No earth disturbance would occur as part of the proposed project. The parcel has not been identified as a sacred site nor is it used for religious, sacred or education purposes by a particular ethnic group. Impacts to Archaeological and Ethnographic Resources would be less than significant.

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

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	

Setting: The proposed project parcel contains an existing 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure.

Impact Discussion:

(a, b) The proposed project would not require the development or extension of new energy sources. Existing energy sources would have sufficient capacity to serve the special events. Impacts to Energy would be 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		

Setting:

The parcel is located in a designated high fire hazard area. The pole barn and storage building were previously permitted in 1998, but the land use clearances were voided because the final building inspection clearance was not issued. The rest room facility is currently unpermitted. The nearest fire station is Santa Barbara County Fire Station 32 located at the Santa Ynez Airport near the intersection of Highways 246 and 154. The emergency response time from this station to the project site is estimated to be 12-13 minutes. The next closest fire stations are located in Solvang and Sisquoc.

Impact Discussion:

(a) No new development is proposed, however the proposed project includes legalization of the existing pole barn, storage building, and rest room. The Fire Department has reviewed the proposed project and issued a condition letter that includes requirements for a Stored Water Fire Protection System Plan and adequate ingress and egress. Adherence to these conditions would ensure that any potential fire hazards from the existing structural development would be to less than significant.

(b) The special events would cause intensification of use and concentrations of people for short durations, which could result in increased hazards from smoking, spark ignition of the parking pasture, or sparks from barbecue fires. Adherence to existing regulatory requirements imposed by the Fire Department including watering of the pasture overflow parking area prior to each event would ensure that project-related fire hazard would be less than significant.

(c, e) The site is located outside of Fire Station 32's five minute response time; however, with adherence to the Fire Department's condition letter requiring a 24-ft driveway at Foxen Canyon Road and a Stored Water

Fire Protection System Plan, the project would not create a fire hazard. Impacts would be less than significant.

(d) The proposed project is not located in an area that is typically used for backfiring or controlled burns. Since the site is cultivated and has driveways, parking lot areas, and grassy land surrounding the residence, significant amounts of vegetation do not exist that would need to be burned or used for fire prevention techniques. Thus the proposed project impacts to Fire Protection would be less than significant.

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

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 over-covering of the soil by cuts, fills or extensive grading?			X		
c. Permanent changes in topography?				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	

Setting:

The Seismic Safety and Safety Element identifies the site as having a low risk for liquefaction, slope stability, landslides, soil creep, compressible-collapsible soils and high groundwater, and a moderate risk for expansive soils. The site is not located near a known fault line. The site is bordered on the south west by Zaca Creek, a USGS-designated blue-line creek.

Impact Discussion:

(a, c-f, h-l) The proposed project would not include new development. The existing structures are constructed on level ground. The project area does not contain any unique geologic, paleontologic or physical features. There would be no exposure to or generation of unstable soil conditions; grading; changes

to topography; additional erosion; changes in depositional patterns; extraction of mineral or ore; vibrations; or any kind of remainder.

(b) A small amount of soil compaction may occur in the overflow parking area. This area is currently used as irrigated pasture. The compaction would be temporary and easily reversed with no affect to soil quality or future agricultural productivity. Impacts would be less than significant.

(g) The project proposes a new on-site septic disposal system for the existing restrooms, since it is located in a rural area without sewer services. The Environmental Health Services Department (EHS) has reviewed the project and has submitted a condition letter requiring EHS review and approval of the septic system design prior to approval of land use clearances. Adherence to this departmental condition would ensure that the new septic system would be appropriately designed and impacts would be less than significant.

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

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	

Setting:

The project is located in a rural area and has been used for agriculture for many years. There are no toxic disposal sites or oil wells located on the site. There are oil wells on an adjacent parcel to the northwest. The parcel is located in a designated high fire hazard area. The pole barn and storage building were previously permitted in 1998, but the land use clearances were voided because the final building inspection clearance was not issued. The rest room facility is currently unpermitted. The nearest fire station is Santa Barbara County Fire Station 32 located at the Santa Ynez Airport near the intersection of Highways 246 and 154. The emergency response time from this station to the project site is estimated to be 12-13 minutes. The next closest fire stations are located in Solvang and Sisquoc.

Impact Discussion:

(a-h) In the known history of this property, there have not been any past uses, storage or discharge of hazardous materials. There is no record that hazardous or toxic materials were ever stored on site. The nearest oil wells are on the parcel to the northwest. In the event of a spill or fire associated with these wells, emergency evacuation would proceed out the driveway to Foxen Canyon Road and then south to Highway 154. The proposed project would not cause a risk of an explosion or hazardous materials release, nor would it establish any interference with emergency evacuation plans. The proposed project would not create a public health or safety hazard or involve the exposure to hazards from oil or gas pipelines or oil well facilities or the contamination of a public water supply. Impacts would be less than significant.

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

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	

Setting: The property contains a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure. The pole barn and storage structure were constructed in about 1998. The house, which is over 100 years of age, was moved to the site from another location.

Impact Discussion:

(a, b) There are no historic properties on the project parcel. Thus there would be neither adverse nor beneficial impacts to historic properties from the proposed project. Impacts would be less than significant.

Mitigation and Residual Impact: No mitigation 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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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	
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	

Setting:

The project site is located in an agricultural land use designation under Article 661 and is currently used for agriculture and special events. The approximately 54 acre proposed project site contains about 35 acres of open space, 11 acres of vineyards, five acres of landscaped area/lawns, and three acres of driveways and parking areas. Structural development consists of a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room building. Of these, only the residence has a current permit.

Throughout the County (including the Santa Ynez Valley Rural and Inner-Rural areas), special events are permitted through the Conditional Use Permit and Development Plan discretionary permit processes, most frequently in conjunction with wineries, equestrian boarding and training facilities, and rodeos. Special events also may be permitted 1) on a one time basis with a Land Use Permit; and 2) through the LUDC provision for special events centers (LUDC Sec. 35.42.250).

The attached tables (Attachment 6) provide a summary of permitted venues in the Santa Ynez Valley region. Permitted special events associated with wineries are shown in the tables. Venues with approved special events within three miles of the subject property include four existing winery and one proposed winery. These are Parker Winery, Zaca Mesa Winery, Firestone Winery, Koehler Winery, and DeWerd Winery (proposed). The equestrian facilities do not refer to individual special events; however they are included here due to the nature of equestrian facilities and related horse shows and training clinics.

Impact Discussion:

(a, b) The proposed project consists of (1) a consistency rezone from Ordinance 661 to the Land Use & Development Code and (2) a Conditional Use Permit for special events.

Rezone. The applicant proposes to rezone this lot from 40-AL-O (Article 661) to AG-II-40. The change from an agricultural zone, 40 acres minimum parcel size under the largely outdated Ordinance 661 to an

agricultural zone, 40 acres minimum parcel size under the Land Use & Development Code is necessary to provide for the CUP for special events, which requires that the project site be under a current zone designation. The Rezone component of the project would not affect the ongoing agricultural use, but would allow legalization of the existing special events use. Impacts to land use would be less than significant.

CUP. The CUP component of the project would legalize special events that have been taking place on the property for some time. The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site, allowing concentration of population for short durations (i.e. up to 32 times per year). The pole barn, storage building and rest rooms would also be legalized as a part of the project. Once legalized, the use of these facilities for special events is an allowed use on an agriculturally designated parcel. Approval of the CUP would not interrupt or prevent the existing agricultural operation on the property. As opposed to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction, the rezone and CUP would bring the parcel and land use into conformance. Impacts would be less than significant.

(c) The proposed use of the site for up to 32 special events per year would not be considered a significant growth-inducing project.

(d) The proposed project includes the addition of a new septic system to serve the existing restrooms. Therefore, there would be no need for the extension of sewer lines. An existing private road off of Foxen Canyon Road would serve the events. Improvements to the public road would not be necessary to accommodate the proposed increase in traffic associated with the project.

(e-g) The proposed project would not result in the loss of any residential use or housing units.

(h) No loss of open space would result from the project.

(I) The proposed project would not result in an economic or social effect that would cause physical changes to infrastructure, buildings, businesses or residences.

(j) The proposed project is not located near an airport and is outside of any safety zones or no-build zones.

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		

Setting:

The project site is rural. The nearest off-site noise-sensitive receptor, a residence, is located approximately one mile north of the pole barn and lawn where special events would occur. Up to 32 events per year would

occur and would be limited to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays. All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area.

Impact Discussion:

(a) The existing residence is considered a noise-sensitive use as defined by the County’s Threshold Manual. According to the Manual, the exposure of outdoor living areas to 65 dB(A) or more is considered a significant impact. The proposed project would not provide outdoor living areas; however, the special events would occur outdoors. There are no noise producing uses nearby that may cause outdoor patrons to be exposed to levels in excess of 65 dB(A). Impacts would be less than significant.

(b, c) A project will generally have a significant effect on the environment if it will substantially increase the ambient noise level for noise sensitive receptors in the adjoining areas. This occurs when the ambient noise levels affecting sensitive receptors are increased to 65 dB(A) CNEL or more. Amplified music from the events is expected to exceed 65 dB(A). However, the nearest residence is approximately one mile from the events barn. Amplified music would occur in the barn, which is closed on three sides but open to the south to direct noise away from the nearest offsite residence. Events and associated music would end no later than 10 p.m. on Sundays through Thursdays and 11 p.m. on Fridays and Saturdays. Due to the distance between the events area and the nearest noise sensitive use, and time limits on the amplified music, impacts to adjacent neighbors from the amplified sound would be less than significant.

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

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	

Setting:

The proposed project site currently contains a single family dwelling and accessory structures. It is currently served by a private septic system, private water well, the Santa Barbara County Sherriff’s Department, and Santa Barbara County Fire Station No. 32 (Santa Ynez Airport).

The County’s Comprehensive Plan, Land Use Element, Land Use Development Policy 4 states that: “Prior to the issuance of a development 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. 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.”

Impact Discussion:

(a) No development is proposed. Up to 32 special events per year would be permitted: 30 with 250 attendees and two with 1,500 attendees. Typical event types would include wine industry events, weddings and political fundraisers, all with catered food and beverage service. Parking attendants would be present at each event to assist in the efficient ingress and egress from the site. Thus the size, scale and type of project proposed would not cause the need for additional police or health care services.

(b) The proposed project would not generate any additional students.

(c) Solid waste would be generated by the proposed special events in the form of waste from the catered food service. The Environmental Thresholds and Guidelines Manual, Solid Waste Section (p. 161) states that projects which generate less than 40.0 tons per year of solid waste would not be considered to have an adverse effect due to the small amount of waste generated by these projects and the existing waste reduction provisions in the County’s Source Reduction and Recycling Element (SRRE). The annual solid waste generation rate for eating and drinking establishments is square footage multiplied by 0.0115 (Environmental Thresholds and Guidelines p. 162). Using the 4,000 sq ft size of the pole barn as the catered food dining location and assuming 32 events per year, the proposed project would yield an estimated four tons of solid waste per year. This is an extremely generous estimate given that only the two large events are likely to use the full capacity of the facility. The proposed project clearly would not exceed the threshold. However, reduction of the waste stream through source reduction practices and recycling efforts must be considered when evaluating solid waste impacts from new projects in the County. Implementation of a condition requiring recycling of waste from special events would further reduce this less than significant impact.

(d) The proposed project would accommodate wastewater with a new proposed septic system for the existing restrooms and additional portable toilets as needed for the two large annual events, as described in Section 4.8 above. No new sewer facilities would be required.

Cumulative Impacts: The proposed project would cause intensification of use resulting in generation of increased amounts of solid waste, up to an estimated four tons per year. Given that the amount of sold waste expected is far less than the County Thresholds, the project would be cumulatively adverse, but less than significant.

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

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	

Setting:

The proposed project is located in an area that does not have an established recreational use. Foxen Canyon Road is identified on the Comprehensive Plan Parks, Recreation and Trails map for a proposed on-road trail along the road shoulder, within the public road right-of-way. Bicycle touring of the vineyards in the area is common and is likely to increase with the addition of wineries in the area. Roadway frontage in front of the project site is adequately sized to provide for a 10-foot wide trail improvement in the future.

Impact Discussion:

(a, b) The proposed project does not propose any development that would interfere with the future development of an on-road trail.

(c) The continuance of special event use of the property would not generate a demand for recreational facilities. Increased demand for recreational facilities is normally associated with the addition of new residential units, which are not proposed as a part of this project.

Cumulative Impacts: The proposed project including project related traffic caused special events, would contribute incrementally to increased traffic volumes on Foxen Canyon Road, which is designated for a proposed on-road trail. The proposed on-road trail would not be impacted as a result of the proposed project since no alterations to Foxen Canyon Road would be necessary and the project would not propose any type of construction or impediments along the roadway that would affect the proposed trail location. The Parks Department has reviewed the proposed project and determined that no conditions are necessary to protect existing or future recreational facilities including trails. These impacts would not be considered cumulatively significant.

Mitigation and Residual Impact: No mitigation is 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? ingress/egress? general road capacity? emergency access?			X X X X		
h. Impacts to Congestion Management Plan system?		X		X	

Setting:

The proposed special events would be accessed via an existing 24-ft wide private driveway off of Foxen Canyon Road. ~~The Circulation Element identifies Foxen Canyon Road as a Collector Road with a policy capacity of 5,000 ADT. Foxen Canyon Road currently operates at a low volume of ADT less than 400 ADT based on a 2003 traffic count (source: Roadway Traffic Volumes Manual 1999-2003).~~ At the proposed project site, an existing 50,000 sq ft all-weather-surface parking lot accommodates approximately 240 vehicles. A four-acre overflow parking area, an irrigated pasture, is directly east of the parking lot.

The Public Works Roads Division’s standards govern all project proposals within the County. In addition, the County’s Thresholds of Significance for Traffic Impacts in the County Environmental Thresholds and Guidelines Manual provides guidance and procedures for analyzing potential traffic impacts of a project. The County’s threshold criteria assume that an increase in traffic that creates a need for road improvements is “substantial in relation to the existing traffic load and capacity of the street system.”

In evaluating roadway and intersection operations, five Levels of Service (LOS) are identified and designated with letters. LOS A indicates free flow operations and LOS F indicates congested operations. Roadway levels of service are determined based on the roadway classifications and corresponding design capacities established by the County in the SYVCP. The Santa Ynez Valley roadway classification system is divided into two main designations: Primary (P) and Secondary (S). Recent data regarding roadways in the Santa Ynez Valley indicate that the design capacities of the primary roadways range from 15,700 to 47,760; LOS C thresholds, defined as 70 percent of the design capacity, range from 10,990 to 33,432. The secondary roadways have design capacities ranging from 7,900 to 11,600 and LOS C thresholds ranging from 5,530 to 8,120.

The Circulation Element identifies Foxen Canyon Road as a Collector Road with a policy capacity of 5,000 ADT. More recent traffic data classify this segment of Foxen Canyon Road as Secondary, with LOS threshold of 5,530 and an existing ADT of 1,000. The intersection of State Route 154 and Foxen Canyon Road has both A.M. and P.M. peak hour LOS of C.

Impact Discussion:

(a) The vehicle trips associated with the proposed project are calculated below.

	Small Events	Large Events	
Maximum # Attendees	250	1,500	
Estimated # Service Personnel	20	23	
Attendee vehicles (1 per 2.5 people)	100	600	
Service vehicles (1 per 1 person)	20	23	
Total vehicles per event (<u>maximum daily trips</u>)	120	623	
No. of events per year	30	2	
Trips per year	3,600	1,246	
Average Daily Trips (ADT) (<u>maximum trips/365</u>)	9.9	3.4	13.3
<u>Maximum number of trips possible in one day</u>		<u>623</u>	

Based on these calculations, the proposed project would be expected to generate up to 13.3 ADT. However, a more realistic figure for the purposes of analyzing impacts to traffic would be to use the maximum number of vehicle trips for a large special event, which would be 623. The project-generated ~~13.3 ADT~~ 623 maximum vehicle trips plus the existing estimated ~~400~~ 1,000 ADT for Foxen Canyon Road yields an estimated total ADT maximum number of daily vehicle trips of approximately ~~413~~ 1,623. ~~Since~~ This number is much less than the Circulation Element current policy capacity of the roadway (5,000 5,530 ADT), and there are no local traffic constraints or other traffic-intense uses along this section of roadway. Therefore, impacts due to the addition of traffic volume would be less than significant.

Attachment 7.1 identifies the road segments and intersections surrounding the proposed project. Event attendees could access the proposed project site from SR 154 and US Highway 101 via Foxen Canyon Road, Zaca Station Road, and Alisos Canyon Roads. LOS threshold and ADTs are not available for Zaca Station and Alisos Canyon Roads. However, both of these secondary roads are comparable to Foxen Canyon Road in terms of width, speed limit, configuration and visibility. As a result, staff conclusions regarding Foxen Canyon Road, above, are also applied to Alisos Canyon and Zaca Station Roads.

The most direct route to the site from Santa Barbara and the Santa Ynez Valley is from the south via Foxen Canyon Road; it is estimated that approximately 2/3 of event traffic will arrive from that direction. From the Santa Maria Valley, San Louis Obispo County and points north, attendees would travel along U.S. Highway 101 South; the most direct access route would be via Zaca Station Road. A smaller number of attendees may choose, either for scenic reasons and/or because they are familiar with the area, to access the site from the routes to the north such as Alisos Canyon Road.

Assuming the 2.5 attendees and 1 staff person per vehicle, and a maximum of 1,500 attendees and 23 staff at the largest events, the maximum number of vehicles possible at any event would be 623. Based on the discussion of traffic distribution above, it is estimated that approximately 425 vehicles would access the site from the south via Foxen Canyon Road; 175 from the west via Zaca Station Road, and the remaining 23 from the north via Foxen Canyon. Of the latter, perhaps 11 vehicles would access Foxen Canyon Road from Alisos Canyon Road and the balance would arrive from points north such as Cat Canyon, Santa Maria Road, and the Santa Maria Valley.

As stated above, impacts due to the addition of traffic volume would be less than significant. Impacts would be further reduced by implementation of the measure cited below to mitigate significant impacts on traffic hazards and the congestion management control system. This measure requires a traffic control plan that would be reviewed by P&D and approved by Public Works, Traffic Division prior to the two larger events. At minimum, the traffic control plan would designate (1) the points of access and directionality of traffic entering and exiting the project area from SR 154 and Highway; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary.

(b) The access drive and its entrance at Foxen Canyon Road are required by the Roads Division and the Fire Department to be a minimum of 24 feet wide in order to be adequate to serve the proposed development. The existing entrance and the driveway meet current Fire Department and Roads Division standards, therefore, adequate access would be provided. The drive would serve the proposed event location and the residence but would not serve other properties. The road and entrance would be maintained by the owner of the property. Impacts would be less than significant.

(c) The Land Use & Development Code requires one parking space per 2.5 people at an event. Therefore 100 spaces are required for the 250-person events and 600 spaces are required for 1,500 person events. The existing parking lot would accommodate 240 cars. The adjacent four-acre field would accommodate approximately 600 additional vehicles. A total of 850 vehicles could be accommodated. Therefore, no additional parking facilities would be required. However, the influx of over 600 vehicles into this property

could cause congestion both at the intersection of the driveway and Foxen Canyon Road, and at the parking areas. Impacts would be less than significant with mitigation requiring (1) special event signage on Foxen Canyon Road warning of the impending turn and (2) traffic control at the site entrance and parking areas.

(d, e) There would be no impact to existing transit systems, alteration of present patterns of circulation or alteration to waterborne, rail or air traffic as a result of the project as transportation to the events would be via private vehicle.

(f) The proposed project would increase the traffic hazards to motor vehicles and bicyclists by increasing (1) traffic along Foxen Canyon Road and (2) the number of cars turning across vehicular and bicycle traffic on the road. The applicants are encouraged to coordinate event dates and traffic control with other periodic events utilizing Foxen Canyon Road such as bicycle tours, and winery events such as wine trail tours, and seasonal harvest and transportation of locally grown grapes and grape products. **Impacts would be less than significant with mitigation** requiring a traffic control plan to include, at minimum, (1) the points of access and directionality of traffic entering and exiting the project area; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary. ~~(1) event specific signage on Foxen Canyon Road warning of the impending turn and (2) traffic control at the intersection of the access driveway and Foxen Canyon Road.~~

(g) The existing access road intersection with Foxen Canyon Road currently meets sight distance requirements, width requirements and emergency access requirements. Since the proposed project would utilize the existing intersection and private drive that meets all of the safety requirements, no improvements are required. Impacts would be less than significant.

(h) The project would generate less than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan. However, twice per year the project could generate up to 623 additional vehicle trips in one day, which exceeds these Congestion Management Plan thresholds. Impacts would be less than significant with mitigation requiring a traffic control plan that would be reviewed by P&D and approved by Public Works, Traffic Division prior to the two larger events. The traffic control plan would, at minimum, designate (1) the points of access and directionality of traffic entering and exiting the project area from SR 154 and Highway; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary.

Cumulative Impacts: The proposed project would contribute incrementally to increased traffic volumes on area roadways, however, the increases would not be considered to be significant since the traffic associated with the special events would be minimal and the roadways are operating at a level far below their design capacity. Impacts would be cumulatively adverse, but less than significant.

Mitigation and Residual Impact: Adherence to the following mitigation measure would reduce impacts to transportation/circulation to less than significant. Residual impacts would be less than significant.

3. A traffic control plan will be adopted that, at minimum, designates (1) the points of access and directionality of traffic entering and exiting the project area; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary. ~~Traffic control personnel shall be located at the intersection of Foxen Canyon Road and the special event access driveway for each event. Traffic control personnel shall also direct parking and ensure orderly ingress and egress at events. . Signs shall be placed on Foxen Canyon Road to the north and south of the access driveway to mark the event and indicate the upcoming turn.~~ **Plan Requirements and Timing:** A traffic control plan shall be submitted to P&D for review and approval prior to land use clearances. The traffic plan, as well as all signs and traffic control located within the public right-of-way, shall approved by Public Works, Transportation Division prior to issuance of the zoning clearance.

MONITORING: P&D shall review the Traffic Control Plan prior to zoning clearance.

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?					
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?				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			

Setting:

The property drains into Zaca Creek. The area where the special events would occur is in and immediately around the existing pole barn, approximately 625 feet from Zaca Creek on the northwest and 1,400 feet from Zaca Creek on the southwest. It has been previously developed and landscaped, and the terrain is flat. This area is not in a flood zone.

The Santa Barbara County Code, Chapter 14 Grading Ordinance is the governing document adopted by the Board of Supervisors that contains the minimum standards and procedures necessary to protect and preserve life, limb, health, property, and public welfare related to earth moving activities. It also addresses compliance with the National Pollutant Discharge Elimination System Phase II storm water regulations and sets forth local storm water requirements for the disturbance of less than one acre, to avoid pollution of watercourses with sediments or other pollutants generated on or caused by surface runoff on or across the construction site.

In addition, regulations regarding wastewater treatment are governed by regulations inclusive of the Regional Water Quality Control Board's Basin Plan Prohibitions, the California Plumbing Code, the County Code Septic System Ordinance (Article II of Chapter 29, 29-6 through 29-14), and Administrative Practices of the Environmental Health Services division of the Public Health Department.

Impact Discussion:

(a-g) The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site.

No additional development would occur. The project would allow the temporary influx of up to 1,523 people (623 vehicles) twice per year, and up to 270 people (120 vehicles) 30 times per year. Vehicle parking would occur on an all-weather surface (pervious) parking lot and a four-acre irrigated pasture. Temporary tent structures may be utilized and would be taken down immediately after the event.

Because no development is proposed, there would be no changes in the course or direction of water movements, percolation rates, drainage patterns, runoff, or amount of surface water as a result of the proposed project. There would be no discharge into surface waters, alterations in the water course, need for flood control projects, or exposure of people or property to water-related hazards. The proposed project would not result in alteration of groundwater flow, change in groundwater quality, or reduction of the amount of water otherwise available for public water supplies. Impacts would be less than significant.

(h-k) The proposed project would not increase the current on-site water demand. The proposed project site has a domestic water supply permit from Environmental Health Services for the existing residential use. Events would be catered and bottled beverages would be supplied. Small events would be served by the existing rest rooms and a new proposed septic system. Large events would be served by temporary portable toilet facilities.

The water duty factor for outdoor landscaping is 1 AFY per acre. The project's existing landscaped area is about 5 acres and would not change. A water demand factor of **5 AFY** is applied to the project to account for the outdoor water use associated with maintaining the landscaping. This total water demand is less than the threshold of significance of 61 AFY per year for the Santa Ynez Uplands Water Basin identified by the County Thresholds Manual.

(l) Vehicle parking for events with up to 1,500 attendees would occur on (1) an all-weather surface (pervious) parking lot and (2) a four-acre pasture; up to 4,846 cars per year would be parking on pervious surfaces. If even a fraction of these vehicles suffered mechanical problems resulting in discharge of oil, gasoline or other fluid leakage, then storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) potentially could be introduced into the groundwater or surface water. A mitigation measure requiring the parking attendants and event location to have spill cleanup materials on hand for oil or gasoline spills from vehicles, and to check parking areas for spills after each event, would reduce potentially significant impacts to less than significant levels.

Cumulative Impacts: The proposed project would contribute incrementally to increased contamination of groundwater; however, implementation of Mitigation Measure 4 below would reduce these impacts to less than significant levels. Impacts would be cumulatively adverse, but less than significant.

Mitigation and Residual Impact:

4. The event location shall have Fire-Department Hazardous Materials Unit-approved spill kits on hand. The parking areas shall be inspected for hazardous materials spills or leaks after each event and shall be remediated as necessary. These requirements shall be made a part of instructions given to parking control or other personnel as appropriate for each event. **Plan Requirements and**

Timing: A parking area inspection and spill cleanup plan for employee training purposes shall be submitted for P&D review prior to land use clearances.

MONITORING: P&D shall review the Inspection and Spill Plan prior to land use clearances.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other: Air Pollution Control District, Agricultural Commissioner's Office

5.2 Comprehensive Plan

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

5.3 Other Sources

<u> X </u> Field work	_____ 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.)
_____ Traffic studies	<u> X </u> Planning files, maps, reports
_____ Records	<u> X </u> Zoning maps
_____ Grading plans	<u> X </u> Soils maps/reports
<u> X </u> Elevation, architectural renderings	<u> X </u> Plant maps
<u> X </u> Published geological map/reports	<u> X </u> Archaeological maps and reports
<u> X </u> Topographical maps	_____ Other

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

Aesthetics/Visual Resources- Long-term impacts associated with trash and lighting.

Biological Resources – Long- term impacts associated with lighting.

Water Resources/Flooding – Long-term impacts associated with fluid leaks from vehicles.

Transportation – Long-term impacts associated with increased traffic hazards from multiple vehicles accessing secondary/rural roads.

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 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			
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

No potentially significant, adverse unmitigable impacts were identified as a result of the proposed project. For this reason, potential project alternatives were not addressed. This section is not applicable.

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

Zoning

The project site is zoned AG-40-O (Article 661). The proposed project would include rezoning the property to AG-II-40 for consistency with the current Land Use & Development Code. The proposed project is consistent with the requirements of the Land Use Development Code (Inland Zoning Ordinance).

Comprehensive Plan

The entire project parcel is currently designated 40-AG-O under Article 661. After the proposed consistency rezone, the parcel would be zoned I-AG-40. The agricultural designation and use of the lot would not change. The CUP would legalize the ongoing intensification of non-agricultural use of the

property in the form of special events. The following policies from the County's Comprehensive Plan are applicable to the proposed project.

Land Use Element

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 and 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 connections or improvements that are 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.*

Consistent: Domestic water would be provided by a private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event. The site would continue to be access via a private driveway off of Foxen Canyon Road. Thus sufficient services and resources are available to serve the proposed project.

Hillside and Watershed Protection Policies

Policy #2. *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.*

Consistent: No construction is proposed and no grading would be required. The events would occur on flat terrain in an existing structure and a previously landscaped area. Parking would be accommodated in existing parking areas. No site preparation is required. The entire site area that is not currently developed or planted in crops would remain undeveloped.

Visual Resources

Policy #2. *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 landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.*

Consistent: The existing structures are aesthetically pleasing and visually compatible with the rural, agricultural character of the surrounding environment. No new construction is proposed. The temporary and periodic use of the site for parking and events would not cause intrusion into the skyline as seen from any public viewing place.

Parks/Recreation Policies

Policy #1. *Bikeways shall be provided where appropriate for recreational and commuting use.*

Consistent: Foxen Canyon Road is identified on the Comprehensive Plan Parks, Recreation and Trails map for a proposed on-road trail along the road shoulder, within the public road right-of-way. Bicycle touring of the vineyards in the area is common and is likely to increase with the addition of wineries in the area. Roadway frontage in front of the project site is adequately sized to provide for a 10-foot wide trail improvement in the future

Land Use Element

Policy #1. *In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.*

Policy #2. *Noise-sensitive land uses should be considered to include:*

a) Residential, including single and multifamily dwellings, mobile home parks, dormitories, and similar uses.

Consistent: Amplified music from the events is expected to exceed 65 dB(A). However, the nearest off-site noise-sensitive use, a residence, is approximately one mile north of the events barn. Amplified music would occur in the barn, which is closed on three sides but open to the south to direct noise away from the nearest offsite residence. The project description states that events and amplified music would end no later than 10 p.m. on Sundays through Thursdays and 11 p.m. on Fridays and Saturdays. Due to the distance between the events area and the nearest noise sensitive use, the orientation of the events area, and the hours of operation, the proposed project is consistent with these policies.

Agricultural Element

Policy #IA. *The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.*

Consistent: The proposed project would legalize ongoing intensification of non-agricultural use of the site. However no new structural development is proposed and no area would be removed from existing agricultural operations. The events would promote and facilitate agricultural operations pertaining to the region (wine production). The existing agricultural operation, an 11-acre vineyard, is physically separated from the event location. Several alternate routes of ingress and egress from the subject parcel would prevent harvest-related activities to be hampered by event traffic. Events associated with the wine industry could potentially promote and facilitate wine-related agricultural operations pertaining to the region.

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.

X 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: None

_____ With Public Hearing Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Joyce Gerber, Planner DATE: April 15, 2008

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: *Joyce Gerber*

INITIAL STUDY DATE: 4.15.08

SIGNATURE: *Joyce Gerber*

NEGATIVE DECLARATION DATE: 4.15.08

SIGNATURE: *Joyce Gerber*

REVISION DATE: 5.23.08

SIGNATURE: _____

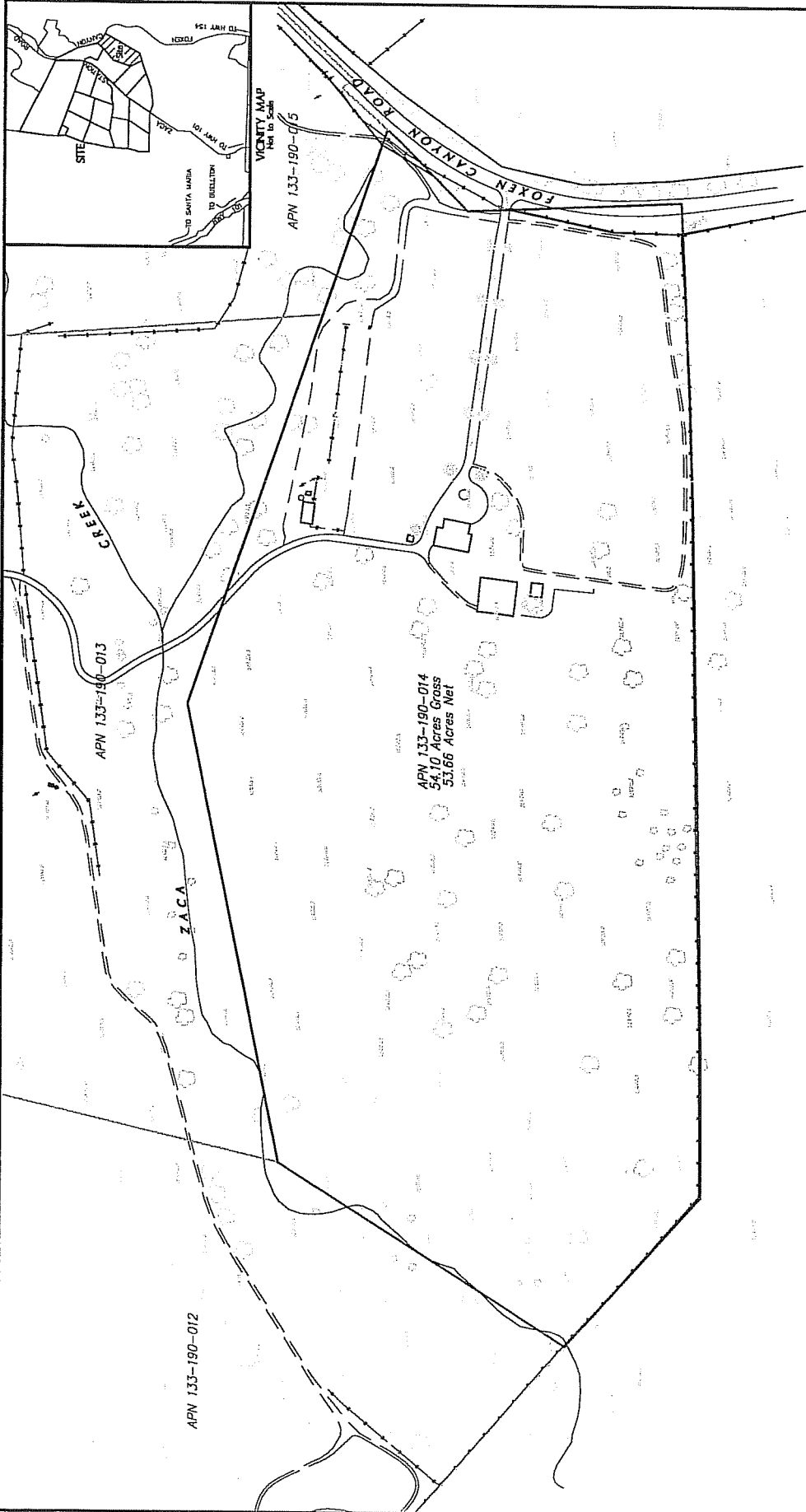
FINAL NEGATIVE DECLARATION DATE: _____

12.0 ATTACHMENTS

1. Site Plan
2. Floor Plans
 - 2.1 Barn
 - 2.2 Rest Room
3. Elevations
 - 3.1 North and South Barn
 - 3.2 East and West Barn
 - 3.3 Shed
4. URBEMIS Results
5. Public Comments Received
6. Land Use Tables
 - 6.1 Approved and Pending Wineries in Santa Barbara County
 - 6.2 County Equestrian Training Operations
 - 6.3 Other Approved Special Events
7. Project Area Road Segments and Intersections

Attachment 1

Site Plan



APN 133-190-014 IS ENTIRELY WITHIN FLOOD ZONE G - AREAS OF INFREQUENT FLOODING.
 FROM FLOOD INSURANCE RATE MAP INFORMATION WAS OBTAINED FROM
 FEDERAL EMERGENCY MANAGEMENT AGENCY
 COMMUNITY PANEL, AUGUST 2002(3) 0149 G, EFFECTIVE DATE: MARCH 15, 1978.



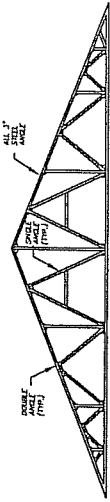
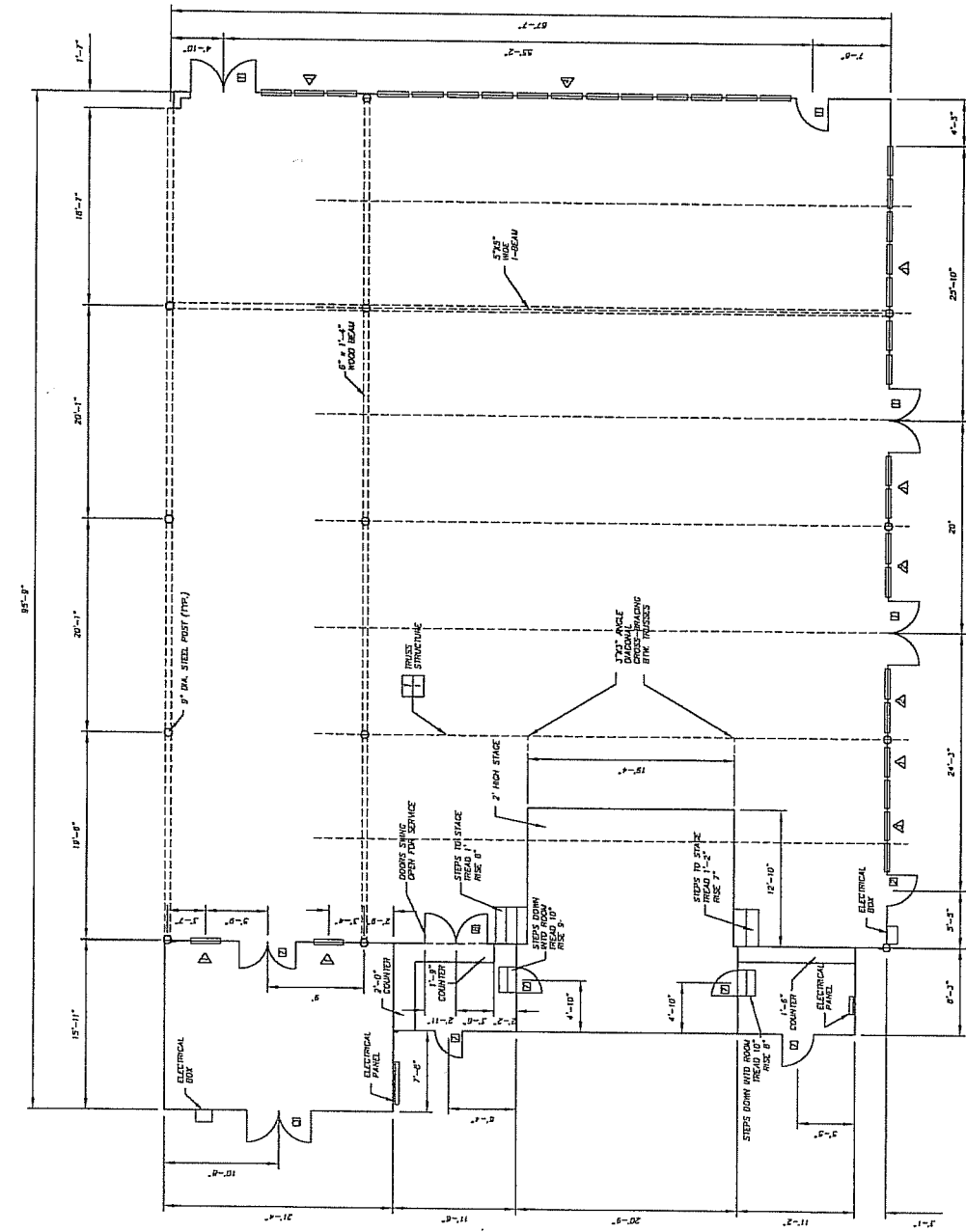
BOUNDARY DISCLAIMER
 THE SITE MAP DOES NOT CONSTITUTE A WARRANTY.
 The property boundaries shown on this map and their spatial relationship to each other are based on information provided by the client. The boundaries were based on the best available information and the client's representation. The boundaries were not surveyed by the engineer and the engineer does not warrant the accuracy of the boundaries shown on this map.

**CROSSROADS
 SITE MAP**
 APN 133-190-014
 4875 Foxen Canyon Road
 Santa Barbara County, CA.
 * January 2005 *

PREPARED BY: ENGINEER & ARCHITECTS
Quality Architecture Services
 12145-000 • 12143 014 014-014 • 01/05 • 015 • E-74

Attachment 2

Floor Plans



TRUSS DETAIL
REF TO SCALE

DOOR SCHEDULE

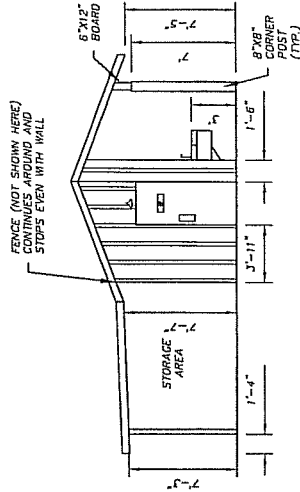
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- 5'-0" x 8'-1"
- 6'-0" x 8'-1"
- 7'-0" x 8'-1"
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- 9'-0" x 8'-1"
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- 11'-0" x 8'-1"
- 12'-0" x 8'-1"
- 13'-0" x 8'-1"
- 14'-0" x 8'-1"
- 15'-0" x 8'-1"
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- 48'-0" x 8'-1"
- 49'-0" x 8'-1"
- 50'-0" x 8'-1"

WINDOW SCHEDULE

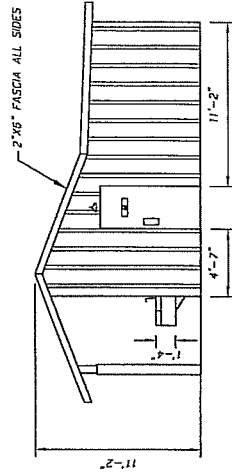
- △ 2'-0" x 7'-10"
- △ 2'-10" x 7'-10"
- △ 3'-0" x 7'-10"
- △ 3'-10" x 7'-10"

NOTE: ALL WINDOWS AND DOORS TO BE INSTALLED AT FINISH ELEVATIONS

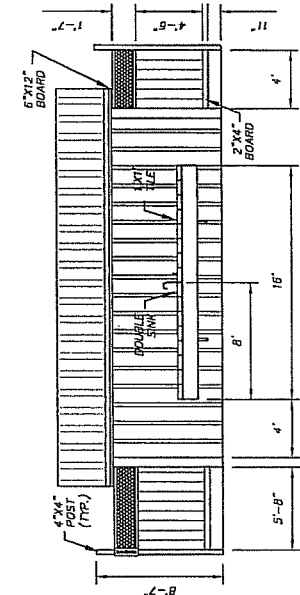
REV	DATE	BY	DESCRIPTION	SCALE:	WARNING:	DESIGNED:	DRAWN:
				HOR. 3/16"=1'	0/2	AER	AER
				VER. ---	IF THIS BARN DOES NOT MEASURE UP TO HOUSING TO BE BUILT, HOUSING TO BE BUILT	CHECKED:	CHECKED:
				<p style="text-align: center;">MINS <small>Business • Services • Construction Materials</small> Quality Truss/Structural Services 10000 W. 50th Ave., Denver, CO 80231 (303) 751-1111</p>			
				<p>Firestone - Crossroads APN 133-190-014 4871 Foxen Canyon Road Los Olivos, CA 93440 DECEMBER 2006</p>			
				<p>WORK ORDER NO. 12143 SHEET 1 OF 4 SHEETS</p>			
BARN FLOOR PLAN							



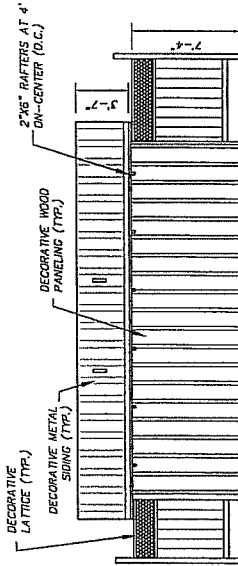
NORTH ELEVATION



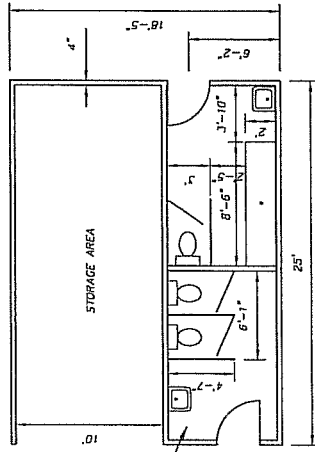
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



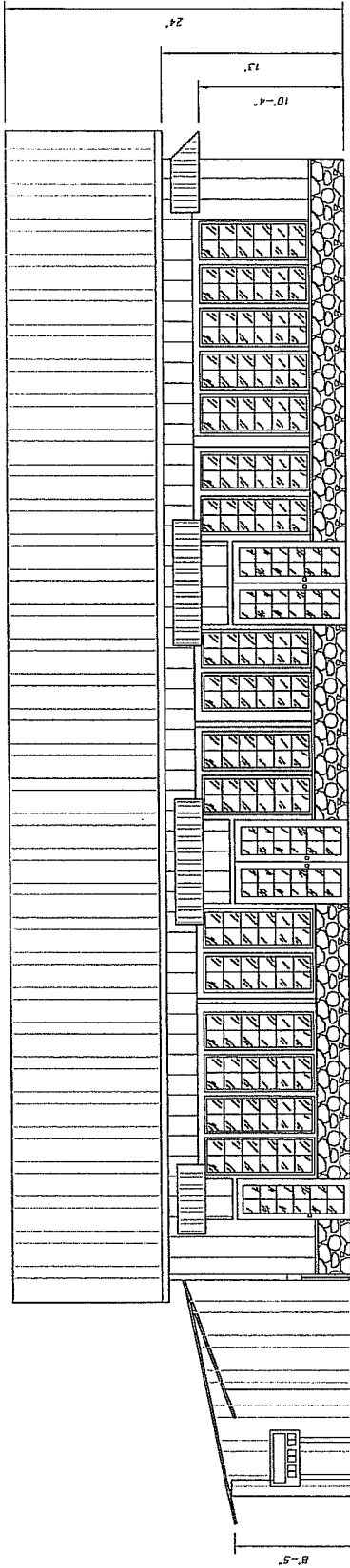
FLOOR PLAN



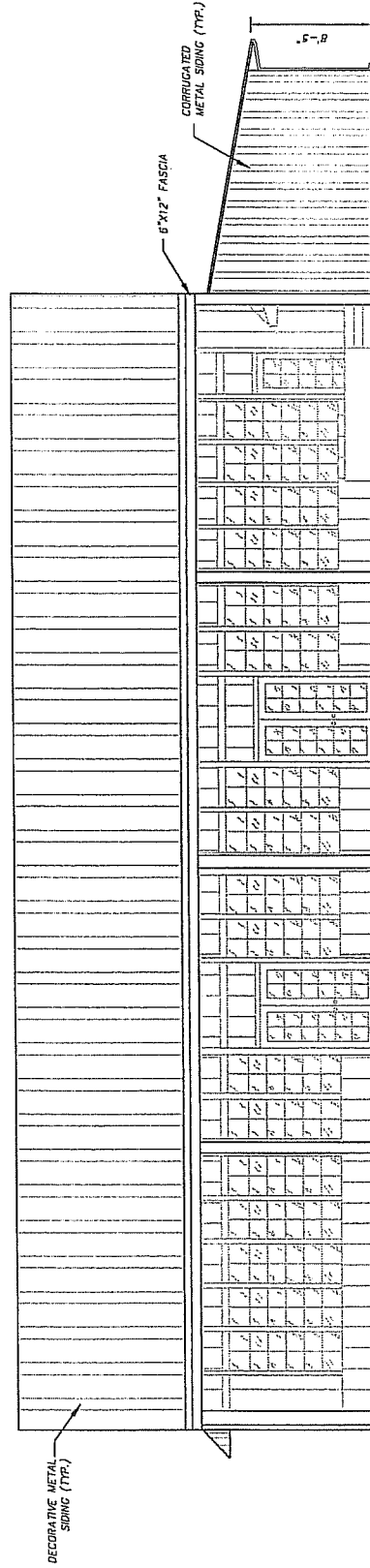
WORK ORDER NO. 12143		SHEET 4 OF 4 SHEETS	
RESTROOM FLOOR PLAN AND ELEVATIONS			
FIRESTONE - CROSSROADS APN 133-190-014 4871 FOXEN CANYON ROAD LOS OLIVOS, CA 93440 DECEMBER 2006		Business Services • Construction Manager MINS CONSULTING INC. Quality Infrastructure Services 10000 N. 100th Ave., Suite 100 Redmond, WA 98073	
DESIGNED	—	DRAWN	AER
CHECKED	—	CHECKED	—
SCALE	HORZ. 1/4"=1'-0" VER. —	WARNING IF THIS DRAWING IS NOT MEASURED NOT TO SCALE	DESCRIPTION
REV. DATE	BY	DESCRIPTION	

Attachment 3

Elevations



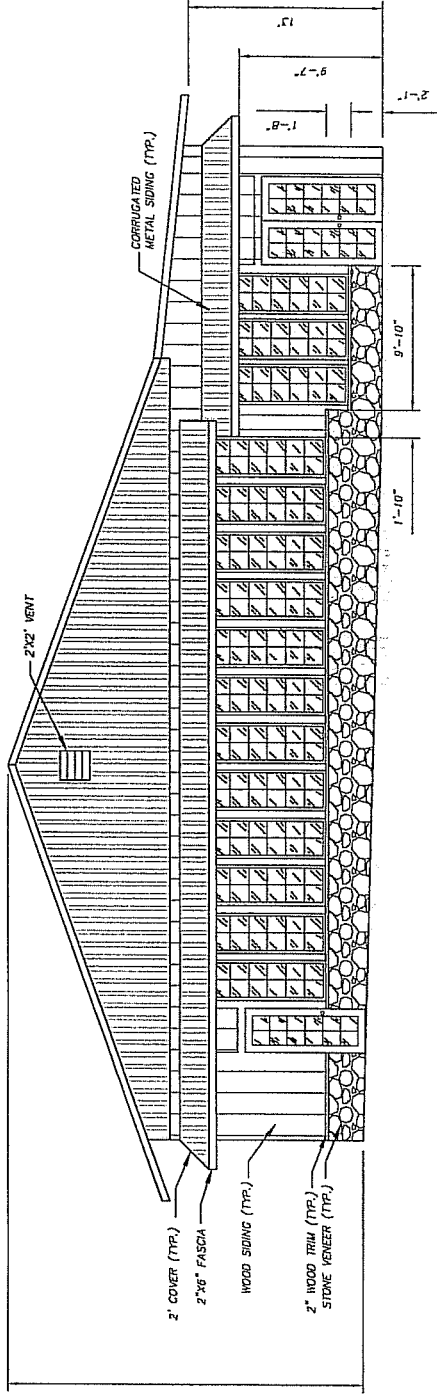
NORTH ELEVATION



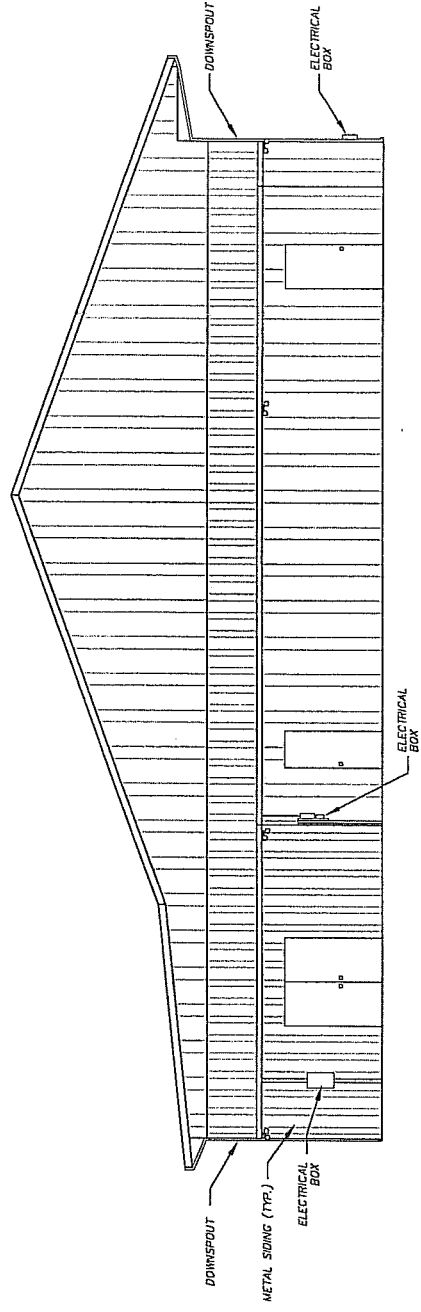
NOTE: SOUTHERN FACE OF BARN IS OPEN

SOUTH ELEVATION

WORK SHEET NO. 12143		BARN ELEVATIONS	
SHEET 3		OF 4 SHEETS	
FIRESTONE - CROSSROADS APN 133-190-014 4871 FOXEN CANYON ROAD LOS OLIVOS, CA 93440 DECEMBER 2006			
MNS ENGINEERS, SURVEYORS & CONSTRUCTION MANAGERS Quality Infrastructure Services 11000 W. 14th St., Suite 400 Torrance, CA 90504-1400 TEL: (310) 561-1410		DESIGNED _____	DRAWN _____
SCALE: HOR. - 1/4"=1' VER. - _____	WARNING: THIS DRAWING IS NOT BE LOANED, REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MNS.	AER _____	CHECKED _____
REV. DATE BY	DESCRIPTION	_____	_____



WEST ELEVATION



EAST ELEVATION

REV.	DATE	BY	DESCRIPTION

SCALE: HOR. 1/4"=1' VER. ---
 WARNING: IF THIS BAR DOES NOT MEASURE IS NOT TO SCALE

DESIGNED --- DRAWN AER CHECKED ---
 QUALITY ASSURANCE

MINNS Business Solutions & Construction Manager
 Quality Assurance Director
 15400 W. 28th St., Suite 100, Golden, CO 80401
 TEL: 303.440.9300 FAX: 303.440.9301

FIRESTONE - CROSSROADS
 APN 133-190-014
 4871 FOXEN CANYON ROAD
 LOS OLIVOS, CA 95340
 DECEMBER 2006

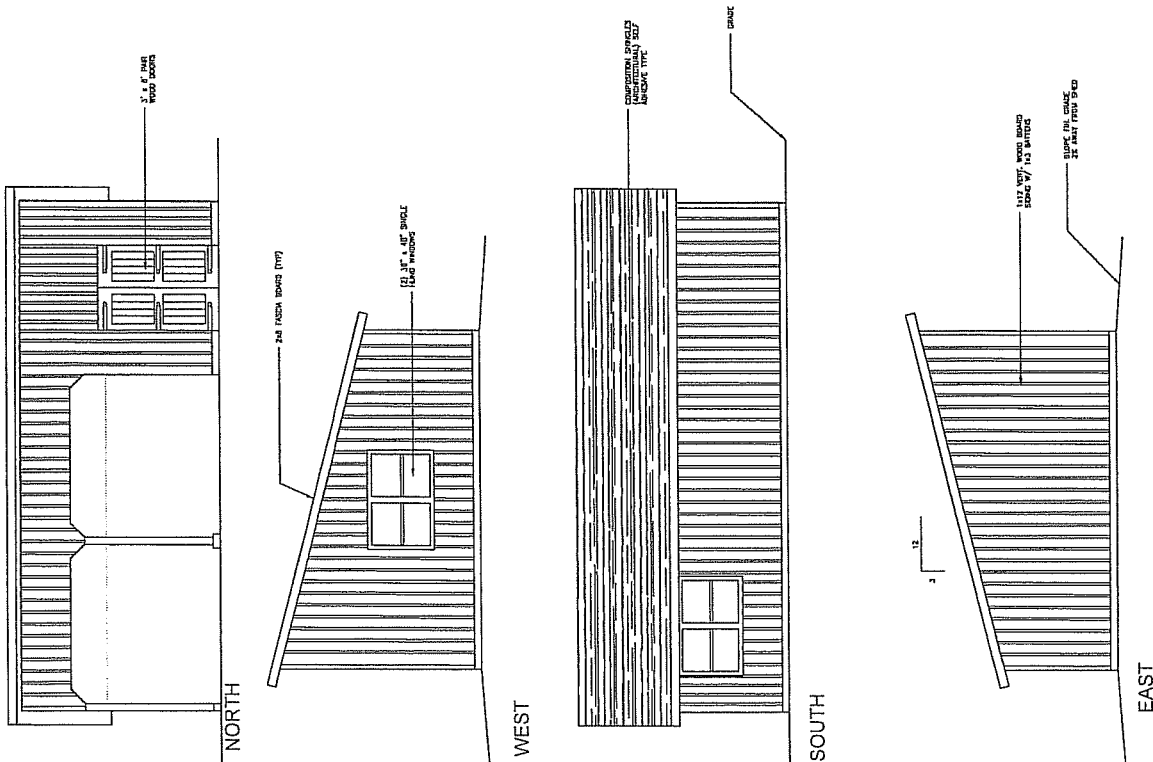
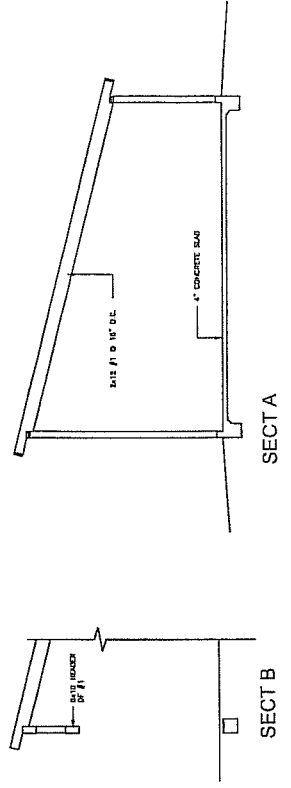
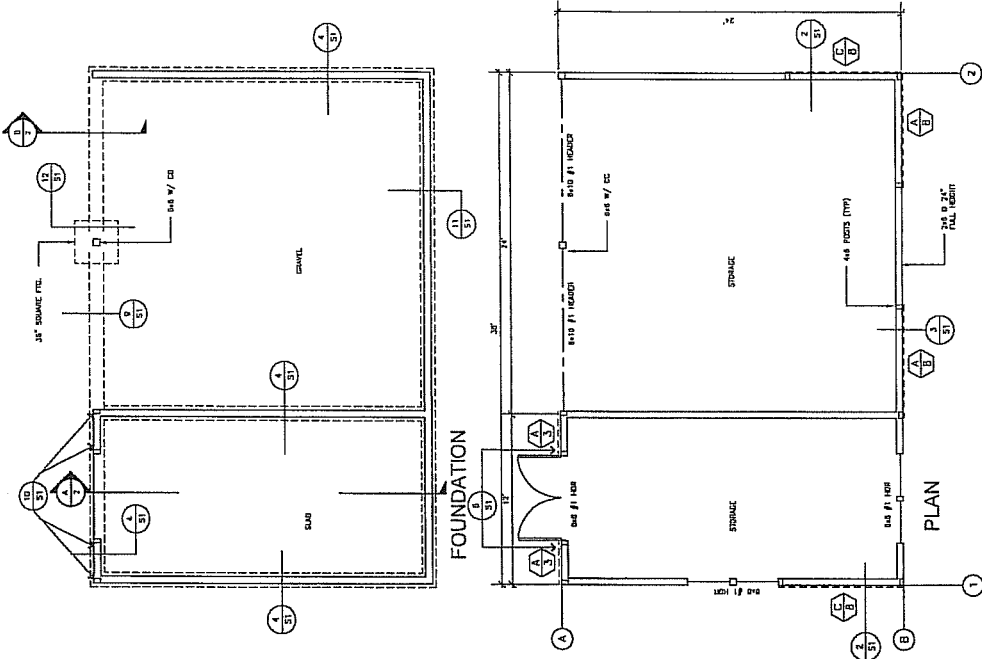
BARN ELEVATIONS

WORK ORDER NO. 12143
 SHEET 2
 OF 4 SHEETS

EQUIPMENT SHELL
 4875 FOREN CANYON RD
 LOS OLIVOS, CALIFORNIA

BLDG APPL. 12.06.07.X

1/4" = 1'
 REEF-204



Attachment 4

URBEMIS 2007 Version 9.2 Air Emissions Model Results

Combined Summer Emissions Reports (Pounds/Day)

File Name:

Project Name: Firestone Special Events

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

Summary Report:

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)	0.14	0.03	1.61	0.00	0.00	0.00	10.75

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)	4.26	6.78	51.94	0.03	6.13	1.20	3,273.74

SUM OF AREA SOURCE AND OPERATIONAL 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)	4.40	6.81	53.55	0.03	6.13	1.20	3,284.49

Attachment 5

Public Comments Received



*Santa Ynez
Valley Alliance*

May 12, 2008

Joyce Gerber, Planner
Santa Barbara County Planning & Development Dept.
Development Review Division
524 Foster Road
Santa Maria, CA 93454

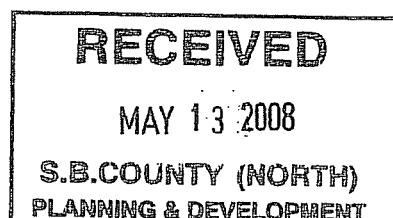
Re: Firestone Consistency Rezone & CUP for Special Events

Dear Ms. Gerber:

The Santa Ynez Valley Alliance appreciates the additional time to comment on this project which proposes to turn an existing 54.1 acre agricultural parcel into a special events center. The magnitude of the request raises significant issues for this parcel, as well as other similar agriculturally zoned parcels in the Santa Ynez Valley.

First of all, the Initial Study/Negative Declaration provides no comparison of other existing similar conditional use permits (CUP) on agriculturally zoned properties in the Santa Ynez Valley. Without this information, it is difficult to determine whether or not this project is requesting activity levels which are more or less than existing permits allow. An important part of this comparison would be the size of the properties and other uses on those properties, i.e. whether or not those sites contain a winery. It would also be helpful to have a list of the conditions/mitigations imposed on the CUP's granted on those properties. Furthermore, in order to assess the cumulative impacts of granting this permit, it would be helpful to know how many other parcels would be eligible to make similar requests to the County. The agricultural integrity of the Santa Ynez Valley is certainly at the center of this issue.

Page 7 of the Initial Study states, "The events would promote and facilitate agricultural operations pertaining to the region." There is no explanation of why this would happen. In fact, the Alliance is concerned that the size and number of the proposed events will do just the opposite, i.e. that the special events will become the primary use of this property rather than the ancillary use as seen in most other vineyard/winery properties permitted to hold events. Such a reversal of priorities would be inconsistent with all principals of preserving and enhancing agriculture.



Joyce Gerber, SB County Planning & Development Dept.
May 12, 2008
Page Two

Page 21 of the Initial Study indicates that the proposed project would generate up to 13.3 Average Daily Trips (ADT), resulting in a total of 413 ADT and concludes that this impact would be less than significant. This analysis does **not**, however, reflect the worst case scenario, which is much closer to reality and of far greater concern. The fact is that under the proposal, up to 8 events of 250 persons could occur per month. One would, therefore, expect that there would be 8 events per month during the summer months and some smaller number of events per month during the winter. This would add approximately almost 1,000 trips per month on Foxen Canyon Road at a time when traffic is already elevated due to general tourism. In months that include one of the larger events, this number would jump to almost 1,500 new trips per month.

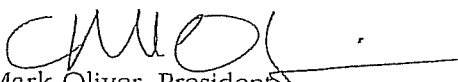
A traffic analysis which reflects the real use of Foxen Canyon Road, based on seasonal fluctuation, is needed in order to obtain a true picture of the traffic situation at this location. This analysis should also include the impact of the number of additional trips, as well as traffic safety issues, on the intersection of Highway 154 and Foxen Canyon Road, since this intersection could well be the primary route for people traveling to the property. Caltrans has already expressed grave concerns about the traffic and accidents rates at several nearby intersections on Highway 154, with the result being the installation of stop signs at Highway 154 and Baseline/Edison. Additional events in the Santa Ynez Valley could increase the need for similar measures at the Refugio, Alamo Pintado and Foxen Canyon Road intersections. The impacts of the proposed project should be evaluated in that light, as well.

Furthermore, allowing events that include alcohol at this country road intersection late into the evening raises additional concerns. Many people who visit the Valley for special events are not accustomed to using country roads and their attendant hazards. This fact should be taken into account in the traffic analysis. Finally, the statement at the bottom of page 21 that "The applicants are encouraged to coordinate event dates and traffic control with other periodic events utilizing Foxen Canyon Road is meaningless. Even if the current owners abide by this request, the owners of the property may change over time. There is no way to monitor what such owners will or will not do in this regard—"encouragement" is ineffective.

The Santa Ynez Valley Alliance was formed to work collaboratively with individuals, groups and governments to protect the rural character of the Santa Ynez Valley and support good stewardship of natural and agricultural resources through education, comprehensive planning and public participation.

It is with this mission in mind that these comments are being submitted. We look forward to reviewing the Final ND and hope that our concerns will be thoroughly addressed in that document.

Sincerely,


Mark Oliver, President
MO:gm

Attachment 6

Land Use Tables

Approved and Pending Wineries in Santa Barbara County

Name & Location	Case No.	Winery Sq. Ft.	No. of Cases Produced	Tasting Room	Acres	No. of Special Events	Production Hours	Approval
Rancho Santa Rosa 6121 E. Highway 246, Lompoc area	00DVP-06002/ 00-DP-35	15,000	100,000	Yes/4,000 sf		24 events 200 guests	9a.m.- 5p.m.	PC
Casa Cassara 7661 Santos Road, Buellton area	00DVP-06017/ 00-DP-033	3,600	5,000	none		none	8a.m.- 5p.m.	PC
Roblar 2125 Highway 154 Santa Ynez area	98-DP-35	11,700	20,000	Yes		6 events 200 guests (7 pm) 2 events 100 guests (10 pm)	8a.m.- 5p.m.	PC
Mission Meadows Alisal Rd. Solvang area	01-DP-05	16,000	40,000	Yes, 1,500 sf		6 events 150 guests 2 events 200 guests	8a.m.- 5p.m.	PC
Carhartt 1691 Alamo Pintado Road, Solvang area	01DVP-00031	1,500	2,500	none		none	Not given	PC
Sanford 7250 Santa Rosa, Buellton area	01DVP-00047	93,000	80,000	Yes	483	5 events 100 guests 2 events 250 guests	7a.m.- 6p.m.	PC
Cottonwood Canyon 3490 Dominion Road, Santa Maria area	97-DP-015	5,600	20,000	Yes		2 events 260 guests 24 events 30-100 guests	10:30a.m.- 6p.m.	PC - BS
Gainey 3950 E. Hwy 246 in the Santa Ynez area	99-DP-39	21,000	50,000	none		none	7a.m.- 5p.m.	PC
Bridlewood 3555 Roblar Ave. Santa Ynez area	98-DP-02	22,698	40,000	Yes 2,500 sf	61	12 events 300 guests	8a.m.- 5p.m.	PC
Parker Winery 6200 Foxen Cyn Rd Los Olivos area	89-DP-13	16,030		Yes 4,800 sf group tastings	714	12 events 150 guests 1 event 650 guests	8a.m.- 5p.m.	PC

Rideau 1562 Alamo Pintado Rd. Solvang area	97-DP-08	6,200	15,000	Yes 2,950 sf	22	12 events 200 guests	Not specified	PC
Zaca Mesa 6905 Foxen Cyn Rd. Los Olivos area	00-DP-25	20,480	60,000	Hospitality room public tastings not specified		12 events 200 guests	? a.m.- 6p.m.	PC
Addamo Winery 2510 E. Clark Ave. Orcutt area	02DVP-00019	33,210	21,000	Yes 1,870 sf	45	10 events 200 guests	7a.m.- 6p.m.	PC
Melville 5185 E. Hwy 246, Lompoc area	98-DP-05	8,000	20,000	Yes 960 sf	18	12 events, 150 guests	?- 5p.m.	PC
Bien Nacido 4075 Santa Maria Mesa Rd., Santa Maria area	01LUP-00602	1,560	?	Not reported	460	8 events 150 guests	?	PC
Blackjack Ranch Vineyard & Winery Alamo Pintado Rd	97-DP-35	11,000	10,000	Yes, 620 sf	20	8 events 160 guests	9a.m.- 5p.m.	PC
Firestone 4017 Zaca Station Rd., Santa Ynez	75-CP-1	41,888	Not reported	Not reported	206	12 events 250 guests	?	
Lucas & Lewellen Hwy 101, Los Alamos area	03DVP-00001	75,502	150,000	Yes, 4,312 sf	30.8	12 events, 200 guests	9a.m.- 5p.m.	PC
Dierberg 2121 Alisos Cyn Rd., Happy Canyon area	03DVP-00004	29,450	100,000	Private Invitation Only	162	No Special events	7a.m.- 5p.m.	PC
Gainey 7130 Santa Rosa Rd., Buellton area	03DVP-00017	11,000	8,500	Yes 3,770 sf	121	1 event, 100 guests	7a.m.- 6p.m.	PC
The Winery at Los Alamos Cat Cyn Rd.	03DVP-00021	35,542	Not applicable Warehouse only	Not applicable	2.32	Not applicable	Not applicable	PC
Cambria 5475 Chardonnay Ln.	89-DPP-004	80,000	Not reported	Yes 800 sf	220	4 events, 150 guests	Not applicable	PC
Byron 5230 Tepusquet Rd.	95-DP-08	51,000	Not reported	Not applicable	66.63	Not applicable	8a.m.- 5p.m.	

Royal Oaks Winery 3010 Roblar Ave., Santa Ynez area	98-DP-035	11,850	20,000	Yes	40	4 events, 200 guests 2 events, 100 guests	8a.m.- 5p.m.	PC
Texeira 9660 Foxen Cyn Rd. Sisquoc area	04DVP-00004	6,000	10,000	Yes 2,692 sf	529	15 events 100 guests 20 events, 200 guests	? - 5p.m.	PC
Honea 2201 Alamo Pintado, Solvang area	04LUP-00929	4,871	9,000	No	39	4 events, 150 guests	8a.m.- 5p.m.	P&D
Shoestring Winery 800 E Hwy 246, Solvang area	99-DP-33	8,094	40,000	Yes	40	No	7a.m.-5p.m.	PC
Clos Pepe 4777 E. Highway 246, Lompoc area	05LUP-01192	6,000	10,000	None	100	None	Not specified	P&D
Riverbench 6020 Foxen Canyon Rd. Santa Maria	06LUP-01087	2,200	10,000	No	100	Not specified	Not specified	P&D
Rusack/Ballard Canyon 1819 Ballard Canyon Rd.	95-DP-12	5,638		Yes	48	12 events, 200 guests	9 a.m.-?	PC
Harrison Winery 2825 Tapadero Rd. Solvang area	07LUP-00010	1,768	10,000	No	20	4 events, 150 guests	Not specified	P&D
Linn/Tantara 4705 Santa Maria Mesa Rd., Garey area	06DVP-00007/ 98-DP-07	4,500	20,000	Yes	1,100	None	Not specified	PC
Dore 7600 Foxen canyon Rd. Sisquoc area	07DVP-00010	22,509	20,000	Yes, 1,472 sf	100	12 events, 150 guests	9a.m. -5p.m.	PC
Freddi Ranch 9303 Alisos Canyon Rd.	95-DP-10	1,185	?	?	431	6 events 150 guests	7a.m.-?	?
Buttonwood Farl 500 Alamo Pintado Rd., Solvang area	91-DP-32	Not Applicable	Not Applicable	Not Applicable	106	Not Applicable	Not Applicable	?
Lafond 6885 Santa Rosa Rd. Buellton area	96-DP-23	Not applicable	Not applicable	Not applicable	38.45	Not applicable	Not applicable	Not applicable

Austin Cellars 2923 Grand Ave. Los Olivos	88-DP-18	4,000	20,000	Not applicable	100	Not applicable	Not applicable	
Koehler 5360 Foxen Canyon Rd.	99-DP-053	6,661	8,000	Yes	34.83	Yes	8 a.m.-5 p.m.	
Babcock 175 E. Hwy 246	97-DP-032	26,000	25,000	Yes 220 sf	111	Yes 220 sf	Not applicable	

PENDING CASES

Happy Canyon Winery Secretariat Dr. Happy Canyon area	07DVP-00023	16,500	25,000	No	158	No	Yes, 4 events 150 guests	9 a.m.-5 p.m.	ZA
Grassini Vineyard 1175 Alisos Rd Happy Canyon area	08LUP-00084	5,757	15,000	No	107	No	No	9 a.m.-5 p.m.	P&D
Three Creeks Winery 1755 Fletcher Way, Happy Canyon area	07LUP-00896	2,583	5,000	No	103	No	No	9 a.m.-5 p.m.	P&D
Arita Hills Santa Rosa Rd., Buellton area	08DVP-00003	20,000	33,000				Yes, 8 events 150 guests	7 a.m.-6 p.m.	ZA
Betteravia Farms 9050 San Antonio Rd. Lompoc area	08LUP-00053	19,050	7,500	No	2,494	No	No	9 a.m.-5 p.m.	P&D
Landa Winery 2610 Calzada Ave., Santa Ynez area	08LUP-00117	1,636	2,000 gallons	No	5	No	No	Not Specified	P&D
DeWerd Winery Foxen Canyon Road	08DVP-00018	9,856	16,000	Yes	27.64	Yes	8 events, 150 max. guests	Not specified	ZA

County Equestrian Training Operations

Permit #: Name:	Address: APN:	Zoning:	Surrounding Uses: Parcel Sizes:	Parcel Size:	Area Devoted to Horses	# of Horses: Sq. Ft. Per Horse:
Gernert Commercial Horse Boarding and Training Facility 06CUP-00019	1988 North Refugio Road APN 141- 060-020	AG-I-10	Agricultural 40-acre parcel to the north and 5 to 10 acre rural ranchettes to the south, east, and west.	10.36 acres	5.0 acres	22 horses 9,900 s.f. per horse
Santa Lucia Veterinary Breeding Facility 01CUP-00016	1924 West Highway 154 APN 141- 420-005	AG-I-10	Residential to the south and east with a horse facility to the east. Agricultural 19 acre parcel to the north.	10.57 acres	362,285 sf. (8.3 acres)	100 horses 3,622 s.f. per horse
Shelly Training and Boarding operation 02CUP-00082	3205 Calkins Road APN 135- 030-056	AG-I-10	Agricultural 2 acre parcel to the east and Agricultural 10 acre parcels to the north south and west	10.0 acres	322,150 s.f.	78 large animals 4,130 s.f. per large animal
Porcher Commercial Horse Boarding operation 07CUP-00064	1410 Calzada Avenue APN 141- 121-014	AG-I-10	Residential 1 acre parcels to the south and Agricultural 10 acres parcels to the north, east and west	8.87 acres	383,269 s.f.	20 horses 19,163 s.f. per horse
Miller Commercial Horse Op. 96-CP-048	5300 Shoreline Dr. APN 065- 230-014	AG-I-10	Residential 7,000 sf; 20,000 sf Agricultural 5-10 acres	10.53 acres	390,595 (sf)	25 horses 15, 624 sf/horse (barn, stable, pasture)
94-CP-055 Vintage Ranch	745 Puente Dr. 61-271-06	1-E-1	Residential varying densities, horsekeeping	1.35 acres	50,806 sf.	16 horses 3,175 sf/horse (stables, paddocks)
80-CP-47 Via Real Company	3280 & 3282 Via Real 5-270-17, - 19, -33, -34	DR-3.3	Polo Club Residential 12,000 sq. ft. to 30 acres	6.58 acres	261,361 sf. (6 acres)	20 horses 13,068 sf/horse (pastures)
81-CP-18 Edgewood Associates	368 Lambert Rd. 5-210-49	10 AL	Rural Residential Agriculture 5-50 acres	70 acres	444,312 sf. (10.2 ac)	40 horses 11,107 sf/horse (paddocks)
82-CP-94 Arthur Cameron	2825 Padaro Ln. 5-260-09	3-E-1	Residential 3-6 acres	17.25 acres includes polo field	34,560 sf. (paddocks) (0.79 ac)	40 horses 864 sf/horse (paddocks)
88-CP-10 Sunny Ridge Stables	7190 Gobernador Canyon Rd. 1-050-40	AG-I-10	Agriculture 5 acre	5 acres	217,800 sf. (5 acres)	15 horses 14,520 sf/horse (barn/paddocks/past ures)
88-CP-48 Summer Oaks Ranch	255 Lambert Road 5-210-52	AG-I-10	Rural Residential Agriculture 5-50 acres	10 acres	87,120 sf. (2 acres)	22 horses 3,960 sf/horse (barn/paddocks)
Santa Ynez Valley Equestrian Center 03CUP-00061	195 Refugio Road APN 141- 460-011	40-AL-O AG-II- 100	Agriculture commercial boarding of animals (east and south). Vineyards	22.93	871,200 (20 acres)	100 horses and events 8,712 sf/horse

Other Approved Special Events

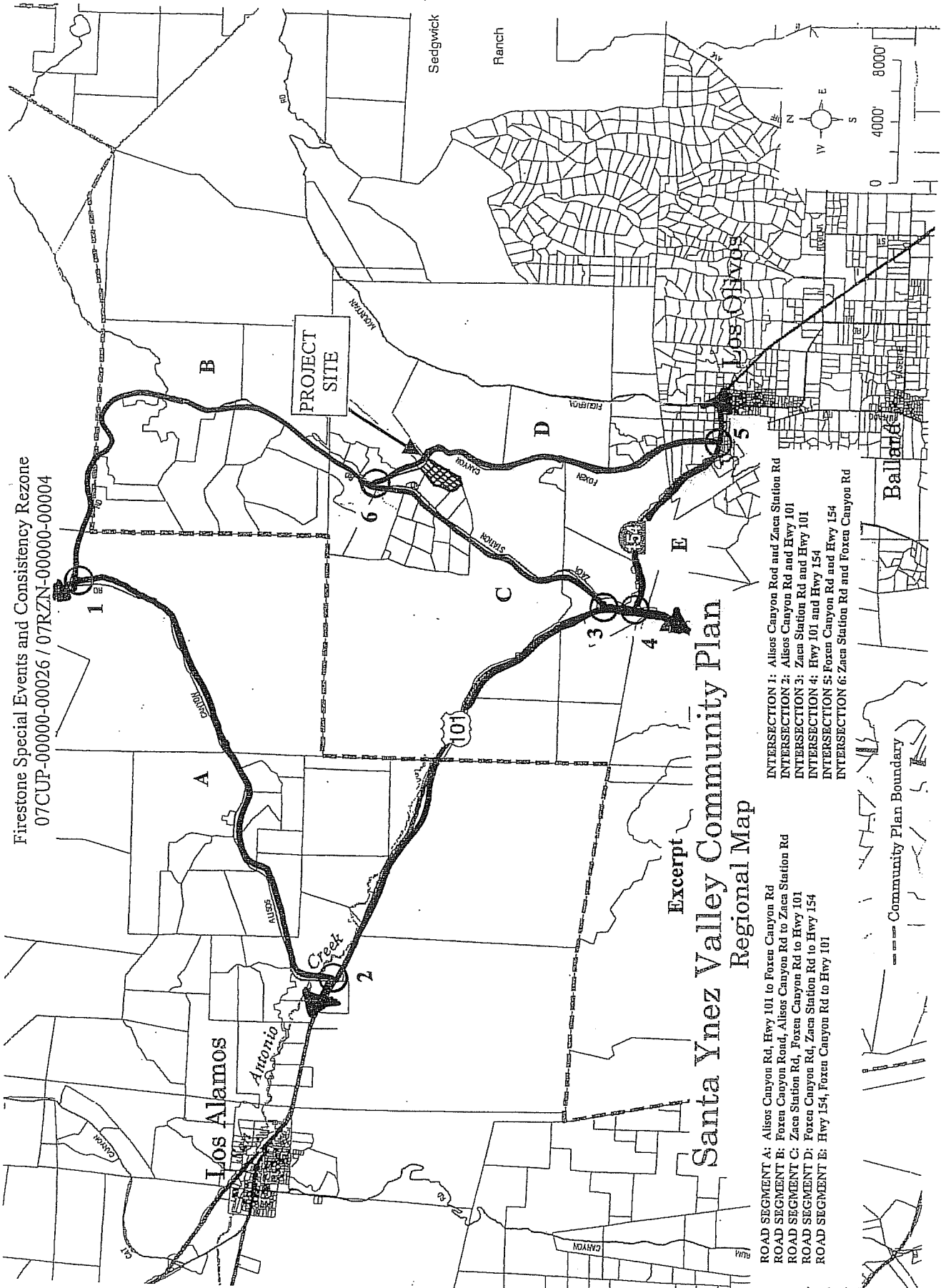
Permit #: Name:	Address: APN:	Zoning:	Description
Camp Jeep, 4LUP-683	9555 Foxen Canyon Road, Los Alamos APNs 133-200-003, 133-070-015	AG-II-100	3 day event, 700 participant vehicles ; >8,000 sq ft tents; 1,444 acres used as jeep trails; no alcohol or smoking, outdoor concert, traffic handled by sherrif and CHP; applicant providing own security. Refuse recycled, portable sanitation facilities, set up and breakdown may extend before and after the there event days. Hours 9-6. Temporary lighting. Catered. Traffic plan submitted to County. Access from Foxen Canyon Road.
Elks Rodeo 95-CUP-14	4040 Highway 101 APNs: 107-240-005, and -006	AG-II-100	A main arena with a 7,846-seat grandstand (for the Elks Rodeo and other large venue events), and other temporary structures for ancillary and smaller events. The parameters of this description would include a number of different sized venues and multiple event days. Events may be held any of the week. The Event Center shall operate no more than 50 event days per event year May 1 through April 30. The maximum occupancy of the Events Center, including all spectators, participants, employees, contractors and volunteers shall be 8000 people per day. Under no circumstances shall the maximum occupancy be exceeded. On up ten event days per calendar year, the Events Center may have daily occupancies between 5001 and 8000. On the remaining 40 event days, the maximum shall be 5000 persons. The average event day occupancy shall not exceed 5000 persons. For each event anticipated by the Elks to exceed 3500 people, the "Peak Event" traffic management plan shall be implemented. Failure to implement appropriate traffic management plan measures may be grounds for modification of conditions at a noticed Planning Commission hearing.
McCormick/Velazquez Rodeo 97CUP-00001	5300 Black Road 113-270-017	20-AG	The applicant proposes events including riding and roping activities characteristic of a typical rodeo. The request includes a maximum of 20 participants, 300 spectators, and 25 staff persons. Events would be held on one Saturday or Sunday, bi-weekly from April through November between the hours of 10:00 a.m. to 6:00 p.m.. Access to the site would be provided via existing unpaved driveways located off Associated Road and Black Road to the parking area. The applicant would alternate use of both of these driveways to establish which is more conducive for traffic circulation. All admissions and/or ticket sales would be conducted near the arena, after cars have parked, to reduce the number of queuing cars to a minimum.
Dominguez Rodeo 00-CP-117	1240 Olivera Street 115-020-012	AG-I-10	Approval to operate rodeos, music concerts and horse shows at an existing outdoor arena. The events would involve typical riding and roping activities characteristic of a rodeo, horse shows and music concerts. Twenty-four rodeos, ten music concerts and six horse shows are proposed and would all utilize an amplified sound system.

			<p>Events would run from 11:00 A.M. to 7:00 P.M. A maximum of 50 participants, 20 staff persons and 500 spectators are anticipated at these events. The arena would operate weekends (Saturday-Sunday) during the season (approximately April-September). The existing facilities are comprised of a round arena of approximately 13,175 square feet with a 16' x 25' announcer's platform and bleacher seating for approximately 400 spectators, several livestock holding pens, gates and chutes. New steel bleachers, which would replace the existing bleachers, would seat 500 spectators, are proposed to be developed in the future. The existing announcer's platform, which can accommodate seven individuals, would be utilized as a stage for bands during music concerts.</p>
Annual Vintner's Festival	Various	Various	<p>1 day event held from 1pm to 4pm, approximately 2,500 attendees; transportation by busses and also parking on site, Miller event staff assist with parking and traffic, security and EMT, Access from Foxen Canyon Road.</p>

Attachment 7

Transportation Exhibit

Firestone Special Events and Consistency Rezone
 07CUP-00000-00026 / 07RZN-00000-00004



Excerpt
 Santa Ynez Valley Community Plan
 Regional Map

- ROAD SEGMENT A: Aliso Canyon Rd, Hwy 101 to Foxen Canyon Rd
- ROAD SEGMENT B: Foxen Canyon Rd, Aliso Canyon Rd to Zaca Station Rd
- ROAD SEGMENT C: Zaca Station Rd, Foxen Canyon Rd to Hwy 101
- ROAD SEGMENT D: Foxen Canyon Rd, Zaca Station Rd to Hwy 154
- ROAD SEGMENT E: Hwy 154, Foxen Canyon Rd to Hwy 101
- INTERSECTION 1: Aliso Canyon Rd and Zaca Station Rd
- INTERSECTION 2: Aliso Canyon Rd and Hwy 101
- INTERSECTION 3: Zaca Station Rd and Hwy 101
- INTERSECTION 4: Hwy 101 and Hwy 154
- INTERSECTION 5: Foxen Canyon Rd and Hwy 154
- INTERSECTION 6: Zaca Station Rd and Foxen Canyon Rd

--- Community Plan Boundary

