



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF APRIL 13, 2011

RE: *LaBarge Vineyards, LLC Consistency Rezone and Development Plan; 10RZN-00000-00002, 10DVP-00000-00008*

Hearing on the request of Michael Manzo of B3 Architects, agent for LaBarge Vineyards, LLC, owner, to consider the following:

- a) **10RZN-00000-00002** [application filed on May 17, 2010] proposing to rezone 10.42 acres from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code;
- b) **10DVP-00000-00008** [application filed on May 17, 2010] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop a new Tier II winery of approximately 14,358 square feet, single family residence of approximately 2,500 square feet, and approximately 1,700 square foot detached garage; and

To adopt the Negative Declaration (11NGD-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria Public Library located at 421 South McClelland Street, Santa Maria, CA 93454. The application involves AP No. 099-420-007, located approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246, commonly known as 2380 Sweeney Road, Fourth Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of April 13, 2011, Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Recommend that the Board of Supervisors make the required findings for the project specified in Attachment A of the staff report, dated March 25, 2011, including CEQA findings.

2. Recommend that the Board of Supervisors adopt the Negative Declaration and adopt the mitigation monitoring program contained in the conditions of approval as revised at the hearing of April 13, 2011.
3. Adopt the resolution (Attachment D of the staff report, dated March 25, 2011), recommending that the Board of Supervisors approve the project subject to the conditions included as Attachment B of the staff report, dated March 25, 2011, and as revised at the hearing of April 11, 2011.

REVISIONS TO THE STAFF REPORT

Section 6.3, Zoning: Land Use and Development Code Compliance, 6.3.2.1, Winery Standards is modified as follows:

Section 35.42.280.D

1. In general:
 - b. *Retail sales of wine grape products shall be limited to those produced by the winery operator or bottled or grown on the winery premises.*
Consistent: The applicants are not proposing retail sales of wine grape products on the subject parcel. propose to sell only their own products produced by the winery operator or bottled or grown on the winery premises.

REVISIONS TO CONDITIONS OF APPROVAL (ATTACHMENT B)

Condition #10 is modified as follows:

10. **Special Condition – Restriction of Amplified Sound.** All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Amplified sound shall only be permitted between the hours of 11:00 a.m. to 6:00 p.m., and the sound level shall not exceed 65db. **PLAN REQUIRMENTS AND TIMING:** This requirement shall be denoted on project plans. The Owner/Applicant shall adhere to this restriction for all outdoor winery activities. ~~clearly indicated in all contracts with those renting/leasing the site for special events.~~

MONITORING: Permit compliance staff shall respond to complaints.

REVISIONS TO FINAL MITIGATED NEGATIVE DECLARATION (ATTACHMENT C)

Mitigation Measure #9 is modified as follows:

9. **Special Condition – Restriction of Amplified Sound.** All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Amplified sound shall only be permitted between the hours of 11:00 a.m. to 6:00 p.m., and the sound level shall not exceed 65db. **PLAN REQUIRMENTS AND TIMING:** This requirement shall be denoted on project plans. The Owner/Applicant shall adhere to this restriction for all outdoor winery activities. ~~clearly indicated in all contracts with those renting/leasing the site for special events.~~

MONITORING: Permit compliance staff shall respond to complaints.

Section 4.12, Noise, Impact Discussion (a,c) is modified as follows:

No public wine tasting special events are proposed as part of the project. However, the winery could have winery events with less than 80 attendees which are not considered special events for wineries as defined in the Santa Barbara County Land Use and Development Code. ~~as well as charitable, non-commercial events.~~

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 10RZN-00000-00002, 10DVP-00000-00008
Planning Commission File
Dianne M. Black, Director Development Review
Agent: Michael Manzo, B3 Architects, 1222 State Street, Ste. 250, Santa Barbara, CA 93101
Owner: LaBarge Vineyards, LLC, 844 Meigs Road, Santa Barbara, CA 93109
Engineer: Flowers & Associates, 201 N. Calle Cesar Chavez Ste. 100, Santa Barbara, CA 93103
Rachel Van Mullem, Deputy County Counsel
Dana Carmichael, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment D – Resolution/Ordinance

DMB/dmv

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

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

1.2 FINDING OF NO SIGNIFICANT EFFECT

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

1.3 LOCATION OF DOCUMENTS

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

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

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

1.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

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

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

The rezone will bring the subject parcel into conformance with the current ordinance, the County's Land Use and Development Code (LUDC). The rezone will not change the fundamental intent of the current zone district. The subject parcel is currently zoned for agricultural use and will remain zoned for agricultural use. All types of agriculture allowed under the current zone district will be allowed under the proposed zoning

district. Rezoning the parcel will also facilitate permitting for new agricultural uses supporting the vineyards onsite. Therefore, the project is in the interests of the general community welfare.

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

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

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

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

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

3.0 DEVELOPMENT PLAN FINDINGS

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

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

The project site is approximately 10.42 gross acres and is located in a rural area of the County surrounded by parcels developed with single family dwellings, equestrian uses, and low intensity agricultural uses. The project will be consistent with the surrounding area architecturally, and will not significantly change the visual character of the area. Due to the project's location and existing structural development, no impact to a scenic view or vista will occur as a result of the project. The Board of Architectural Review has reviewed and conceptually approved the structures to ensure visual compatibility. Final Board of Architectural Review approval is required following Board of Supervisor approval. Upon completion of development, the site will contain approximately 65,046

square feet of total development which represents approximately 15% in total lot coverage. Approximately 5.0 acres of the site will remain open area. The physical characteristics, shape and size of the site are adequate to support both the project. Therefore, the project is consistent with this finding.

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

The environmental analysis performed for this project and contained in 11NGD-00000-00002 identified potentially significant, but mitigable impacts to **Aesthetics/Visual Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding**. Adherence to required mitigation measures will ensure that adverse impacts are mitigated to the maximum extent feasible. Therefore, the project is consistent with this finding.

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

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

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

Domestic water and sewage service will be provided to the project by an existing water well. Domestic wastewater will be accommodated via a septic disposal system in compliance with EHS requirements. Process wastewater will be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. Adequate fire and police protection are available to serve the project. Therefore, the project is consistent with this finding.

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

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

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

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

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

As an agriculturally related use, the structural development will be compatible with the immediately surrounding single family dwellings, equestrian uses, low-intensity agriculture, and grazing on adjacent properties. When completed, the structural development will cover approximately 15% of the 10.42 gross acre site and be adequately screened from public views. As a condition of approval the owner will landscape the property to ensure compliance with the rural area and public views from Sweeney Road. Therefore, the project is consistent with this finding.

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

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

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

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

ATTACHMENT B: CONDITIONS OF APPROVAL

LaBarge Vineyards, LLC Consistency Rezone & Development Plan

Date: April 13, 2011

I. PROJECT DESCRIPTION

1. The proposed project is a request of Michael Manzo of B3 Architects, agent for LaBarge Vineyards, LLC, owner, to consider Case Nos. 10RZN-00000-00002, and 10DVP-00000-00008 for the approval of: 1) a Consistency Rezone to rezone the property from its current zoning of General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the LUDC, and 2) a Development Plan for a new 14,358 sq. ft. winery and new single family dwelling of approximately 2,500 sq. ft. with an approximately 1,700 sq. ft. detached garage consistent with the Comprehensive Plan and the Santa Barbara County Land Use and Development Code (LUDC).

Consistency Rezone (10RZN-00000-00002)

The subject 10.42 gross acre parcel is non-conforming as to size and is currently zoned General Agriculture, 40 acres minimum lot area (40-AG), pursuant to Ordinance 661. In order to complete the proposed winery project, the zoning map is proposed to be amended to Agriculture II, 40 acres minimum gross lot area (AG-II-40), consistent with the current Land Use and Development Code. The subject parcel would remain non-conforming as to size.

Development Plan (10DVP-00000-00008)

Proposed development includes the construction of a new Tier II winery of approximately 14,358 sq. ft., and a new single family dwelling of approximately 2,500 sq. ft. with an approximately 1,700 sq. ft. detached garage.

Winery Facility. The proposed Tier II winery would be located on a 10.42 gross / 10.10 net acre parcel. The proposed project consists of the construction of a new 2-story winery building of approximately 14,358 sq. ft. including 1,993 sq. ft. of offices, 279 sq. ft. of lab space, 1,233 sq. ft. fermentation area, 2,428 sq. ft. of barrel aging storage space, 408 sq. ft. of bottling space, and 1,012 sq. ft. of bottling storage, loading and unloading areas, restrooms, and a crush pad.

Wine Production. In accordance with LUDC Section 35.42.280.C.3, wine production would be limited to a maximum of 5,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.22 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County ordinance requirements. Winery processes would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in food grade plastic vats, or oak barrels. Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush (September through November) extended hours may be necessary. During regular operation, a maximum of 4 employees would be involved in the wine production operations with general winery staff increasing to approximately 10 during crush season. Seventeen parking spaces are proposed onsite, and would be maintained for employee and winery use.

Wine Tasting & Special Events. No public wine tasting or special events are proposed as a part of this project.

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

Single Family Dwelling. The proposed project includes the construction of a new single family dwelling of approximately 2,500 sq. ft. (18 ft. high) with an approximately 1,700 sq. ft. detached garage (18 ft. high). Water for the single family dwelling would be provided by an existing water well. Sanitary services would be provided by a proposed septic system utilizing leach lines in conformance with Environmental Services Requirements.

Grading & Access. Grading for the proposed winery and single family residence would require approximately 8,000 cu. yd. cut, and approximately 5,000 cu. yd. fill. Access would be provided by an all weather driveway of approximately 20 feet in width with an approximately total length of 650 feet. No tree or vegetation removal is proposed as a part of this project.

II. MITIGATION MEASURES from NEGATIVE DECLARATION

11NGD-00000-00002

Aesthetics/Visual Resources

- Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of zoning clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff and BAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

- 4. Aest-02 Trash Storage Area.** A trash storage area shall be installed which is architecturally compatible with the project design. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate. All trash bins shall be covered. The trash storage area shall be maintained in good repair. **PLAN REQUIREMENT:** Location and design of trash storage area shall be denoted on project plans. **TIMING:** Trash storage area shall be installed prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.

Cultural Resources

- 5. CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to Issuance of Zoning Clearance, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Fire Protection

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

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

Geologic Processes

- 7. Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The

Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (www.countysb.org/government/county_ordinance_code Chapter 14 14-9 and 14-29 – refer to Erosion and Sediment Control Plan Requirements.) **PLAN REQUIREMENTS:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

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

Hazardous Materials/Risk of Upset

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

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

Noise

9. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

10. **Special Condition – Restriction of Amplified Sound.** All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Amplified sound shall only be permitted between the hours of 11:00 a.m. to 6:00 p.m., and the sound level shall not exceed 65db. **PLAN REQUIREMENTS AND TIMING:** This requirement shall be denoted on project plans. The Owner/Applicant shall adhere to this restriction for all outdoor winery activities.

MONITORING: Permit compliance staff shall respond to complaints.

Public Facilities

11. SolidW-02 Solid Waste-Recycle. The Owner/Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling. **PLAN REQUIREMENTS:** The Owner/Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

12. SolidW-03 Solid Waste-Construction Site. The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete. **PLAN REQUIREMENTS:** All plans shall contain notes that the site is to remain trash-free throughout construction. **TIMING:** Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

Transportation/Circulation

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

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

Water Resources/Flooding

14. WatConv-03 Erosion and Sediment Control Re-vegetation. The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities with deep rooted, native, drought tolerant species to minimize slope failure and erosion potential. Use hydro-seed, straw blankets, other geo-textile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

15. WatConv-04 Equipment Storage-Construction. The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

16. WatConv-05 Equipment Washout-Construction. The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

17. WatConv-07 SWPPP. The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **TIMING:** Prior to zoning clearance issuance, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of zoning clearance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

- 18. NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots, and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

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

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

- 20. NPDES-25 NPDES-Outdoor Storage Req.** Where proposed project plans include outdoor material storage areas that could contribute pollutants to the storm water conveyance system, the following NPDES measures are required:

1. Materials with the potential to contaminate storm water must either be (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (b) protected by a secondary containment structure such as berm, dike, or curb and covered with a roof or awning.
2. The storage area must be paved and sufficiently impervious to contain leaks and spill or otherwise be designed to prevent discharge of leaks or spills into the storm water conveyance system.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these NPDES outdoor storage area requirements into project design and depict on plans, including detail plans as needed. **TIMING:** P&D planners shall ensure plan compliance prior to issuance of zoning clearance. The Owner shall maintain these requirements for the life of the project.

MONITORING: The Owner/Applicant shall demonstrate installation of the outdoor storage requirements consistent with NPDES requirements to P&D compliance monitoring staff and Public Works-Water Resources Division staff prior to Final Building Inspection Clearance. The Owner shall make the site available to P&D for periodic inspections of the outdoor storage area for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

- 21. NPDES-26 NPDES-Trash Container Req.** To meet NPDES requirements, all trash container areas must (1) divert drainage from adjoining paved areas, and (2) be protected and regularly maintained to prevent off-site transport of trash. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate these trash container area requirements into project design and depict on plans, including detail plans as needed. **TIMING:** P&D planners shall ensure plan compliance prior to issuance of zoning clearance. The Owner shall maintain these requirements for the life of the project.

MONITORING: The Owner/Applicant shall demonstrate to compliance monitoring staff that the trash enclosure was constructed consistent with NPDES requirements prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public Works-Water Resources Division staff will periodically inspect thereafter to ensure proper maintenance. The Owner shall make the site available to P&D for periodic inspections of the trash areas for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

III. PROJECT SPECIFIC CONDITIONS

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

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

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

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

23. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
24. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit #1, dated April 13, 2011.

V. COUNTY RULES AND REGULATIONS

25. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
26. **Rules-25 Signed Agreement to Comply.** Prior to approval of Zoning Clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.
27. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the

approved landscape and irrigation, P&D may use the security to complete the work.

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

28. Rules-29 Other Dept Conditions. Compliance with Departmental/Division letters required as follows:

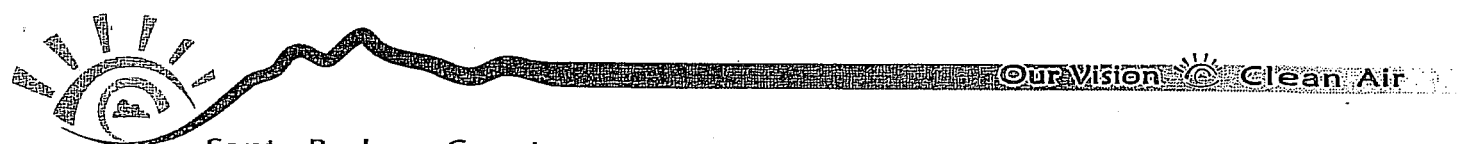
1. Air Pollution Control District dated July 12, 2010;
2. Environmental Health Services Division dated January 24, 2011;
3. Fire Department dated June 10, 2010;
4. Flood control Water Agency dated June 17, 2010;
5. Public Works Project Clean Water dated June 21, 2010;
6. Transportation Division dated March 17, 2011.

29. Rules-30 Plans Requirements. The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

30. Mitigation Rules-31 Mitigation Monitoring Required. The Owner/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 Owner/Applicant shall:

1. 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;
2. Pay fees prior to approval of Zoning Clearance as authorized by 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 Owner/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;
3. Note the following on each page of grading and building plans "This project is subject to mitigation and/or condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Negative Declaration #11NGD-00000-00002."
4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

- 31. Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit 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.
- 32. Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 33. Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
- 34. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or 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 project. In the event that the County fails promptly to notify the Owner / 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.
- 35. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other 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 in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.



Santa Barbara County
Air Pollution Control District

July 12, 2010

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

Re: **APCD comments on LaBarge Tier II Winery, 10DVP-00000-00008, 10RZN-00000-00002**

Dear Ms. Carmichael:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of demolition of an approximately 3,000 square foot structure, and construction of an approximately 13,100 square foot winery, and planting five acres of grape vines on vacant land. Also proposed is the construction of a 2,500 square foot single-family dwelling and a 1,300 square foot garage. Grading includes 10,000 cubic yards of cut and 7,500 cubic yards of fill. The subject parcel would also be rezoned from 40-AG to AG-II-40 for consistency with the Land Use and Development Code. The subject property, a 10.4-acre parcel identified in the Assessor Parcel Map Book as APN 099-420-007, is located at 2380 Sweeney Road in the unincorporated Lompoc area.

The proposed winery includes equipment subject to APCD permit requirements and prohibitory rules. Therefore, APCD is a responsible agency under the California Environmental Quality Act (CEQA), and will rely on the MND when evaluating any APCD permits for proposed equipment and fermentation operations. The MND should include the air pollutant emissions for all proposed equipment including boilers and internal combustion engines, to avoid additional CEQA documentation requirements related to APCD permit issuance.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

July 12, 2010

Page 2

4. All agricultural diesel engines rated at 50 brake-horsepower or greater must be registered with the APCD. Please refer to APCD's website at www.sbcapcd.org/eng/atcm/dice/ag.htm for additional information.
5. Prior to land use clearance, the proposed winery shall apply for, and obtain, either written permit exemptions or Authority to Construct permits from the APCD for winery-related equipment (fermentation and storage tanks, emergency/standby generators, fire water pumps and boilers) as required by APCD Rules and Regulations. The application forms can be downloaded from <http://www.sbcapcd.org/eng/winery/winery.htm>.
6. The project proponent should consult with APCD's Engineering and Compliance Division, (805) 961-8800, to determine whether the proposed demo/rebuild triggers asbestos notification requirements. The applicant may be required to complete the "Asbestos Demolition/Renovation Notification" form (which can be downloaded from the APCD website at www.sbcapcd.org/biz/asbestos.htm) for each regulated structure to be demolished or renovated, regardless of whether asbestos is present or not. The completed form should be mailed to the Santa Barbara County Air Pollution Control District no later than 10 working days prior to starting work on the regulated structure.
7. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. Please see http://www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
8. At a minimum, prior to occupancy each building should reduce emissions of greenhouse gases by:
 - Increasing energy efficiency beyond Title 24 requirements;
 - Encouraging the use of transit, bicycling and walking by the occupants;
 - Increasing recycling goals (e.g., separate waste and recycling receptacles); and
 - Increasing landscaping (shade trees decrease energy requirements and also provide carbon storage.)
9. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

July 12, 2010

Page 3

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

cc: B3 Architects, Lorne Henkel
Project File
TEA Chron File

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

Takashi M. Wada, MD, MPH *Director/Health Officer*
Anne M. Fearon *Deputy Director*
Suzanne Jacobson, CPA *Chief Financial Officer*
Michele Mickiewicz, MPH *Deputy Director*
Elizabeth Snyder, MHA *Deputy Director*

Jennifer Bernstein, *Interim Director of Environmental Health*

TO: Dana Carmichael, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: January 24, 2011

SUBJECT: Case No. 08DVP-00000-00008

Lompoc Area

Applicant: LaBarge Vineyards, LLC
844 Meigs Road
Santa Barbara, CA. 93109

Property Location: Assessor's Parcel No. 099-420-007, zoned 40-AG, located at 2380 Sweeney Road.

Case No. 08DVP-00000-00008 represents a request to construct a two-story winery consisting of approximately 14,358 square foot wine production and storage area. No wine tasting or special events are proposed as part of the project. Additionally an approximately 2,500 square-foot single-family dwelling is proposed.

Domestic water supply is proposed to be provided by a private water system. Because of the proposed new dwelling and the winery, a water system permit will be required. Due to the small number of people using the system a Single-Parcel Water system will be adequate. If in the future the winery opens to the public or special events are proposed, a Domestic Water Supply Permit will be required at that time.

Sewage disposal is proposed to be provided by two onsite wastewater treatment systems. The applicant has provided to Environmental Health Services a passing percolation test completed by Coast Valley Testing and dated March 5, 2010 that indicates an onsite wastewater treatment system could be constructed to serve the proposed project. Application for both onsite wastewater treatment system will need to be reviewed and approve by Environmental Health Services.

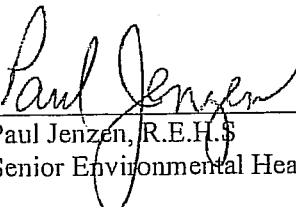
Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, an application for a **Single Parcel Water System** Permit shall be reviewed and approved by Environmental Health Services in accordance with Santa Barbara County Code Chapter 34B.
2. Prior to Occupancy, the approved domestic water supply system shall be installed, constructed and fully operational.

3. Prior to Occupancy, a potability clearance must be obtained from this department stating in writing that the system is capable of delivering potable water.
4. Prior to Issuance of Zoning Clearance, Environmental Health Services shall review and approve an application for the domestic onsite wastewater treatment system. The plans shall include a layout for the installation of a 200% primary installation (dual disposal field) and 100% expansion area. The onsite wastewater treatment systems shall be designed to handle peak daily flows according to the criteria of the Central Coast Water Quality Control (Basin) Plan and the California Plumbing Code.
5. Prior to Issuance of Zoning Clearance, the applicant shall submit verification from Regional Water Quality Control Board that **Waste Discharge Requirements** apply or that exemption from such requirements has been granted.
6. Prior to Issuance of Zoning Clearance, applications for an onsite wastewater treatment system (OWTS) permit for the domestic wastewater shall be reviewed and approved by Environmental Health Services.
7. Prior to the Issuance of Zoning Clearance, the applicant shall submit a **winery solid waste management plan** to County Environmental Health Services for review and approval. The plan shall include but not be limited to the following:
 - (a) method and frequency of cleaning,
 - (b) means of waste transport,
 - (c) description of short-term storage facilities, if any
 - (d) method and area of waste disposal,
 - (e) any equipment necessary to implement the plan.

The winery solid waste management plan may be amended with approval from Environmental Health Services.

Facilities, permitted uses and waste handling operations shall be conducted and maintained in a manner that does not promote the production of offensive odors or excessive vectors as determined by Environmental Health Services.



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

cc: Applicant
Agent, Michael Manzo, B3 Architects, 1222 State Street Suite 250, Santa Barbara, CA. 93101
Sorrel Marks, Regional Water Quality Control Board
Mark Matson, Planning & Development Dept, Building Div., Santa Maria
Jim Hamlin, Environmental Health Services

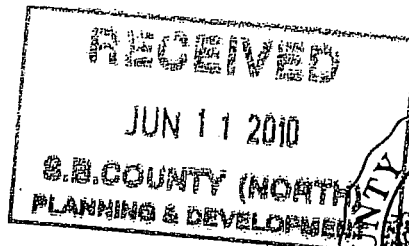
Memorandum

DATE: June 10, 2010

TO: Dana Carmichael
Planning and Development
Santa Maria

FROM: Russ Sechler, Inspector 
Fire Department

SUBJECT: APN: 099-420-007; Permit #: 10DVP-00008, 10RZN-00002
Site: 2380 Sweeney Road, Lompoc
Project Description: New Single Family Dwelling and Winery



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.

DETERMINATION OF APPLICATION INCOMPLETENESS

I have reviewed your project and find that it will require some corrections before it can be approved by the Santa Barbara County Fire Department. The following information must be included with your revised plans:

1. Revised plans must include a complete access plan showing the following:
 - Width of access
 - Percent of slope (including a profile section view)
 - Type of paving or surface material to be used
 - Turnouts (if required)
 - Turnaround (if required)
 - Structural section view showing how the access will be constructed

All plans must be drawn to scale and shall call out all dimensions and turning radii requirements. Refer to Santa Barbara County Fire Department Development Standard #1.

2. 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.
3. Show size and location of any on-site or proposed propane tanks on revised plans. Tanks must be installed per Chapter 38 of the California Fire Code. Location of tanks from structures and/or ignition sources is based on the size of the tank in water gallons.

- Less than 500 gallons: Must be located no closer than 10 feet from any structure or ignition source.
- From 501 to 2000 gallons: Must be located no closer than 25 feet from any structure or ignition source.
- From 2001 to 30,000 gallons: Must be located no closer than 50 feet from any structure or ignition source.

PLAN STATUS

Please re-submit four sets of corrected site plans to Planning and Development, Attention Fire Department. The plans must be clearly marked "CORRECTED". Submit plans to Planning and Development as part of incompleteness re-submittal.

In addition, the following fire department conditions will be required.

GENERAL NOTICE

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

PRIOR TO BUILDING CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET

7. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property. Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
8. 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 20 feet.

9. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department.
10. Fire department stored water requirements outside of a water purveyor's district shall include a stored water fire protection system.
 - Water storage shall be as per Appendix B of the California Fire Code or NFPA 1142 above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.

Exception: A licensed Fire Protection Engineer may submit to the fire department a fire protection analysis and fire protection plan with a request for a reduced amount of stored water for review and consideration. The fire protection analysis and plan will include, at a minimum, the proposed building type, occupancy classification, UL listed fire suppression systems, exposures and location of the nearest fire station.

- Plans for a stored water fire protection system shall be approved by the fire department.
- Required water supplies for fire protection shall be installed and made serviceable prior to and during time of construction.
- For projects located in a designated High Fire Hazard Area, all above ground water piping, including all pipes at the water tank as well as hydrant location(s), shall consist of galvanized metal.
- If a water system is developed which serves five or more parcels, a mutual water company shall be formed and the fire protection system shall comply with Title 10 of the California Code of Regulations.

11. Four fire hydrants shall be installed.

- One residential fire hydrant will be required for the new single family dwelling. Fire hydrant shall consist of one 4 inch and one 2-1/2 inch outlets.
- Three commercial fire hydrants will be required for the winery. Fire hydrants shall consist of one 4 inch and two 2-1/2 inch outlets.
- Fire hydrants shall be painted red.
- Location of all fire hydrants shall be determined by fire department.
- Plans shall be approved by the fire department prior to installation.

12. A fire department approved fire pump capable of delivering a fire flow of 1500 gallons per minute shall be installed in compliance with N.F.P.A. Standard #20. The fire pump shall be supervised by a U.L. listed central station and be equipped with a local alarm bell on the address side of the building.

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

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

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

13. The Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved by the fire department prior to installation. Location of any fire department connection shall be determined by the fire department.

14. Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Plans shall be approved by the fire department prior to installation.
15. Installation of the diesel fuel tank shall conform to California Fire Code Chapter 34, Flammable and Combustible Liquids; Chapter 27, Hazardous Materials as well as National Fire Prevention Association 30 Standards for Flammable and Combustible Liquids Code and National Fire Prevention Association 37, Standards for Installation and Use of Stationary Combustion Engines and Gas Turbines.
16. Propane tanks shall be installed per Chapter 38 of the California Fire Code.
17. Portable fire extinguishers are required.
18. A recorded address is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.
19. Building address numbers shall be posted as required by fire department.
20. Access way entrance gates shall conform to fire department standards.
21. When access ways are gated a fire department approved locking system shall be installed.
22. A Knox key box entry system shall be installed.
23. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

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

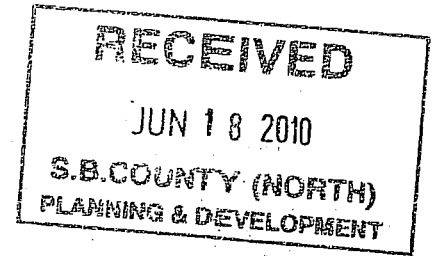
ADVISORY


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

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

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

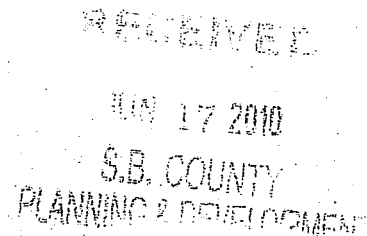
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Santa Barbara County Public Works Department
Flood Control  Water Agency

June 17, 2010

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



Re: **10DVP-00000-00008; LaBarge Tier II Winery**
APN: 099-420-077; Lompoc

Dear Ms. Carmichael:

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

1. General
 - a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated February 2010 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/StdConditionsFeb2010.pdf>).
 - b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.
2. Prior to Issuance of Development Permits
 - a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code. Project Plans shall indicate the Top of Bank of the Santa Ynez River and the corresponding 200-ft development setback.
 - b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
 - c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - d. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.

- e. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
- f. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- g. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- h. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- i. The applicant shall submit to the District electronic drawings in PDF format of the approved improvement plans, grading plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.

3. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

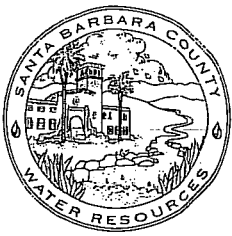
SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: _____



Nick Bruckbauer
Development Review Engineer

Cc: Pierre LaBarge, 844 Meigs Road, Santa Barbara, CA 93109
B3 Architects, 1222 State Street, Suite 250, Santa Barbara, CA 93101
Flowers & Associates, 201 North Calle Cesar Chavez, Ste. 100, Santa Barbara 93103



County of Santa Barbara Public Works Department
 Project Clean Water
 123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
 (805) 568-3440 FAX (805) 568-3434
 Website: www.countyofsb.org/project_cleanwater

PROJECT

CLEAN WATER
 Santa Barbara County

SCOTT D. MCGOLPIN
 Director

THOMAS D. FAYRAM
 Deputy Director

RECEIVED
 JUN 25 2010
 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT

June 21, 2010

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

RECEIVED
 JUN 23 2010
 S.B. COUNTY CC
 PLANNING & DEVELOPMENT

**Re: 10DVP-00000-00008 LaBarge Tier II Winery, Lompoc
 APN 099-420-007**

Dear Ms. Carmichael

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project is more than 0.5 acre of commercial development. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached Standard Conditions).

Please note that the California Water Board is working with municipalities, including the County of Santa Barbara, to require Low Impact Development as mitigation for hydromodification impacts including rate, volume, and duration of storm water runoff. At this point in time, hydromodification thresholds do not apply. However, Low Impact Development does apply to this project through policy interpretative and implementation guidelines for Land Use Policy #7, Hillside and Watershed Protection.

These policy guidelines state:

A. In order of preference, the following BMPs shall be used to minimize water quality impacts associated with new development and redevelopment projects in urban and rural areas:

1. Site planning to avoid, protect, and restore sensitive areas (e.g., wetlands and riparian corridors);
2. Minimizing impervious surfaces and directly connected impervious surfaces, using existing natural features to allow for on-site infiltration of water;
3. Vegetative treatment (e.g., bio-swales, vegetative buffers, constructed or artificial wetlands);
4. Mechanical or structural treatment (e.g., storm drain filters and inserts).

B. Combinations of BMPs listed above may be required to reduce runoff and water quality impacts to achieve consistency with this policy.

C. Adequate space on each project site shall be reserved to incorporate the BMPs.

D. Provisions shall be made for maintenance of BMPs over the life of the project.

The following additional provisions apply to this application:

1. For application completeness, the applicant must submit additional information identifying how runoff will be treated for the design storm using acceptable BMP measures. The information must identify the tributary areas that will generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume for each proposed BMP, and verify that adequate space is available and reserved for these measures. Consistent with County policy, infiltration as a treatment control BMP will be expected for all or some of the runoff volume for this project.

For a description of the level of detail needed for application completeness, please see http://www.sbprojectcleanwater.org/Application_Completeness.html.

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

At a minimum, the submittal(s) must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,
- b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and

- c. include a long-term maintenance plan appropriate for the proposed facilities.
3. Prior to issuance of Zoning Clearance or Building or Grading Permits, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities.
4. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: Pierre LaBarge, LaBarge Vineyards, 844 Meigs Rd, SB CA 93109
 Lorne Henkel, B3 Architects, 1222 State St. Suite 250, SB CA 93101
 Flower & Associates, 201 N. Calle Cesar Chavez Suite 100, SB CA 93101

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



March 17, 2011

TO: Dana Carmichael, Planner
Development Review

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

SUBJECT: **Conditions of Approval (3 pages)**
LaBarge Winery Tier II Development Plan
10DVP-00000-00008
APN: 099-420-007
2380 Sweeney Road, Lompoc

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is **\$2,124 (4 newly generated peak hour trips x \$531/peak hour trip)**. Fees are due prior to land use clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

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

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Sight Distance

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

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

Driveways/Drive Aisles

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

Street Sections/Pavement Traffic Index

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

Encroachment/Excavation Permit

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

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

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

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

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

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

Traffic Controls

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

Off-Site Road Improvements

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

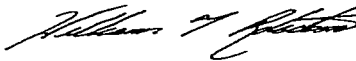
Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's.

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

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

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

Sincerely,

 03/17/2011

William T. Robertson

Date

cc: 10DVP-00000-00008

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department

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

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT)
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING)
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBER 099-420-007 FROM 40-AG to AG-II-40)
_____)

RESOLUTION NO.: 11+08

CASE NO.: 10RZN-00000-00002

WITH REFERENCE TO THE FOLLOWING:

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

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance, Exhibit 1, Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 099-420-007 from 40-AG to AG-II-40 based on the findings included as Attachment A of the Planning Commission staff report dated March 25, 2011.

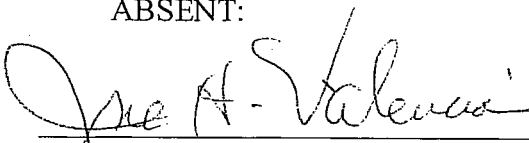
PASSED, APPROVED AND ADOPTED this April 13, 2011 by the following vote:

AYES: Cooney, Brown, Brooks, Valencia, Blough

NOES:

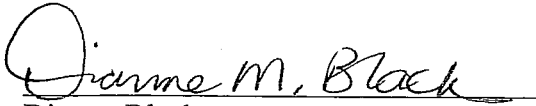
ABSTAIN:

ABSENT:



JOE H. VALENCIA, Chair
Santa Barbara County Planning Commission

ATTEST:



Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By  _____
Deputy County-Counsel

Exhibit 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ASSESSOR PARCEL Number 099-420-007

Case No. 10RZN-00000-00002

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

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they related to Assessor's Parcel Number 099-420-007 shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, which re-designates Assessor's Parcel Number 099-420-007, from 40-AG to AG-II-40, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

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

SECTION 4

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

SECTION 5

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

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

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

DENNIS A. MARSHALL
County Counsel

By: *Rachel Jan Miller*
Deputy County Counsel

