

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Chisan Nursery Development Plan

Hearing Date: October 21, 2009
Staff Report Date: October 5, 2009
Case No.: 07DVP-000000-00035

Deputy Director: Doug Anthony
Division: Dev. Rev. North County
Supervising Planner: John Karamitsos
Supervising Planner Phone #: 934-6255
Staff Contact: Florence Trotter-Cadena
Planner's Phone #: 934-6253

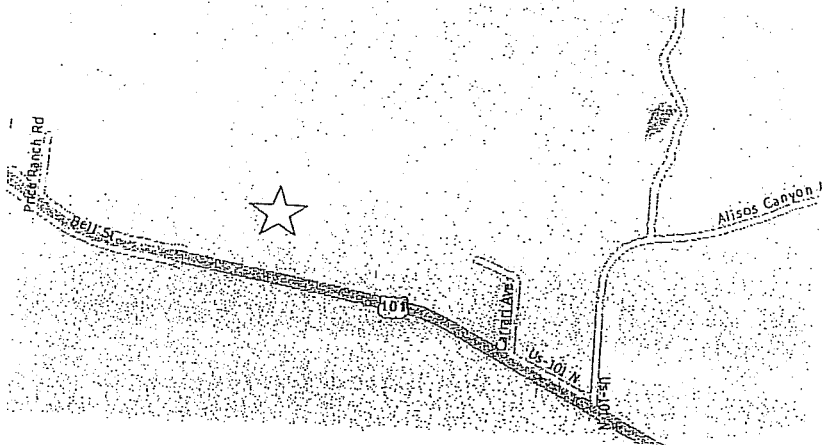
Environmental Document: 09NGD-00000-00012

OWNER:

Mr. Joe Kim
Chisan Nursery
P.O. Box 525
Los Alamos CA 93449

AGENT:

Mr. Ray Severn
Penfield and Smith
210 East Enos Drive, Suite A
Santa Maria CA 93454
805 925-2345 Ext: 114



This site is identified as Assessor's Parcel Number 133-130-009, located at 9676 Harvest Road, in the Los Alamos area, Third Supervisorial District.

Application Complete: September 23, 2008
Processing Deadline: 60 days from approval of ND

1.0 REQUEST

Hearing on the request of Ray Severn, Penfield and Smith, agent for Joe Kim, Chisan Nursery to consider Case No. 07DVP-00000-00035, [application filed on December 20, 2007] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned AG-II-100, to develop 1.4 million square feet of greenhouses and associated development; and to approve the Negative Declaration (09NGD-00000-00012) 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, Air Quality, Biological Resources, Cultural Resources, Fire, Geologic Processes, Hazardous Materials / Risk of Impset, Land Use, Noise, and Water Resources/Flooding.

The application involves Assessor's Parcel Number 133-130-009, located at 9676 Harvest Road, in the Los Alamos area, Third Supervisorial District.

The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria public Library, Cook Street, Santa Maria.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 07DVP-00000-00035 marked "Officially Accepted, County of Santa Barbara October 21, 2009 County Planning Commission Attachment A-F", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Approve the Negative Declaration and adopt the mitigation monitoring program contained in the conditions of approval included as Attachment B.
3. Approve the project subject to the conditions included as Attachment C.

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

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on County Land Use and Development Code Sections 35.21.30.C & 35.82.080.B.3, which place all Development Plans greater than 20,000 ft² of gross floor area outside the review authority of the Director or Zoning Administrator and under the review authority of the Planning Commission.

4.0 ISSUE SUMMARY

The proposed development involves the legalization and construction of approximately 1.4 million square feet of greenhouse development with parking, landscaping and associated improvements on the parcel. Existing access from Harvest Road via U.S. Highway 101 serves most traffic associated with the project. The site is visible from Highway 101 and would require landscaping to soften the view to travelers within this public corridor and final approval from the Central Board of Architectural Review for the entire project.

There is agricultural land to the north, south, east and west, with these properties used for cattle grazing or vineyards

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	AC, Rural area, Commercial Agricultural
Ordinance, Zone	Land Use and Development Code, AG-II-100, Agriculture, 100 acre minimum parcel size, High Fire Hazard Area
Site Size	49.9 acres (gross/net)
Present Use & Development	The site is used for orchid growing and developed with 1,079,917 square feet of unpermitted greenhouses for plant protection, an existing reservoir, equipment shed and three modular farm employee dwellings.
Surrounding Uses/Zone(s)	North: AG-II-100, Agriculture South: AG-II-100, Agriculture East: AG-II-100, Agriculture West: AG-II-100, Agriculture
Access	Harvest Road, via U.S. Highway 101
Public Services	Water Supply: Private Water Well Sewage: Private Septic System Fire: S.B. County Fire, Stn: 24, Los Alamos Station

5.2 Setting

The proposed project site is located approximately 2,300 feet east of the community of Los Alamos, in a rural agricultural area. The site is located north of U.S. Highway 101 and east of Price Ranch Road.

The project site is bordered on the east and west by two parcels which are planted in vineyards. The site is bounded on the north by San Antonio Creek. Parcels across the creek to the north are currently used for grazing; all are also under an Agricultural Preserve contract. The parcel is bounded on the south by Harvest Road, a frontage road, and Highway 101.

5.3 Statistics

Item	Statistics	
	Developed	Ordinance Standard
Structures (floor area)	1.4 million square feet	Allowable w/Final Development Plan LUDC 35.82.80
Max. Height of Structure(s)	27 ft.	Allowable (35 ft in AG zone for dwellings only) LUDC 35.21.50

Statistics		
Item	Developed	Ordinance Standard
Building Coverage (footprint)	1.4 million square feet of building coverage equals approximately 32 acres on a 49.9 acres lot or 64% lot coverage	No maximum limit identified in AG zone
Roads Parking (covered/uncovered, ratio) Walkways	365,575 square feet 96 uncovered parking spaces, four would meet handicapped requirements.	Commercial Greenhouses = 2 spaces per acre Offices, laboratories, or administration = 1 space per 300 sq. ft. Production storage, or warehousing = 1 space per 1,000 sq. ft. Total Required: 76 spaces
Open Space Private, Landscaping and detention basins	1,889,930 square feet	N/A for AG zone. Development Plan requires landscaping plan 35.34.30
Number of Dwellings	3 employee dwellings previously permitted under 05CUP-00000-00060	Conditional Use Permits LUDC 35.82.60
Employees	#25- 50 employees for the greenhouse operation	See above under Roads, Parking and Walkways
Grading	Less than 50 cubic yards	N/A for AG zone

SQUARE FOOTAGE

Land Use Designation	Existing	Proposed	Total
Equipment storage building, built 1939	725 sq. ft.		725 sq. ft.
Unpermitted Addition to existing equipment storage building	475 sq. ft.		475 sq. ft.
Unpermitted Equipment Storage Building	3,654 sq. ft.		3,654 sq. ft.
Unpermitted greenhouses	1,086,784 sq. ft.		1,086,784 sq. ft.
Two proposed greenhouses		296,475 sq. ft.	296,475 sq. ft.
Three modular employee dwellings	1,217 sq. ft. each		1,217 sq. ft. each
Three unpermitted porches and	3 x 132 sq. ft.		396 sq. ft.

two unpermitted storage building attached to of the modular units	deck/porch 2 x 60 sq. ft. storage sheds		and 120 sq. ft.
One storage shed for pump equipment	147 sq. ft.		147 sq. ft.
One Potting Cover	1,440 sq. ft.		1,440 sq. ft.
Existing Square Footage	1,107,392 sq. ft.	Proposed Square Footage	296,475
Total Square Footage		1,403,867	

5.4 Description

The development plan proposes the construction of a warehouse/office building of approximately 8,000 square feet and two proposed greenhouses totaling approximately 296,475 square feet (144,550 square feet and 151,925 square feet). The project also includes the legalization of four existing unpermitted greenhouses totaling approximately 1,079,917 square feet (368,359 square feet, 378,376 square feet 285,912 square feet and 47,270 square feet) for a total of 1,384,392 square feet of greenhouse development onsite to be used for the cultivation of orchids. The proposed project also includes the legalization of three decks/porches of 132 square feet for a total of 396 square feet, two 60 square feet storage shed attached to the modular units for a total of 120 square feet, a potting shed of 1,440 square feet, a pump house of 147 square feet, an addition to the existing 725 square foot storage shed of 475 square feet and a storage building of 3,564 square feet. The project also includes a loading dock, three detention basin, and roadway improvements. The proposed project will be for wholesale use only and not open to the public. The following structures currently exist on the parcel: unpermitted greenhouses, and three permitted employee dwelling trailers with unpermitted porches and sheds and a 1,200 square foot storage building. The proposed project will require less than 50 cubic yards of cut and fill. The project would employ 25-50 full-time workers. Truck trips range from 4-7 trips per week during peak production and less than 2 trips per week during off season production. Hours of operation would be from 8-5, M-F and Saturday 8-12 during peak season and 7-4, M-F and Saturday 8-12 during off season.

5.5 Background Information

On April 10, 2006, the Zoning Administrator approved three modular units under 05CUP-00000-00060. The parcel was legalized under Certificate of Compliance 05-CC-001. A 725 square foot equipment storage building built in approximately 1939 is located on the property.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

Mitigated Negative Declaration (09NGD-00000-000012) was prepared for the proposed project (see Attachment B) pursuant to Section 15070 of the State Guidelines for the

implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. Mitigation measures required to reduce potentially significant impacts on Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire, Geologic Processes, Hazardous Materials / Risk of Upset, Land Use, Noise, and Water Resources/Flooding were accepted by the applicant on August 18, 2009 and are included in the recommended conditions of approval (Attachment C). The Draft Mitigated Negative Declaration (MND) was circulated for public comment and review for an initial 30 days (August 27, 2009 through September 25, 2009). Written comments were received from: 1) the Ray Severn, agent, Penfield and Smith; and 2) the Air Pollution Control District.

Please refer to the Proposed Final Negative Declaration for a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts.

6.1.1 Impacts and Mitigation

Aesthetics: The development plan proposes the construction of 1,425,285 square feet of greenhouse development onsite to be used for the cultivation of orchids. Several mitigation measures have also been applied to the project including requirements that the design, scale, and character of the project architecture shall be compatible with surrounding development, natural buildings materials shall be utilized, and that native or drought tolerant plants be used in the landscape design. With the incorporation of these aforementioned measures the project will not have significant aesthetic impacts.

Air Quality: Extensive analysis has been performed to ascertain the project's potential air quality impacts both during construction and operational phases. However, creation of nuisance dust and related impacts during construction has the potential to impact surrounding receptors. Therefore, the County's standard dust mitigation measures have been applied to the project and will reduce this potential to impact to a level below significance.

Biological Resources: The proposed development will be primarily located within areas of existing vineyards, however, minor drainage improvements will be constructed adjacent to San Antonio Creek. Mitigation measures have been added which require consultation from the California Department of Fish and Game and United States Army Corps of Engineers to ensure that the project will not have significant impacts on biological resources.

Cultural Resources: No known archaeological resources are located on the proposed project site. The County's standard archaeological discovery condition has been added to the project to ensure that potential impacts to unknown archaeological resources discovered during construction would be less than significant.

Fire: An increase in fire hazard potential would be associated with the increase of human activity on the site and the additional structural development. These include providing fire extinguishers onsite, adding sprinkler systems to the proposed structures, installing six fire

hydrants, providing adequate addressing, providing adequate access ways, permits for the use and storage of hazardous wastes/flammable materials, and payment of fire mitigation fees. The application of these measures would ensure that project related fire hazards are less than significant.

Geologic Processes: The proposed grading and structural development of the greenhouse/nursery facility have the potential to expose people and property to erosion and soil-stability related hazards. To ensure that these potential impacts remain below a level of significance the County's standard conditions for Grading, Drainage, and Erosion Control have been applied to the project.

Hazardous Materials / Risk of Upset: This Hazardous Materials Business Plan (HMBP) has been reviewed and approved by the Fire Department's Hazardous Material Unit (HMU). With the implementation of these mitigation measures the project's potential for impacts to public safety are less than significant.

Land Use: See Aesthetics above

Noise: Noise generated by the project would result primarily from increased vehicular traffic, short-term construction noise, operational noise such as the use of generators, air conditioning units, and intermittent event activity noise. Mitigation measures have been applied to the project; these measures limit construction hours and the use of amplified music.

Water Resources: The proposed project is expected to generate a water demand of 54.62 AFY at full buildout. Although the estimated water usage for the proposed project is greater than the 23 AFY threshold of significance for the San Antonio Groundwater Basin, the 54.62 AFY is approximately 53 AFY (50%) less than the baseline water usage that had previously occurred on the project site (baseline), and the proposed project would therefore result in a net decrease in water usage. With the implementation of these mitigation measures the project's potential for impacts to water resources will be reduced to a less than significant level.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p><i>Land Use Element Designation</i> <i>Agriculture II, 100-acre minimum size</i> <i>Agricultural Element, Goal I:</i></p>	<p>Consistent: The parcel is 49.9 acres in size and is considered legal-nonconforming as to size.</p>
<p><i>Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged.</i> <i>Agricultural Element, Policy I.D</i> <i>Agricultural Element, Goal II</i></p>	<p>Consistent: The current agricultural activities comprise orchid cultivation entirely within the existing greenhouses. The parcel is currently enrolled in the agricultural preserve program, has been reviewed by the Agricultural Preserve Advisory Committee, and would remain in the program following project approval. Therefore, the proposed project would be consistent with the Goals and Policies of the Agricultural Element.</p>

REQUIREMENT	DISCUSSION
<p><i>Agricultural lands shall be protected from adverse urban influence</i></p> <p>Agricultural Element, Policy II.D</p> <p><i>Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</i></p> <p>Land Use Element, Santa Ynez Area Goals, Agriculture</p> <p><i>Agriculture should be preserved and protected as one of the primary economic bases of the Valley.</i></p>	
<p>Land Use Development</p> <p><i>Policy # 4. Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public and private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service connections or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Consistent: Domestic and agricultural water would continue to be provided by an existing water well onsite. Sanitary services would be provided by existing and proposed private septic systems in conformance with Environmental Health Services requirements. The adjacent frontage road and the 1/4 mile long 20' wide driveway are adequate to serve the proposed greenhouse development.</p> <p>Water for the project would be obtained from the San Antonio ground water basin, which is in a state of overdraft. Although the estimated water usage for the proposed project is greater than the 23 AFY threshold of significance for the San Antonio Groundwater Basin, the 54.62 AFY is approximately 53 AFY (50%) less than the baseline water usage that had previously occurred on the project site (baseline), and the proposed project would therefore result in a net decrease in water usage.</p> <p>Roadways and intersections in the Los Alamos area operate at acceptable levels of service, and would continue to operate within the acceptable range.</p> <p>The proposed project greenhouse involve periodic disposal of large amount of plastic. In order to minimize landfill impacts, two conditions of</p>

REQUIREMENT	DISCUSSION
	<p>approval requiring recycling of green-waste and recyclable material would be required.</p> <p>Therefore, the project would be consistent with the requirements of this policy.</p>
<p>Hillside and Watershed Protection Policies</p> <p>Policy #1. <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p>Policy #2. <i>All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p> <p>Policy #3. <i>For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</i></p> <p>Policy #4. <i>Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the</i></p>	<p>Consistent: Total project improvements would require less than 50 cubic yards of cut and fill. No substantial changes in site topography would be required and grading would generally conform to existing contours. The proposed project would not result in substantial changes in existing drainage patterns. No trees are proposed to be removed as part of this development.</p> <p>Consistent: All new and existing development as part of this project would be sited in areas previously disturbed by the previous agriculture operations and/or vehicle parking. No vegetation would be removed as part of this project. As proposed, project development in this location would be suitable for development in the 100-year flood plain based on applicant's agreement to certain construction techniques to minimize the flood risk. The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. The proposed project would not require the removal of any trees and the area along San Antonio Creek would be retained as natural open space.</p> <p>Consistent: The project site is not on a hillside. Proposed mitigation measures require that areas disturbed by grading be revegetated within four (4) weeks after the completion of earth-moving operations, and that no grading occur during mid-November through late February. The project would also be required to prepare a Storm Water Pollution Prevention Plan and to implement best management practices to reduce erosion and sedimentation impacts.</p> <p>Consistent: Mitigation measures related to Biological Resources, Geological Processes and Water Resources ensure compliance with each of</p>

REQUIREMENT	DISCUSSION
<p><i>initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.</i></p> <p>Policy #6. <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p> <p>Policy #7. <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p>	<p>these Hillside and Watershed Protection policies.</p>
<p>Visual Resources</p> <p>Policy #3. <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p>Consistent: The parcel is approximately 49.9 acres and is currently developed as a commercial orchid facility. The existing greenhouse development is highly visible to north- and south-bound travelers on U.S. Highway 101, does not contain architectural design features, and presents a long uninterrupted "façade" of black plastic of approximately 1,060 feet along the western property line, 800 feet along the eastern property line and 2,460 feet along the southern property line. The proposed structures would be more or less clustered next to the existing development. The entire site would be visible from Highway 101. Although the existing and proposed development would be clustered, the proposed landscaping would be appropriate to soften the views from Highway 101. As required, the County's Central Board of Architectural Review (CBAR) conceptually reviewed the conceptual Site, Elevation, and Landscape plans for the project on January 25, 2008. On October 9, 2009 a site visit and additional conceptual review were completed by the CBAR. The project would be allowed to return for preliminary review after approval by the</p>

REQUIREMENT	DISCUSSION
<p><i>Policy #5. Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p>Commission. The proposed greenhouses and warehouse would include architectural design features, which in combination with mitigation measures requiring the installation and maintenance of the proposed landscaping would ensure that visual impacts compatible with the surrounding area.</p> <p>Consistent: All utilities to serve the new development would be required to be placed underground to ensure consistency with this policy.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

AG-II-100 (Agriculture, 100 acre minimum parcel size) zone district. The AG-II zone district is applied to areas appropriate for agricultural land uses on prime or non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.

The 49.9 acre parcel is considered legal, nonconforming as to size, as it does not meet the minimum parcel size of 100 acres. The development plan proposes the construction of: a warehouse/office building of approximately 8,000 square feet; 2) two proposed greenhouses totaling approximately 296,475 square feet (144,550 square feet and 151,925 square feet); 3) associated development consisting of a loading dock, three storm-water detention basins, and roadway improvements; and 4) the legalization of four existing unpermitted greenhouses totaling approximately 1,079,917 square feet (368,359 square feet, 378,376 square feet 285,912 square feet and 47,270 square feet) for a total of 1,384,392 square feet of greenhouse development onsite to be used for the cultivation of orchids. The proposed project also includes the legalization of three decks/porches of 132 square feet for a total of 396 square feet, two 60 square foot storage shed attached to the modular units for a total of 120 square feet, a potting shed of 1,440 square feet, a pump house of 147 square feet, an addition to the existing 725 square foot storage shed of 475 square feet and a storage building of 3,564 square feet. The project also includes a loading dock, three detention basin, and roadway improvements. The proposed project will be for wholesale use only and not open to the public.

6.3.2 Development Plan Code Requirements

Section 35.82.080.B.3 requires that a Development Plan be obtained prior to the issuance of any zoning Clearance Permit for development that exceeds 20,000 square feet in size.

The purpose of a Development Plan is to provide discretionary action for projects allowed by right within their respective zoning districts which, because of the type, scale, or location of the development, require comprehensive review.

6.4 Subdivision/Development Review Committee

The following Subdivision Development Review Committee representatives identified conditions for the proposed project, based on January 10, 2008 and June 4, 2009 (with revised plans) review: Public Works, Roads Division, Clean Water, Environmental Health Services, Fire Department, Flood Control. All departmental condition letters are included in the Conditions of Approval, Attachment C.

6.5 Design Review

On January 25, 2008 the project received conceptual review and was ask to return and also the Central Board of Architectural Review (CBAR) requested a site visit based on the size of the project. On October 9, 2009, a site visit was conducted and additional review by the CBAR.

6.6 Agricultural Preserve

On April 4, 2008 the project was reviewed by the Agricultural Preserve Advisory Committee and found to be consistent with the Uniform Rules.

6.7 Development Impact Mitigation Fees

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

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

Estimated Countywide Development Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks)	No Conditions		LUP
Transportation	86 x \$523.00 PHT	\$44,978.00	LUP

Fire (\$0.20/sf.)	.20		Final Inspection
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7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$643.

ATTACHMENTS

- A. Findings
- B. ND with Transmittal Letter
- C. Conditions of Approval with attached Departmental letters
- D. BAR Comments and Conceptual Review Checklist
- E. Zoning APN Page
- F. Site Plan, Floor Plan and Elevations, Landscape Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.2 Negative Declarations

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.

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 there is no substantial evidence that the project will have a significant effect on the environment.

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 and/or Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101].

4. ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

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

2.0 DEVELOPMENT PLAN FINDINGS

- 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:

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 proposed project is located in a rural area of the County and is surrounded by cultivated agriculture, vineyards and cattle grazing. The 49.9 acre parcel is relatively level, and currently developed with approximately one million square feet of greenhouses, three farm employee dwellings and numerous outbuildings. Upon completion of development the site would contain approximately 1.4 million square feet of total development which represents approximately 64% in total lot coverage. Approximately 17.9 acres of the site will remain open area. The physical characteristics, shape and size of the site are adequate to support both the proposed development.

2. **Adverse impacts will be mitigated to the maximum extent feasible.**

The environmental analysis performed for this project and contained in 09NGD-00000-00012 (Attachment B) identified significant but mitigable impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, and Water Resources/Flooding. Adherence to required mitigation measures will ensure that adverse impacts are mitigated to the maximum extent feasible.

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: 1) the frontage road (known as Harvest Road) which parallels Highway 101; and 2) Alisos Canyon Road. The incremental project increase in traffic is far below the County's threshold and will not result in a degradation of the current Level of Service on surrounding roads or highways.

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 and an existing septic system in compliance with EHS requirements. Adequate fire and police protection are available to serve the project.

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

The project site is located in an agricultural zone district (AG-II-100) that allows greenhouse/nurseries as a permitted use. Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detriment to the neighborhood and incompatibility with the surrounding areas.

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

The proposed 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 requirements for greenhouses.

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 greenhouse/nursery would be compatible with the immediately surrounding vineyards and grazing on adjacent properties, and with the rural status of the area. When completed the greenhouses would cover approximately 32 acres of a 49.9 acre site and be adequately screened from public view. As a condition of approval the owner shall submit a landscape plan to ensure compliance with the rural area and public view off U.S. Highway 101.

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. The project does not propose any development within the Caltrans 101 right-of-way, which currently accommodates existing drainage flows.

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: MITIGATED NEGATIVE DECLARATION

See 09NGD-00000-00012



COUNTY OF SANTA BARBARA

Planning and Development

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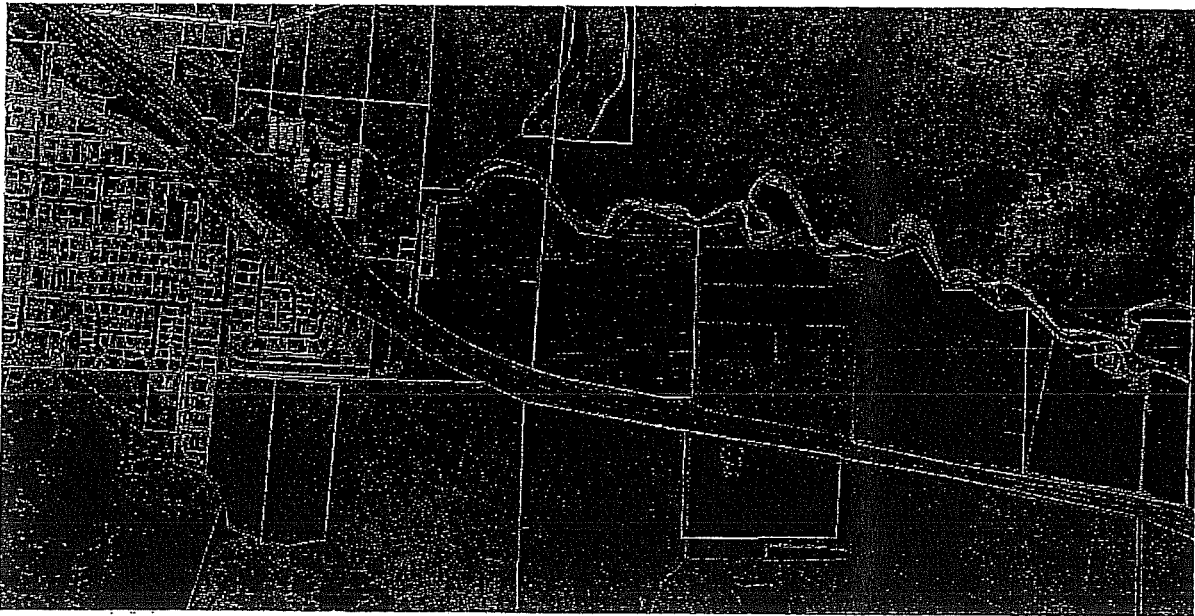
**Revised: Final Draft Mitigated Negative
Declaration**

CHISAN NURSERY

07DVP-00000-00035

09NGD-00000-00012

September 28, 2009



Owner/Applicant

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For More Information Contact Florence Trotter-Cadena, Development Review Division – North County,
Planner (805) 934-6253

PUBLIC REVIEW

A Draft Mitigated Negative Declaration (09NGD-00000-00012) for the Chisan Nursery Development Plan (07DVP-00000-00035) was released for a 30-day public review period through the State Clearinghouse (SCH #: 2009081088) on August 27, 2009. The public review period closed on September 25, 2009. A separate environmental hearing was not held due to the non-complex nature of the project.

During the public review period, Planning and Development received public comments from the Ray Severn, Penfield and Smith, agent for the project and Air Pollution Control District. These letters are included in the attached Final Mitigated Negative Declaration dated September 28, 2009.

The comments received have been considered, and appropriate changes have been incorporated into the attached proposed Final Mitigated Negative Declaration dated September 28, 2009, in the following sections: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials / Risk of Upset, Transportation / Circulation, Water Resources/Flooding. The proposed Final Mitigated Negative Declaration concludes that with identified mitigation measures and implementation of the required mitigation monitoring program, project impacts on the environment would be less than significant.

1.0 REQUEST/PROJECT DESCRIPTION

The development plan proposes the construction of a warehouse/office building of approximately 8,000 square feet and two proposed greenhouses totaling approximately 334,585 (182,472 square feet and 152,113 square feet) square feet. The project also includes the legalization of three existing unpermitted greenhouses totaling approximately 1,082,700 square feet (368,359 square feet, 378,376 square feet and 335,965 square feet) for a total of 1,425,285 square feet of greenhouse development onsite to be used for the cultivation of orchids. The project also includes three detention basins, and roadway improvements. The proposed project would be for wholesale use only and not open to the public. The following structures currently exist on the parcel: unpermitted greenhouses, two fifth wheel trailers with patio cover enclosures, and three permitted employee dwelling trailers and a 1,200 square foot storage building. The proposed project would require less than 50 cubic yards of cut and fill. The project would employ 25-50 workers. Truck trips range from 4-7 trips per week during peak production and less than 2 trips per week during off season production. Hours of operation would be from 8-5, M-F and Saturday 8-12 during peak season and 7-4, M-F and Saturday 8-12 during off season.

2.0 PROJECT LOCATION

The property is 49.9 acres, zoned AG-II-100 and shown as Assessor's Parcel Number 133-130-009, located at 9676 Harvest Road, in the Los Alamos area, Third Supervisorial District.

Site Information	
Comprehensive Plan Designation	AC, Agriculture Commercial, Inner-Rural area
Ordinance, Zoning District	Land Use and Development Code, AG-II-100
Site Size	49.9 acres
Present Use & Development	The site is used for orchid growing and developed with an existing reservoir, equipment shed and 1,082,700 square feet of unpermitted greenhouses for plant protection and three modular farm employee dwellings.
Surrounding Uses/Zoning	North: AG-II-100, Agriculture South: AG-II-100, Agriculture East: AG-II-100, Agriculture West: AG-II-100, Agriculture
Access	Harvest Road via U.S. Highway 101
Other Site Information	70-AP-137, Active Ag Preserve
Public Services	Water Supply: Existing Private Water Well Sewage: Existing Private Septic System Fire: Santa Barbara County, Stn: #24, Los Alamos

3.0 ENVIRONMENTAL SETTING

Project Site and Surrounding Land Uses: The proposed project site is located east of the community of Los Alamos, in a rural agricultural area. The site is located north of U.S. Highway 101 and east of Price Ranch Road.

The project site is bordered on the east and west by two parcels which are planted in vineyards. The site is bounded on the north by San Antonio Creek. Parcels across the creek to the north are currently used for grazing; they are also under an Agricultural Preserve contract. The parcel is bounded on the south by Harvest Road, a frontage road, and Highway 101.

Slope/Topography: The project site is primarily flat land with elevations ranging from 615 feet above sea level in the southwestern corner to 627 feet above sea level in the northeastern corner. The topography is relatively flat beyond all property lines except for the 10 to 15 foot drop down to the bottom of San Antonio Creek along the northern property line.

Flora: The majority of the project site consists of approximately 25 acres of actively cultivated orchids in greenhouses constructed without permits. The site has previously been agriculturally cultivated for at least 30 years. There is a narrow band of trees and riparian vegetation along the northern property line adjacent to San Antonio Creek; this vegetation includes willows, sycamores, and some oaks.

Fauna: The project parcel lies within the range of the California tiger salamander (CTS), a federally listed endangered species. The property is located 800 feet from the nearest potential California Tiger Salamander breeding pond (LOAL-22) and approximately 1,300 feet from the nearest known CTS breeding pond (LOAL-18). This information is based on the CTS report completed by Lawrence Hunt, Consulting Biologist dated March 14, 2005.

Archaeological Sites: The general vicinity of the site is considered to be sensitive for archaeological resources based on the general historic settlement patterns of the Chumash Indians and the proximity to San Antonio Creek. However, the site is not considered to be of religious or ceremonial significance. There are no known or recorded archaeological sites on the property, based on an archaeological survey as well as a records search and review of aerial photographs and the County Archaeological Resource Maps.

Soils: Soils located on the project site belong mostly to the Botella series. These soils are considered prime agricultural soils if properly irrigated.

3.1 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the on the ground conditions described above, without the inclusion of the unpermitted structures.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the

discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

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

Setting:

The parcel is adjacent to Highway 101 and the existing and proposed development would be highly visible from this public transportation corridor, particularly when travelling northbound. Parcels to the east and west are relatively flat and are primarily planted with vineyards. Parcels to the north consist of undeveloped rolling hills which are currently used for grazing cattle. The township of Los Alamos is characterized by semi-rural development over the past 100 years.

County Environmental Thresholds:

The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a) Less than significant with mitigation. As noted above, the existing and proposed development would be highly visible from Highway 101, most particularly from vehicles travelling northbound. All proposed structures would be set back a minimum of 50 feet from the southerly property line. Due to the close proximity to Highway 101, a detailed landscape plan has been required to adequately screen the development from the Highway 101 corridor. Approximately 20 feet of the westernmost section of the greenhouses would be removed to allow for adequate room for landscaping and maintenance. The landscape plan proposes evergreen trees and shrubs to soften the view of the proposed nursery. Additionally, the applicant proposes a variety of plantings to help soften and screen the public views of the nursery from Highway 101. The proposed landscaping would be installed and maintained for the life of the project. The County's Central Board of Architectural Review (CBAR) conceptually reviewed the conceptual Site, Elevation, and Landscape plans for the project on January 25, 2008. The project would need final BAR approval prior to issuance of a Zoning Clearance Permit (ZCI) for development. The existing greenhouse development is not architecturally designed and presents a long uninterrupted "façade" of black plastic of approximately 1,060 feet along the western property line, 800 feet along the eastern property line and 2,460 feet along the southern property line. The warehouse architectural design combined with mitigation measures requiring the installation and maintenance of the proposed landscaping would ensure that visual impacts are less than significant.

The proposed project includes three unpermitted greenhouses, two proposed greenhouses, an 8,000 square foot warehouse with office and three detention basins. The warehouse with office and proposed

greenhouses would have a maximum height of 27 feet. The existing greenhouses would have a maximum height of 12 feet at the highest point. These heights would not substantially obstruct the public views of the scenic hills and mountains to the north of the proposed project due to the distance of the proposed buildings from Highway 101.

(b,d) Less than significant with mitigation. The proposed architecture for the proposed warehouse and office incorporates ranch-style elements with wood siding, a small front wrap-around porch with wood post, split pane windows, and an appropriate color palette in order to maintain the rural vernacular of the area. The existing and proposed greenhouses are not architecturally designed however, CBAR is requiring substantial landscape to screen the existing and proposed greenhouses. Required mitigation measures ensure that the proposed development would be compatible with the design, scale, character, and color palette of surrounding development. The project would also need final CBAR review and approval prior to issuance of a zoning clearance permit (ZCI). No signs are proposed as part of the Development Plan request. All signs proposed in the future would be subject to staff review and must be designed in accordance with the requirements of the Sign Standards listed in Chapter 35 of the Land Use and Development Code. The implementation of the aforementioned mitigation measures and elements of the project description would ensure that no significant impacts to the visual character of the area would occur.

(c) Less than significant with mitigation. The western extent of the project site is directly adjacent to existing vineyard development. Additionally, the project site is well within the public view shed along Highway 101. The properties to the north and east of the project parcel are agricultural lands outside of the urban boundary of Los Alamos. As such, the design of the proposed project lighting could adversely affect the surrounding setting. The applicant has provided a photometric plan that identifies the proposed lighting. The fixtures are rural in character, produce low-levels of ambient light, and are hooded. All lighting proposed is located on the front side of the building. No lighting is proposed within the parking areas. A mitigation measure regulating the amount, type, and placement of project exterior lighting would ensure that impacts to neighbors and the public view shed are less than significant.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area. However, due to the close proximity to Highway 101, a detailed landscape plan has been required to adequately screen the development from the Highway 101 corridor. The landscape plan proposes evergreen trees and shrubs to soften the view of the proposed nursery. Therefore, impacts due to open space with existing uses would be less than significant with mitigation requiring landscaping screening and design review by the CBAR. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact:

With the incorporation of the following measures, impacts to aesthetics/visual resources would be mitigated to a less than significant level (Class II). Residual impacts would be less than significant.

1. The design, scale, and character of the project architecture shall be made as compatible as possible with surrounding development. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and approval by the Central Board of Architectural Review prior to approval of Zoning Clearance Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Central Board of Architectural Review plan filing. **Monitoring:** P&D shall review prior to zoning clearance approval.
2. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of the proposed greenhouse and warehouse/office. **Plan Requirement:** Materials and colors shall be denoted on building

plans. **Timing:** Structures shall be painted prior to occupancy clearance. **Monitoring:** P&D shall inspect prior to occupancy clearance.

3. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to Zoning Clearance Permit approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D and the Central Board of Architectural Review (CBAR) for final review and approval. The CBAR shall review the final landscaping plan at the time of their final review of the nursery structures (i.e., both shall be reviewed and approved together). Prior to occupancy clearance, landscape and irrigation shall be installed. **Monitoring:** Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be fully shielded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Light trespass and glare shall be reduced to the maximum extent feasible through directional lighting methods. Any externally illuminated signs or building identification shall use top mounted light fixtures which shine downward and are fully shielded. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR. The Lighting Plan shall also specify lamp or bulb type, wattage, and shielding. **Monitoring:** P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

4.2 AGRICULTURAL RESOURCES

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

Setting/Background:

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1 billion (Santa Barbara County 2007 Crop Production Report). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

Physical:

The existing 49.9 acre parcel would support 1.4 million square feet of greenhouses plus a warehouse with office for orchid cultivation. The site also has historically been used for row crops, flower seeds and irrigated pasture. The property adjoins agricultural parcels ranging from approximately 392 to 30 acres; these neighboring properties to the east and west are planted in vineyards. Soils located on the project site belong mostly to the Botella series. These soils are considered prime agricultural soils if properly irrigated.

Regulatory:

County Thresholds Manual:

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is intended to measure the productive ability of an existing parcel as compared to proposed parcels. The tool compares availability of resources and prevalent uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies are to use this Point System in conjunction with any additional information regarding agricultural resources. The Initial Study assigns values to nine particular characteristics of agricultural productivity of a site. These factors include parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, that parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the division of land of a viable parcel would result in parcels that did not either score over 60 in themselves or resulted in a score with a significantly lower score than the existing parcel. Any loss or impairment of agricultural resources identified using the Point System could constitute a potentially significant impact and warrants additional site specific analysis.

Impact Discussion:

(a, b) Less than significant The proposed project site is located in an Agricultural Preserve and on land that is active in agricultural production. The Santa Barbara County Important Farmland Map identifies the 49.9 acre project site with a classification of Prime Farmland – irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. The area proposed for development is approximately 36 acres with a Class II soil classification. The site has been actively farmed for at least 30 years. The proposed structures are intended to support an ongoing orchid growing operation. The orchids are grown from seedlings in containers within the existing greenhouses. The cultivation of ornamental plant stock within greenhouses is considered an agricultural use. Therefore, the proposed project would provide infrastructure necessary to support an agricultural operation.

Mitigation and Residual Impact: The proposed project would not have a significant or adverse impact to Agricultural Resources. No mitigation is required. Residual impacts are less than significant.

4.3 AIR QUALITY

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

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

Setting:

Physical:

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

Regulatory:

The Santa Barbara County Air Pollution Control District is responsible for regulating stationary emission sources in the region and has established guidelines for the scope and content of the air quality analysis in CEQA documents. The County-adopted threshold of significance for operational emissions from motor vehicles only is 25 pounds per day for oxides of nitrogen (NO_x) or reactive organic gases (ROG), and 55 lbs/day for total project emissions. No significance thresholds have been established for short-term construction related emissions. The Urbemis 2007 (Version 9.2.4) Air Emissions from Land Development modeling system is used to estimate emissions from traffic, to determine whether a project would exceed these County thresholds.

County Environmental Threshold:

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

- emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day NO_x and ROC, 80 pounds per day for PM₁₀) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only; and
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

Impact Discussion:

(a) *Less than significant with mitigation:* Daily greenhouse operations would generate air pollutants in the form of vehicle emissions associated with employees, and deliveries to and from the site, as well as emissions from systems used in heating the greenhouses.

The vehicle trips associated with the employees, visitors, and deliveries to and from the facility all create organic compounds that contribute to air pollution ants. The threshold for a significant impact to air quality from vehicle emissions is 25 lbs/day for ROC or NOx, and the threshold for a significant impact from all project sources, both stationary and mobile, is 55 lbs/day for ROC or NOx.

Using the Urbemis 2007 model, Version 9.2.4, and assuming a worst case scenario maximum number of 385 maximum trips per day, the vehicle emissions associated with the proposed project would be expected to generate 2.48 lbs/day for ROC and 3.58 lbs/day for NOx. The total vehicular emissions would not exceed the 25 lbs/day threshold of significance. Therefore, the emissions produced by vehicle activities associated with the proposed facility are considered a **less than significant** impact to air quality..

Emissions Estimating Methodology for Natural Gas-Fired Greenhouse Heaters and Boilers:

To evaluate pollutant emission levels for proposed greenhouse heating systems, an analysis was prepared using the County of Santa Barbara APCD Permit Guideline Document for Boilers, Process Heaters, & Steam Generators. This model uses the following methodology to calculate emissions from these types of generating sources:

- 1) Determine the rated heat input in MMBtu/hr (Q_H)
- 2) Select the Emission Factor for NOx or ROC from the following table (EF).
- 3) Calculate the Mass Emission per day (E_D):
 - a. NOx : $E_D = Q_H \times (\text{hrs/day}) \times EF(\text{NOx})$
 - b. ROC: $E_D = Q_H \times (\text{hrs/day}) \times EF(\text{ROC})$

Emissions Factors Table (Rule 360)

Rated Heat Input (MMBtu/hr)	Default Emission Factors (lb/MMBtu)	
	NOx	ROC
0.075-0.40	0.066	0.0054
0.401-2.0	0.036	0.0054
2.01-4.99	0.036	0.0054

The applicant proposes to use the following types and numbers of direct fired forced air heaters utilizing natural gas in the proposed greenhouse facility:

Number of Heaters	Heater Type	Rated Heat Input (MMBtu/Hr)
15 Greenhouse A	Modine Heater	0.05(10 heaters)
		0.06 (3 heaters)
		0.02 (1 heater)
		0.07 (1 heater)

16 Greenhouse B	Modine Heater	0.05(12 heaters) 0.07 (3 heaters) 0.02 (1 heater)
16 Greenhouse C	Modine Heater	0.05(14 heaters) 0.02 (1 heater) 0.07 (1 heater)
14 Greenhouse D	Modine Heaters	2.5 <u>.25</u> (14 heaters)

The heaters will operate on an as needed basis when the weather drops below 50 degrees with a maximum of 15 days per year on average over the next 5 years to keep all plants sufficiently warmed to safe levels. Heating may be needed over the course of several cold weather days through-out the year but the number of hours is expected to vary from 1 to 5 hours each day of need, but the total expected use on average based on the past 5 years of demand, is not expected to exceed 40 days. Therefore, the maximum daily emissions (worst case scenario) for NOx and ROC are calculated as follows:

Greenhouse A: 10 @ (0.05 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .03 .26 lb/day NOx
 (0.05 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = ~~.002~~ .02 lb/day ROC

3 @ (0.06 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .03 .10 lb/day NOx
 (0.06 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = ~~.002~~ .01 lb/day ROC

1 @ (0.02 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .01 lb/day NOx
 (0.02 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = .002 lb/day ROC

1 @ (0.07 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .04 lb/day NOx
 (0.07 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = .002 lb/day ROC

Greenhouse B: 12 @ (0.05 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .03 .32 lb/day NOx
 (0.05 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = ~~.002~~ .03 lb/day ROC

1 @ (0.02 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .01 lb/day NOx
 (0.02 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = .002 lb/day ROC

3 @ (0.07 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .04 .09 lb/day NOx
 (0.07 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = ~~.002~~ .01 lb/day ROC

Greenhouse C: 14 @ (0.05 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .03 .37 lb/day NOx
 (0.05 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = ~~.002~~ .03 lb/day ROC

1 @ (0.02 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .01 lb/day NOx
 (0.02 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = .002 lb/day ROC

1 @ (0.07 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = .04 lb/day NOx
 (0.07 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = .002 lb/day ROC

Greenhouse D: 14 @ (.25 MMBtu/hr)(8 hrs/day)(0.066 lb/MMBtu) = ~~.17~~ 1.85 lb/day NOx
 (.25 MMBtu/hr)(8 hrs/day)(0.0054 lb/MMBtu) = ~~.01~~ .15 lb/day ROC

Totals:

NOx = ~~.44~~ 3.10 lb/day
 ROC = ~~.01~~ .26 lb/day

Maximum Daily Emissions for Greenhouse Heaters: 3.36 lb/day

Total project emissions associated with vehicles and heaters would be expected to generate a maximum (worst case scenario) of 2.49 ~~74~~ lbs/day of ROC and 4.02 ~~6.68~~ lbs/day of NOx, ~~with a combined emissions total of 6.51 lbs/day.~~ This is below the 55lbs per day threshold for combined project emissions, and therefore impacts would be considered to be adverse, but less than significant.

(b,c) Less than significant with mitigation: Daily plant operations would not produce objectionable smoke or odors or violate any ambient air quality standards. The project grading and construction has the potential to create short-term nuisance dust generation that could adversely affect neighbors and passerby traffic on adjacent roads. The application of standard dust control measures required below by the Air Pollution Control District under the County Air Quality Management Plan would adequately mitigate potential nuisance dust impacts to less than significant levels.

(d-f) Greenhouse Gases / Global Climate Change

Background

Greenhouse gases (GHG's) include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and other compounds. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

Methodology:

The County's methodology to address Global Climate Change in CEQA documents is evolving. Until appropriate regulatory entities develop CEQA thresholds for GHGs, only relatively large GHG emitters will be considered to have cumulatively significant effects on the environment. Projects that are estimated to emit the equivalent of 25,000 metric tons of CO₂ emissions from direct and indirect, long-term operational sources would be considered to have a cumulatively significant impact on greenhouse gas emissions.¹ Projects below these levels remain unclassifiable until more evidence becomes available.

Cumulative Impacts:

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

Mitigation and Residual Impact: Adherence to the following measures and Air Pollution Control District conditions of approval and standard requirements would mitigate potential short term air quality impacts from construction. Long term air quality impacts from operation of the proposed facility would be less than significant. Residual impacts would be less than significant.

5. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:

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

- a. seeding and watering to re-vegetate graded areas; and/or
- b. spreading of soil binders; and/or
- c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans. **Timing:** Plans are required prior to Zoning Clearance issuance. **Monitoring:** Grading Inspector shall perform periodic site inspections.

6. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction periods. **Monitoring:** P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

4.4 BIOLOGICAL RESOURCES

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

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			X		
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?		X			

Existing Plant and Animal Communities/Conditions:

The proposed project parcel has been in agricultural production for at least 30 years. The surrounding parcels are planted in vineyards. The existing development on site is located 50 feet from the top of bank per a survey completed by Penfield and Smith in 2005. There are no oak or other native trees except for those contained within the riparian area adjacent to San Antonio Creek, on the northern edge of the project site. The project parcel lies within the range of the California Tiger Salamander (CTS), a federally listed endangered species. The property is located 800 feet from the nearest potential California Tiger Salamander breeding pond (LOAL-22) and approximately 1,300 feet from the nearest known CTS breeding pond (LOAL-18). This information is based on the CTS report completed by Lawrence Hunt, Consulting Biologist dated March 14, 2005. There are also two potential ponds (LOAL-21 and LOAL-22) that lie to the north of the parcel across San Antonio Creek.

Impact Discussion:

(a-f) Less than significant impact. The project parcel primarily contains approximately 1,082,700 square feet of unpermitted greenhouses, three modular farm employee dwellings, a 1,200 square foot storage building and an existing reservoir located adjacent to the farm employee dwellings. The site is devoid of other vegetation except for the San Antonio Creek riparian corridor, located along the northern perimeter of the project site. This riparian area contains typical native, riparian vegetation such as willows, sycamores, and blackberry. With the removal of portions of buildings A and D on the northern side, the proposed project would be approximately 50 feet from top of bank away from as surveyed by Penfield and Smith in 2005 from this vegetation and would not disturb this sensitive riparian habitat. Therefore, the project would not result in a loss or disturbance to a unique, rare or threatened plant community. The project proposes to direct runoff from the majority of the developed areas, via a vegetated swale, to San Antonio Creek.

According to the County's biological map resources and overlays, there are no known unique, threatened, or rare plant communities that exist on or within the vicinity of the project parcel except for the dwarf calycadenia. The dwarf calycadenia (*Calycadenia villosa*), a member of the Composite family, has been mapped by the California Natural Diversity Database in the Los Alamos area. This occurrence is based on a 1985 collection and UC herbarium specimen from the "general vicinity of Los Alamos" (CNDDDB, Los Alamos quad, 2000), and indications are that it has not been found in this area since then. Skinner and Pavlick (1994)² indicate that this plant is known from only two extant occurrences in Monterey and San Luis Obispo counties, and that the Kern county locations are apparently extirpated. Skinner and Pavlick do not include Santa Barbara County in the species distribution, nor is it included in Smith's Flora of the Santa Barbara Region (1998)³. The species is not included in Wiskowski's 1988 "Sensitive Plants of

² Skinner, Mark, and Bruce Pavlik. 1994. Inventory of Rare and Endangered Vascular Plants of California. California Native Plant Society (CNPS) Special Publication No.1. Fifth edition. 336 pages.

³ Smith, Clifton. 1998. A Flora of the Santa Barbara Region, California. Santa Barbara Botanic Garden and Capra Press, Santa Barbara, California. 390 pages.

Santa Barbara County," and it is not included on any of the sensitive species lists prepared by the Santa Barbara Botanic Garden for Rare Plant Identification Workshops held in 1989. Finally, the site has been cultivated for many years. For these reasons, P & D concluded it was not likely to be found on the project site and thus did not conduct a site-specific survey. This species is on CNPS List 1B. Impacts to floral biological resources from the proposed project would be less than significant.

(g) Less than significant impact. As indicated above, the proposed project lies within the range of the California Tiger Salamander. A report by Lawrence Hunt indicated that the proposed project would not result in impacts to CTS based on: 1) the barrier of movement presented by Highway 101 from the two known breeding ponds, 2) flows of the San Antonio Creek would likely create a barrier to CTS movement from the potential ponds to the north, 3) no suitable upland habitat occurs to the east of the property due to existing vineyards and 4) no suitable habitat occurs west of the parcel due to existing vineyards and urban development.

(h, j, k) Less than significant impact. The project would not create a reduction in the diversity or number of animals onsite. Additionally, the project would not present a barrier to movement of any resident or migratory fish or wildlife species. The proposed project would potentially introduce factors such as noise and light which could hinder the normal activities of wildlife in the San Antonio Creek riparian corridor. However, the proposed mitigation measures included in Sections 4.1 (Aesthetics) and 4.12 (Noise) would reduce the potential of these impacts to less than significant levels.

(i) Less than significant with mitigation. The proposed drainage extension to the creek could potentially result in a deterioration of existing fish or wildlife habitat in San Antonio Creek. A CDFG streambed alteration agreement will most likely be required. Additionally, the applicant would be required to obtain a 404 permit or waiver from the United States Army Corp of Engineers prior to issuance of grading permits. Inclusion of the proposed mitigation measures requiring the applicant to contact the CDFG and ACOE and obtain any necessary alteration permits would ensure that impacts to wildlife and fish due to the proposed creek drainage would be less than significant. (refer to Section 4.16. Water Resources/Flooding for additional discussion)

Cumulative Impacts:

The proposed project would not significantly impact biological resources onsite; cumulative effects of greenhouse development on previously cultivated areas would be less than significant.

Mitigation and Residual Impact:

With the application of the following measures, potential impacts to biological resources would be mitigated to less than significant levels (Class II). Residual impacts would be less than significant.

7. No alteration of the channel or bank of San Antonio Creek shall be permitted until the Department of Fish and Game has been contacted to determine if the drainage falls under its jurisdiction. **Plan Requirement and Timing:** Prior to approval of a Zoning Clearance Permit, the applicant must receive all necessary permits from California Department of Fish and Game to allow the discharge of drainage into San Antonio Creek. **Monitoring:** A copy of the permit shall be submitted to P & D.
8. Prior to approval of a Zoning Clearance Permit for grading, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit for any grading or fill activity within San Antonio Creek. **Plan Requirement and Timing:** A copy of the 404 permit or waiver shall be submitted to P & D prior to approval of a Zoning Clearance Permit. **Monitoring:** A copy of the 404 permit or waiver shall be submitted.

4.5 CULTURAL RESOURCES

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

County Environmental Thresholds:

The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources.

Impact Discussion:

The general vicinity of the site is considered to be sensitive for archaeological resources based on the general historic settlement patterns of the Chumash Indians and the proximity to San Antonio Creek. However, the site is not considered to be of religious or ceremonial significance. A Phase 1 study of the site was completed by David Stone on April 10, 2005. On November 12, 2008 via email Mr. Stone confirmed that the report completed in April 2005 was adequate in scope to address the full build out of the proposed project. The Phase 1 study concluded that no archaeological sites are known to exist on the property. This conclusion is supported by Mr. Stone's fieldwork, as well as a records search and review of the County Archaeological Resource Maps.

Any ground disturbance for the purpose of grading building pads, access driveways, and septic systems, and constructing structures has the potential for significant impacts associated with uncovering buried artifacts. The potentially significant impact of disturbing such resources would be mitigated with inclusion of a standard discovery measure that requires that if any potential archaeological resources are uncovered during excavation, grading or construction activities anywhere on the property, work would be stopped until the artifacts can be assessed and appropriate activity for their disposition is conducted.

Mitigation and Residual Impact:

With the incorporation of the following measures, impacts to cultural resources would be mitigated to a less than significant level (Class II).

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

4.6 ENERGY

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

Impact Discussion:

(a, b) *Less than significant impact.* The project would not require the development or extension of new energy sources. Existing energy sources would have sufficient capacity to serve the project. The project proposes to incorporate a number of energy-conserving features, including passive cooling systems that would minimize energy use where feasible. Therefore, the proposed project would not significantly impact local energy resources.

Mitigation and Residual Impact:

No mitigation is required. Project impacts to regional energy demand would be less than significant (Class III). Residual impacts would be less than significant.

4.7 FIRE PROTECTION

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

County Standards

The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 1,250 gpm at 20 psi for all commercial nurseries.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion:

(a) *Less than significant impact.* The proposed project site is located within a high fire hazard area of the County. The Fire Department has reviewed the proposed project and issued a condition letter that includes such mitigation as payment of Fire fees, provision of adequate access, installation of fire sprinklers and the requirement of a hazardous materials business plan. Adherence to the Fire Department's condition letter would mitigate any potential fire hazards to less than significant levels. Therefore, the project would not result in the introduction of development into a high fire hazard area or the accompanying impacts.

(b) *Less than significant impact.* The proposed project includes the construction/legalization of approximately 1.4 million square feet of development for an orchid nursery. As a result, the project would not result in the creation of a significant fire hazard.

(c, e) *Less than significant with mitigation.* The proposed project would be served by a private water well. The project site is within the five-minute emergency response time of the Fire Department and will be served by County Fire Department Station #24 (located at 99 Centennial Street, Los Alamos). An incremental increase in fire hazard potential would be associated with the increase of employees on the site and the additional structural development. The Fire Department has reviewed the project and identified measures that would adequately mitigate potential fire hazards on the site. These include providing fire extinguishers onsite, adding sprinkler systems to the proposed structures, installing thirteen fire hydrants, providing adequate addressing, providing adequate access ways, permits for the use and storage of hazardous wastes/flammable materials, and payment of fire mitigation fees. Compliance with the Fire Department's conditions letter is included below as a mitigation measure.

(d) *Less than significant impact.* The proposed project is located in an rural area that is designated as a high fire hazard area. The project is not in an area where the Fire Department practices controlled burns. No impact to control burns or backfiring would occur.

Mitigation and Residual Impact:

With the incorporation of the following measure, impacts to the environment as the result of additional fire hazards would be mitigated to a less than significant level (Class II). Residual impacts would be less than significant.

10. The project shall comply with the Fire Department condition letter dated ~~September 25, 2008~~ June 2, 2009 regarding: access standards, fire hydrant installation, on-site fire extinguishers, automatic fire sprinkler systems, building address identification, hazardous materials storage

and payment of fire mitigation fees. **Plan Requirements and Timing:** All components of the Fire Department condition letter shall be completed when indicated in the letter. **Monitoring:** A site inspection shall be conducted by the Fire Department and P&D compliance staff prior to occupancy clearance.

4.8 GEOLOGIC PROCESSES

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

County Threshold:

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

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

Impact Discussion:

(a) *Less than significant impact.* The Seismic Safety and Safety Element identifies the site as having a low risk for liquefaction, slope stability, landslides, soil creep, compressible-collapsible soils, and high groundwater and a moderate risk for expansive soils. The project site is not underlain by any known fault. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along a distant fault to a less than significant level. A soils report will be required by the Building and Safety Division to ensure appropriate building techniques are employed in response to on-site conditions in order to protect the integrity of structures. Due to the site's low hazard rating, as well as the County standard requirement for the production and review of a soils report, impacts resulting from the project would be less than significant.

(b, c, l) *Less than significant impact.* The proposed project would result in less than 50 cubic yards of grading. The Flood Control District has preliminarily reviewed the proposed project and has required that the elevation of habitable work areas be a minimum of 2 feet above existing grade. The grading activity is required to create elevated building sites pads (which are two-feet above existing grade) and to construct a total of two retention ponds, one of the detention ponds currently exists on site for a total of three ponds. The road widening and new driveway construction would only involve minimal earth movement. The proposed project would not result in excessive grading, spoils, or significant changes to the existing topography, therefore, impacts would be less than significant.

(d) *Less than significant impact.* The project site is primarily flat land with elevations ranging from 615 feet above sea level in the southwestern corner to 627 feet above sea level in the northeastern corner. The topography is relatively flat beyond all property lines except for the 10 to 15 foot drop down to the bottom of San Antonio Creek along the northern property line. The proposed project site does not contain any rare or unique geological features and therefore no impacts to such features would occur.

(e, f) *Less than significant with mitigation.* During grading and construction activities, the exposed ground has the potential to erode at a higher rate than when the site is covered with vegetation. Therefore, applicable mitigation measures which require an approved erosion control plan to be implemented during grading and construction activities will be applied to the project. This erosion control plan would be in place during all grading aspects of the project, including construction of the storm-drain extension to the creek. With the application of the aforementioned mitigation measures project impacts would be less than significant.

(g) *Less than significant impact.* Sanitary services would be provided by two septic systems in conformance with Environmental Health Services requirements. One septic system currently exists for the three farm employee dwellings located in the southeast corner of the property. Onsite soils are conducive to the use of septic systems. Therefore, there would be **no impact** to this aspect of geological resources.

(h-j) *Less than significant impact.* The proposed project does not propose the extraction of minerals, ore, sand, or gravel. Minimal amounts of topsoil would be relocated throughout the site during the necessary grading activity. There are no slopes in excess of 20% within the project site. The project will not result in significant impacts to soils or slopes located onsite.

(k) *Less than significant with mitigation.* Short-term impacts to nearby residents from construction vibrations would be mitigated to less than significant levels with application of the standard measure limiting construction noise to weekdays between 7:00 a.m. and 4:00 p.m. (Mitigation Measure #16 in Section 4.12).

Mitigation and Residual Impact:

With the application of the following measures, potential geologic impacts would be mitigated to less than significant levels (Class II). Residual impacts would be less than significant.

11. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:
 - a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
 - b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Zoning Clearance Permits. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. **Monitoring:** Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

12. Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to issuance of a Land Use Permit or Zoning Clearance, a drainage plan shall be submitted to P&D, the Water Resources Division, Project Clean Water, and Flood Control for review and approval. The plan shall include the location(s) and dimensions of all proposed bioswales and pipelines **Timing:** The components of the drainage plan shall be approved prior to issuance of a Land Use Permit or Zoning Clearance. All drainage features shown on the plans shall be installed and approved by P&D. **Monitoring:** P&D shall site inspect during grading.

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

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?		X			
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?			X		
g. Exposure to hazards from oil or gas pipelines or oil well facilities?			X		
h. The contamination of a public water supply?			X		

County Threshold:

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

Impact Discussion:

(a-c, h) Less than significant impacts. The proposed project would necessitate the use and storage of fertilizer and chemicals (pesticides, fungicides, herbicides, etc.) used for plant production purposes. Chemicals such as pesticides, fungicides, herbicides, etc. would be stored in locked buildings located behind the greenhouses with appropriate signage. Fertilizers would be stored either in bulk fertilizer tanks or in a storage area if they are dry fertilizers. The proposed storage areas would be designed and constructed to meet all applicable Federal, State, and County hazmat requirements. The proposed project includes the development of various structures needed to support an ongoing orchid growing operation. The agricultural use of industrial chemicals, such as pesticides and fertilizers, could potentially result in the release of waterborne pollutants into onsite drainages, agricultural ponds, and/or San Antonio Creek. However, this agricultural application is already allowed under the current zone district (AG-II-100) and is considered an existing condition of the subject property. Therefore, the presence and use of such chemicals on the project site is not considered an impact directly produced by the approval of the proposed project. While the proposed fertilizer and chemical storage facilities would meet applicable requirements for the storage of these types of hazardous materials, these precautions do not prevent accidental spills or other mishaps that could lead to the exposure of either the public or the environment to hazardous materials. Chemical and pesticides used on site are: Talstar used for pest control, Shuttle 15 SC Miticide used for mite control, Monterey Snail-it used for nail bait, Physan germicidal agents to provide overall protection for your plants and greenhouses, Roundup Pro Herbicide, Orthene Turf, Tree and Ornamental Spray, AVID 0.15 EC used for mite control, Ditrac All Weather Cake used for rodenticide for rats and mice, Ramik Green used for all-weather rodenticide for rats and mice, Deadline M-PSTM Mini Pellets, Deadline T &O Snail Bait, Deadie HPS, Slug and Snail Bait and Megafol 4-02 is a liquid fertilizer.

As such, the storage of fertilizer, and chemicals used in plant production would be considered to pose a **less than significant impact with mitigation**, requiring the adoption of a Hazardous Materials Business Plan (HMBP).

(d) Less than significant impacts. The proposed agricultural structures would not interfere with any known emergency response or emergency evacuation plan. All project generated sewage would be disposed of in onsite septic systems.

(e) Less than significant impacts. The proposed project site is not located in close proximity to any major public safety hazards, such as: toxic disposal site, oil pipelines, or oil well facilities. Accidental spillage or discharge of chemicals or fertilizers used in plant production could pose a threat to the public health and

safety. Under the proposed project, contaminate laden excess water from greenhouse plant irrigation and fertilizing operations would be collected and treated onsite via the proposed closed irrigation/chemical application system. This closed system would ensure that contaminated runoff from irrigation and fertilization operations would not be released to the outside under normal operating conditions and procedures. In addition, the applicant will be preparing a Hazardous Materials Business Plan (HMBP) for the project that would include operational procedures for both the normal use and transport of chemicals to and from the hazmat building to the irrigation /chemical application systems within the greenhouses themselves as well as an emergency response plan in the event of an accident or spill. However, since the risk of an accident or spill can never be completely eliminated, impacts on the public health and safety posed by the planned storage of hazardous materials onsite would be considered less than significant with mitigation including a final design for hazardous materials storage, and an HMBP.

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

Mitigation and Residual Impact: Implementation of the following mitigation measures would reduce impacts to geologic processes to an adverse but less than significant level. Residual impacts would be less than significant.

14. The final design for the hazardous materials storage area where fertilizers, pesticides, herbicides, fungicides, and all other chemicals used onsite shall be reviewed and approved by the County Fire Department, Protection Services Division. **Plan Requirements:** Prior to zoning clearance issuance for any phase of the proposed project, the applicant shall submit detailed building plans for the proposed hazardous materials storage area to P&D and the Fire Department, Protective Services Division for review and approval. **Timing:** The hazardous materials building shall be constructed and approved for occupancy prior to final inspection for the first phase of any structural development onsite. **Monitoring:** The Fire Department shall site inspect prior to final inspection for the proposed hazmat storage area.
15. The applicant shall prepare a Hazardous Materials Business Plan (HMBP) for the storage and use of hazardous materials onsite for review and approval by the Protective Services Division of the County Fire Department. Said plan shall be implemented immediately upon Fire Department approval. **Plan Requirements & Timing:** Prior to zoning clearance issuance 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:** The Fire Department shall monitor implementation of the approved HMBP.

4.10 HISTORIC RESOURCES

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

Impact Discussion:

(a-b) *Less than significant impact.* There are no structures greater than 50 years in age or of historic value located on the project site. Therefore the project will not impact historic resources.

Cumulative Impacts:

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

Mitigation and Residual Impact:

No mitigation is required. Project impacts to historic resources would be less than significant (Class III). Residual impacts would be less than significant.

4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?		X			
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?			X		
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)			X		
j. Conflicts with adopted airport safety zones?				X	

Existing Setting:

The project site is located in the rural area of Los Alamos bounded by other agricultural lands. The site is currently developed with approximately 1,082,700 square feet of greenhouses used for orchid cultivation.

The current zoning is AG-II-100 with a land use designation of AC, Commercial Agriculture. Three permitted farm employee dwellings currently exist on site.

Environmental Threshold:

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

Impact Discussion:

(a) Less than significant impact. The project site is surrounded to the north, east, south and west by open fields supporting commercial agricultural operations. The proposed agricultural structures are compatible with the surrounding agricultural uses. The proposed project would not conflict with any of the adjacent agricultural operations, and the uses proposed would be compatible with existing and surrounding land uses. With respect to visual compatibility, mitigation measures have been identified in Section 4.1 to require landscape screening and design review by the CBAR. Therefore, impacts due to structures incompatible with existing viewsheds would be less than significant with mitigation.

(b) No impact. The proposed project has been designed to meet the standards of the AG-II-100 Zone District, and is generally consistent with County land use goals, policies, and development standards. The development of greenhouses and other agricultural accessory structures necessary to support an orchid growing operation would be consistent with the existing and/or future development in this region of the county and is an allowed use in the AG-II-100 zone district. Therefore, impacts due to potential conflicts with land use plans would be less than significant.

(c-d) No impact. The proposed site contains three farm employee dwellings. The proposed project does not have any additional associated residential population. All new access roads built on the site would serve maintenance purposes only and would not provide the capacity to serve future residential development. There are no sewer improvements proposed as part of the project.

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

(h) Less than significant impact. The property is currently privately owned and is not currently used, nor has it been historically used, by the surrounding community for active or passive recreational purposes. The proposed project when finished would have approximately 1.4 million square feet of development. Due to the close proximity to Highway 101, a detailed landscape plan has been required to adequately screen the development from the Highway 101 corridor. Approximately 20 feet of the westernmost section of the greenhouses would be removed to allow for adequate room for landscaping and maintenance. The landscape plan proposes evergreen trees and shrubs to soften the view of the proposed nursery. Therefore, impacts due to open space with existing uses would be less than significant with mitigation requiring landscaping screening and design review by the CBAR.

(i-j) Less than significant impact. The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

Cumulative Impacts:

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

Mitigation and Residual Impact: Adherence to the following measures would reduce land use impacts to less than significant levels. Residual impacts to land use would be less than significant.

16. Drought tolerant natives and/or Mediterranean type landscape screening shall be planted on the shoulders adjacent to driveways. The vegetation shall be staggered from the road to blend with natural habitats and to screen the effects of grading and paving. **Plan Requirements/Timing:** Prior to zoning clearance approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain landscaping for the life of the project. The applicant shall also submit three copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscaping and irrigation shall be installed. **Monitoring:** Prior to occupancy clearance Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature.

17. Landscaping with low water-use plants, shrubs and trees shall be provided to screen the entire site and soften the view of the existing and proposed structures including the farm employee dwellings. **Plan Requirements and Timing:** Prior to zoning clearance approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain landscaping for the life of the project. The applicant shall also submit three copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscaping and irrigation shall be installed. **Monitoring:** Permit Compliance shall inspect installation prior to occupancy clearance and shall inspect maintenance once per year during the maintenance period.

4.12 NOISE

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

Impact Discussion:

(a, c) *Less than significant impacts.* Long-term impact: The proposed project includes the development of structures intended to support an ongoing orchid growing operation. The growing of orchids does not require the use of any large or excessively noisy machinery. Therefore, the use of the proposed greenhouses and various other accessory agricultural structures on the project site for the purpose of growing orchids would not create a substantial noise increase affecting existing neighbors or other sensitive receptors.

(b) *Less than significant impacts with mitigation.* Short-term impact: Noise generated from heavy equipment during grading and construction typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. There are four sensitive receptors (farm

employee dwellings located on site and one single family dwelling off site) located within this 1,600 foot radius. The residence located off site is approximately 300 feet to the south on the opposite side of Highway 101 from the project site. Due to the high rate of speed and high volume of traffic on Highway 101 this aforementioned residence would be subjected to higher noise levels from existing traffic on Highway 101 than noise produced by construction activity on the project site. Therefore the proposed project would not have a significant noise impact on surrounding sensitive receptors.

Cumulative Impacts:

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

Mitigation and Residual Impact: Adherence to the following measure would reduce short-term impacts associated with noise to less than significant levels. Residual impacts would be less than significant.

18. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.

4.13 PUBLIC FACILITIES

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

Impact Discussion:

(a) *Less than significant impact.* The proposed project has no associated residential population and would be unlikely to produce any significant increase in the need for emergency services. Therefore, the project could be accommodated by the Sheriff's Department and the existing health care system without a significant impact to public service levels.

(b) *Less than significant impact.* The proposed project does not have any associated residential population and therefore would not produce any additional students.

(c) *Less than significant impact.* County solid waste landfill space is limited and the County is under State mandate to reduce waste generation and disposal. The *County Environmental Thresholds and Guidelines* identifies a significant impact when a project would generate 196 tons or more of refuse per year, and a considerable contribution to cumulative impacts from generation of 40 tons or more per year. The proposed legalization and expansion of the existing orchid growing operation would be expected to produce only minor amounts of refuse, most of which would be compostable green waste. Chisan nursery currently recycles all of their organic waste materials and products through a cooperative green-waste hauling agreement with Health Sanitation Services or Engle and Gray Environmental Services or other County-Qualified provider. Any residual organic waste materials maybe disked into open ground areas. No disposal of any materials into the creek or creek bank areas will be allowed. This expected waste generation would be far less than the significance threshold, and would constitute an incremental and less than significant contribution to cumulative solid waste generation. Recommended mitigation measures identified below if implemented would reduce public facilities impacts.

(d) *Less than significant impact.* The proposed project would be served by private septic systems, no additional sewage systems would be required.

(e) *Less than significant impact.* The proposed project includes the development of three stormwater retention basins. The basins will be located in an area of the project site which have been heavily disturbed by previous agricultural operations and as a result contain no significant species of flora or fauna. Additionally, these areas have been surveyed for cultural resources and no such resources were discovered. Therefore, the construction of the three new stormwater retention basins would not result in significant impacts to the environment.

Cumulative Impacts:

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

Mitigation and Residual Impact: As discussed above the following recommended mitigation measures are recommended to further reduce less than significant levels impacts. Residual impacts would be less than significant.

Recommended Mitigation Measure

1. The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:
 - a. Provision of space and bins for storage of recyclable materials within the project site.
 - b. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).
 - c. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.

Plan Requirement/Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. Program components shall be implemented prior to occupancy clearance and throughout the life of the project.
Monitoring: P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

Recommended Mitigation Measure

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

4.14 RECREATION

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

Setting: No establish recreation or trails are located onsite.

County Threshold:

The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements. The proposed project site is located in a rural area of Los Alamos. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site.

Impact Discussion:

(a, c) Less than significant impact. The proposed nursery facility would not be located in an area that is used for public recreation. The proposed project would not cause a public recreational area to become overused or impacted since the site has no established public recreational use and is not located near a public park, campground, or trail. It is not a residential use that may generate or draw additional people to the area. As a result impacts to recreation facilities within the surrounding community would be less than significant.

(b) Less than significant impact. The project site would be accessed by an existing frontage road along Highway 101. There are no existing or proposed trails of any kind located along Highway 101 or within the project vicinity however, the existing frontage road is informally used for walking, jogging, and biking. The proposed project would not significantly impact bicycle, hiking, or equestrian trails.

Mitigation and Residual Impact:

No mitigation is required. Project impacts to recreation facilities would be less than significant (Class III). Residual impacts would be less than significant.

4.15 TRANSPORTATION/CIRCULATION

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

Setting:

The project site is located directly north of Highway 101 and directly east of Price Ranch Road. Access to the site would be provided via the existing frontage road, recently named Harvest Road. The existing northbound off-ramp from Hwy 101 provides unimpeded access to the local street system in Los Alamos. Cross-traffic on the frontage road is controlled by "Stop" signs. The southbound off-ramp is controlled by a "Stop" sign at Main St., while traffic from Los Alamos via Main St. is unimpeded. Access to the site is an existing frontage road 24-ft wide with graded shoulders, which leads to a 24-ft wide driveway from that frontage road into the parking area.

Regulatory:

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

Because traffic flow on roadways is most constrained at intersections, roadway operation is dependent upon the operation of the key intersections along the route. Intersection operations are rated based on Levels of Service (LOS) on the following scale (Two-Way Stop Controlled Un-signalized Intersection Methodology, Highway Capacity Manual, 2000):

LOS	Delay (seconds)
A	< 10
B	>10-15
C	>15-25
D	>25-35
E	>35-50
F	> 50

The adopted thresholds of significance for traffic are fourfold, as follows:

1. An increase in volume/capacity ratio or numbers of trips as shown below:

Significant Changes in Levels of Service	
Intersection LOS incl. proposed project	Increase in V/C or trips greater than:
LOS A	0.20
LOS B	0.15
LOS C	0.10
LOS D	15 trips
LOS E	10 trips
LOS F	5 trips

2. Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.
3. Project adds traffic to a roadway that has design features or receives use which would be incompatible with substantial increases of traffic that will become potential safety problems with the addition of project or cumulative traffic.
4. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

The County of Santa Barbara's cumulative impact thresholds are determined based on increases in V/C ratios which are calculated for signalized intersections. However, the level of service for an un-signalized intersection is determined by the computed or measured control delay and not V/C ratios. Based on consultation with County Public Works staff, for purposes of determining cumulative impacts for the un-signalized study intersection, the same traffic thresholds shown above were used.

Impact Discussion:

(a) *Less than significant impact.* Will Robertson, Public Works Transportation, states that all intersections are operating at a Level of Service (LOS) C or better (based on personal observation). Using the standard trip generation criteria/factors used by the County for greenhouses, the project is expected to generate 385 Average Daily Trips (ADT) and 86 PM Peak Hour Trips (PHT) during the week.

The most heavily traveled surface street in the area is Bell Street which currently has a daily traffic volume of 3,900 vehicles per day (vpd) and operates at LOS A. LOS C capacity for this road is 7,300 vehicles per day

(ADT). Additionally, the major intersections with Bell St. in the area include the intersections of Bell St., the Hwy 101 south bound ramps and the Hwy 101 north bound ramps. A previous study prepared for an adjacent project determined that based on average delay time of vehicles at those intersections, these intersections all operate at LOS A. Also, when added to the existing roadway volume of Bell St., the results were well below the capacity at LOS C for this road (current volume 3,900 vpd + 385 ADT through this road segment = 4,285 vpd; LOS C is 7,300 vpd). Therefore, the project would not significantly impact the volume of vehicular traffic present on Bell St. or other regional roads.

TRUCK TRIPS

During the peak hour, the project is expected to result in approximately 4-7 truck trips per week and during off season the truck trips will be less than 2 per week. Truck traffic is associated with the normal shipping and delivery of plants is already accounted for in the basic trip generation rates used to estimate project traffic.

(b, c) *Less than significant impact.* The site would be accessed from an existing paved 24-foot wide private driveway off of Harvest Road, a private road. The driveway would be the main entry for public access, deliveries, shipments, and employees. This access road would be improved and maintained by the owner of the site and would not require public maintenance. Caltrans has reviewed the project and will not require any additional permits for the proposed greenhouse project. The proposed project would ultimately provide 90 total parking spaces on site. The spaces would be utilized by employees. As indicated in the chart below, the number of spaces would be able to accommodate the projected greenhouse traffic. Chapter 35.36 of the Santa Barbara County Land Use & Development Code (LUDC) provides the parking demand figures listed below. The LUDC regulations would require parking spaces for the proposed greenhouse development as follows: No other improvements to existing roads or new roads would be required. Impacts would be less than significant.

Use	Project Proposes	Requirement
Commercial Greenhouses = 2 spaces per acre	2 x 36 acres	72 spaces
Offices, laboratories, or administration = 1 space per 300 sq. ft.	1,551 sq. ft.	6 spaces
Production storage, or warehousing = 1 space per 1,000 sq. ft.	6,312 sq. ft.	7 spaces
Total number of required parking spaces		85 Spaces

The project proposes to provide 90 permanent parking spaces onsite of which four would meet handicapped requirements. The parking spaces are proposed to be located behind the two new greenhouses. A loading dock with approximately 1,551 sq. ft. of truck parking (25' x 60') area for loading and unloading purposes, would also be provided adjacent to the warehouse.

(d, e) *Less than significant impact* The proposed project would not create the need for added or expanded transit service or cause a noticeable change in the established movement patterns of traffic that could cause secondary effects on area roadways such as alternative routing and associated changes in roadways and intersection volumes, pedestrian safety, etc. As such, impacts would be less than significant. The proposed project would not affect transit systems or waterborne, air or rail traffic given the project's nature and its proposed location.

(f, g) *Less than significant impact* The Transportation Division of the Public Works Department has reviewed the proposed project and has determined that the proposed project would not cause a hazard to motorists, bicyclists, or pedestrians and would provide adequate access. The proposed driveway would be constructed to Fire Department standards to ensure adequate safety as required by the Fire Department's condition letter. Under the current development plan for the project, ingress and egress from the project site would be provided by an existing driveway accessed directly off Harvest Road. Adequate site distance

currently exists at all intersections in the vicinity of the proposed project, including the northbound Hwy 101 off-ramp intersection with the frontage road. The site distance for the newly paved access road would also be adequate. The access road would provide adequate ingress and egress of the parcel. Finally, Fire has required that all roadway plans shall be submitted for their review and approval prior to issuance of Zoning Clearance Permits. Adherence to these requirements would ensure safe access and safe vehicular movement, therefore project related impacts would be less than significant.

(h) Less than significant impact. As indicated in the project traffic numbers, the project would not generate more than the 500 ADT (weekday) and but would exceed the 50 PHT required to be considered an impact to the Congestion Management Plan. Because operations are at a Level of Service A at Highway 101 and the project generates less than 100 PHT it is consistent with the CMP and Impacts would be less than significant. (see 2003 SBCAG)

Cumulative Impacts:

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

The County of Santa Barbara's cumulative impact thresholds are determined based on increases in V/C ratios which are calculated for signalized intersections. However, the level of service for an un-signalized intersection is determined by the computed or measured control delay and not V/C ratios. Based on consultation with County Public Works staff, for purposes of determining cumulative impacts for the un-signalized study intersection, the same traffic thresholds shown above were used.

The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the Congestion Management Program (CMP) roadway system. As stipulated in the CMP, local agencies must ensure that any scope of analysis performed in an environmental review process required under CEQA include an assessment of project related impacts on the CMP system if total trip generation exceeds 50 peak hour or daily trips. Because operations are at a Level of Service A at Highway 101 and the project generates less than 100 PHT it is consistent with the CMP and impacts would be less than significant. (see 2003 SBCAG)

Mitigation and Residual Impact: No mitigation is required since the proposed project would result in adverse but less than significant impacts on transportation/circulation. Residual impacts would be less than significant.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?		X			
c. Change in the amount of surface water in any water body?			X		

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

Water Resources Thresholds

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

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

Water Quality Thresholds:

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;

- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses⁴ of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion:

(a, e-f) Less than significant impact. The project site is directly adjacent to the southern bank of San Antonio Creek. Portions of the project site are designated as both a floodway and floodplain. The County's Flood Control Department has reviewed the proposed project and has identified their conditions in their memorandum dated ~~January 10, 2008~~ June 4, 2009. These conditions include: drainage and grading study, improvement plans that show finished floor for habitable work areas, and compliance with Flood Controls standard conditions. The existing and proposed greenhouses are constructed with metal poles for the skeleton of the structure and covered with a black mesh material on the exterior. Some of the floor areas are concrete for walking through the structures, while the floor below the orchids remains native soils to allow for drainage of water either by mechanically watering or runoff from the rain. During a heavy rain the roof area is opened to allow for drainage of the rain water onto the plants. The roof areas are also open during warm weather. As previously mentioned San Antonio Creek traverses the northern edge of the project site and as a result the 100-year flood plain extends into the northern portion of the project site. The 100-year flood Zone A is at an elevation between 615 and 627 feet above mean sea level. The proposed structural development would be located on the southern portion of the property, which lies above this flood plain elevation. ~~There are, however, portions of the proposed parking facilities which fall below the predicted flood elevation.~~ The Flood Control District has preliminarily reviewed the proposed project and has required that the elevation of all existing and proposed habitable work areas be a minimum of 2 feet above existing grade. ~~Therefore, all proposed structures have a minimum finished floor elevation between 608 feet above sea level.~~ With the incorporation of these aforementioned mitigation measures, project related impacts would be less than significant.

With the application of these aforementioned measures, no significant flooding hazards or impacts to natural water bodies are expected to result from the project.

(b-d) Less than significant impact with mitigation. The proposed project includes the development of three new stormwater retention basins capable of ~~retaining~~ mitigating the project generated runoff resulting from a

⁴ Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

~~25-year storm event~~ the required design storms. However, construction activities such as grading could also potentially create temporary runoff and erosion problems. Application of standard County grading, erosion, and drainage-control measures (mitigation listed previously in Section 4.8) would ensure that no significant increase of erosion or storm water runoff would occur. The proposed area of development of the greenhouse, warehouse and office buildings, the parking lot, landscaping, and wastewater treatment pond is located approximately 1,320 feet south of San Antonio Creek, which runs along the northerly property line. With the incorporation of the aforementioned mitigation measures, project related impacts would be less than significant.

(g-k) Less than significant impact. The proposed project includes the development of greenhouses, warehouse/office structure as well as the legalization of an existing orchid growing operation. The total expansion and operation of the orchid growing operations, existing employee housing, office use and landscaping is expected to result in a 54.62 acre-feet per year rate of water consumption. The project site area is currently, and has historically been in agricultural (row crops, flower seeds and irrigated pasture) production, up until the recent sale (2004) of the property. Water is currently provided to the project parcel, and project site area via an existing private water well. The County's Environmental Thresholds and Guidelines Manual states that row crops/flower seeds are expected to use 2.38 acre feet per year/acre which is an average of those particular categories. Using this methodology, the historic water usage on the 50 acre project site area was estimated to be 107 acre feet per year ($2.38 \text{ AFY} \times 50 \text{ acres} = 107 \text{ AFY}$) over a 10 year period with one fallow year. Although the estimated water usage for the proposed project is greater than the 23 AFY threshold of significance for the San Antonio Groundwater Basin, the 54.62 AFY is approximately 53 AFY (50%) less than the baseline water usage that had previously occurred on the project site (baseline), and the proposed project would therefore result in a net decrease in water usage. The proposed project is not expected to alter the direction or rate of flow of groundwater, or change the quantity of groundwater or interfere in recharge. Based on staff consultation with Dennis Gibbs, Hydrologist, Public Works Water Agency, the impact to recharge would be minimal as most recharge in this area come from stream seepage. As proposed, the project would not result in an increase in existing overdraft or an over commitment of any groundwater basin, or a substantial reduction in public water supplies.

(l) Less than significant with mitigation. The proposed project includes a total of approximately 365,575 sq. ft. (8.3 acres) of paving in the form of parking, roads, and walkways and almost 35 acres of building coverage. Three detention ponds and bioswale are proposed to address runoff concerns. The size of the detention basins are as follows: Drainage Basin A: 7.41 acre-feet capacity, Drainage Basin B: 1.62 acre-feet capacity, Drainage Basin C: 1.79 acre-feet capacity. The application of Best Management Practices could result in reductions in the amount of project-generated stormwater, and will be included with the project at the time of grading and construction through Project Cleanwater. The proposed project would be unlikely to produce any significant stormwater pollutants. The agricultural-use of chemicals, such as pesticides and fertilizers, could potentially result in the release of waterborne pollutants; however, this agricultural application is already allowed under the current zone district (AG-II-100) and is considered an existing condition of the subject property. In addition the safe and legal use of the application of pesticides is regulated by the Agricultural Commissioner's Office. Fertilizer use is not regulated by that office. Mitigation measures requiring the incorporation of Best Management Practices (BMP) and requiring the use of pervious surfacing in the project design has been included to reduce the potential of stormwater pollution entering San Antonio Creek to less than significant levels. Therefore, the presence and use of such chemicals on the project site is not considered an impact directly produced by the approval of the proposed project.

Mitigation and Residual Impact: With implementation of the mitigation measures indicated below, impacts to water resources would be less than significant. Residual impacts would be less than significant.

19. Wat-12 A permanent biofiltration system shall be constructed to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain

gardens, and shall be designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofilter system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants including fertilizers and chemicals used for orchid cultivation. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **Plan Requirements and Timing:** The applicant shall include the biofilter design, including the plant palette and the source of plant material, on the grading and drainage and landscape plans, and depict it graphically. The applicant shall submit a maintenance plan for the biofilter system to P&D for review and approval. A performance security will be required to ensure installation and long-term maintenance, including maintenance inspections at least once/year. Long-term maintenance and proof of inspections shall be the responsibility of the landowner. Maintenance requirements shall be specified in the in a maintenance program submitted by the landowner of the commercial/industrial site 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 approval of a Zoning Clearance Permit. Biofilter 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. **Monitoring:** Planning and Development shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D approval. The landowner shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

20. To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans and shall constitute a minimum of 20% of the total paved area. The plans shall be submitted to P&D for review prior to approval of a Zoning Clearance Permit. **Monitoring:** P&D shall site inspect for installation.
21. The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as oil/water separators, sand filters, landscaped areas for infiltration, basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from 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. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site, building and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance permits. **Monitoring:** P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by the County upon request.
22. The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to approval of a Zoning Clearance Permit, the applicant

shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities. **Monitoring:** The County shall review the documentation prior to approval of Zoning Clearance Permit. The County shall site inspect during construction for compliance with the SWPPP.

23. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to approval of zoning Clearance Permit. The washout area(s) shall be in place and maintained throughout construction. **Monitoring:** P&D staff shall check plans prior to approval of Zoning Clearance Permits and compliance staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area(s).
24. **Wat-14:** To allow for infiltration and treatment, drainage shall be directed to a basin or bioswale. A registered civil engineer or other qualified professional shall design the bioretention filter in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. **Plan Requirements and Timing:** Bioretention design, including the selected plant material, 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 the CC&Rs or 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 approval of Zoning Clearance Permits. Bioretention 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. **Monitoring:** Planning and Development shall site inspect for installation of the bioretention facility and periodically thereafter to ensure long-term maintenance. The landowner shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

Mitigation and Residual Impact:

The proposed project would have less than significant impacts with the application of mitigation measures previously identified in Section 4.8 of this document. (Class II). Residual impacts would be less than significant.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

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

5.2 Comprehensive Plan

<input checked="" type="checkbox"/>	Seismic Safety/Safety Element	<input type="checkbox"/>	Conservation Element
<input checked="" type="checkbox"/>	Open Space Element	<input checked="" type="checkbox"/>	Noise Element
<input type="checkbox"/>	Coastal Plan and Maps	<input checked="" type="checkbox"/>	Circulation Element
<input checked="" type="checkbox"/>	ERME	<input type="checkbox"/>	

5.3 Other Sources

<input checked="" type="checkbox"/>	Field work	<input checked="" type="checkbox"/>	Ag Preserve maps
<input checked="" type="checkbox"/>	Calculations	<input checked="" type="checkbox"/>	Flood Control maps
<input checked="" type="checkbox"/>	Project plans	<input checked="" type="checkbox"/>	Other technical references (reports, survey, etc.)
<input checked="" type="checkbox"/>	Traffic studies	<input checked="" type="checkbox"/>	Planning files, maps, reports
<input checked="" type="checkbox"/>	Records	<input checked="" type="checkbox"/>	Zoning maps
<input checked="" type="checkbox"/>	Grading plans	<input checked="" type="checkbox"/>	Soils maps/reports
<input checked="" type="checkbox"/>	Elevation, architectural renderings	<input type="checkbox"/>	Plant maps
<input type="checkbox"/>	Published geological map/reports	<input checked="" type="checkbox"/>	Archaeological maps and reports
<input type="checkbox"/>	Topographical maps	<input type="checkbox"/>	Other
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

The proposed project does not have potential impacts that cannot be feasibly mitigated to less than significant levels.

- I. Project-Specific Impacts which are of unavoidable significance levels (Class I): None
- II. Project-Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire, Geologic Processes, Hazardous Materials / Risk of Upset, Land Use, Noise, Transportation / Circulation, Water Resources/Flooding.
- III. No potentially significant adverse cumulative impacts have been identified.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)		X			
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?			X		

Compliance with required mitigation measures and the project's 50 foot setback from San Antonio Creek would avoid significant impacts to the biological resources associated with the riparian corridor. Flood hazard impacts would be mitigated by requiring that the finished floors of all habitable work areas be a minimum of 2 feet above existing grade ~~the 100-year flood elevation~~. The project's effects on air quality, traffic, water, and public services would be below adopted thresholds of significance.

8.0 PROJECT ALTERNATIVES

N/A

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

Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The AG-II-100 zoning of the site allows for the uses proposed.

Comprehensive Plan

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County's Comprehensive Plan. This analysis will be provided in the forthcoming Staff report. The following policies will be addressed among others:

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

10.0 RECOMMENDATION BY P&D STAFF

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

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

Potentially significant unavoidable adverse impact areas:

With Public Hearing Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Florence Trotter-Cadena DATE: August 10, 2009

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

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

SIGNATURE: *[Signature]*
 SIGNATURE: *[Signature]*
 SIGNATURE: *[Signature]*
 SIGNATURE: _____

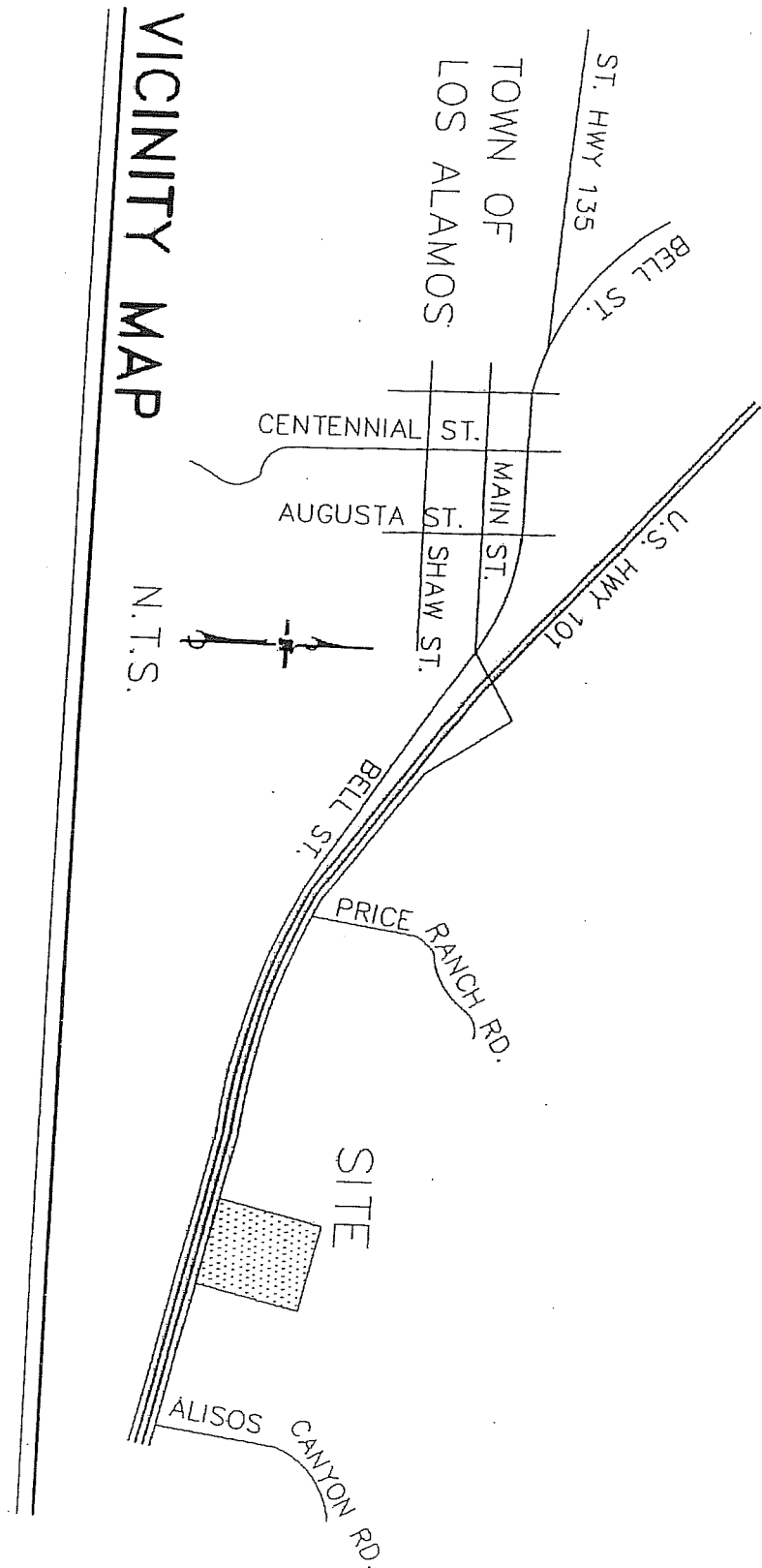
INITIAL STUDY DATE: 8.12.09
 NEGATIVE DECLARATION DATE: 8.25.09
 REVISION DATE: 10.01.09
 FINAL NEGATIVE DECLARATION DATE: _____

12.0 ATTACHMENTS

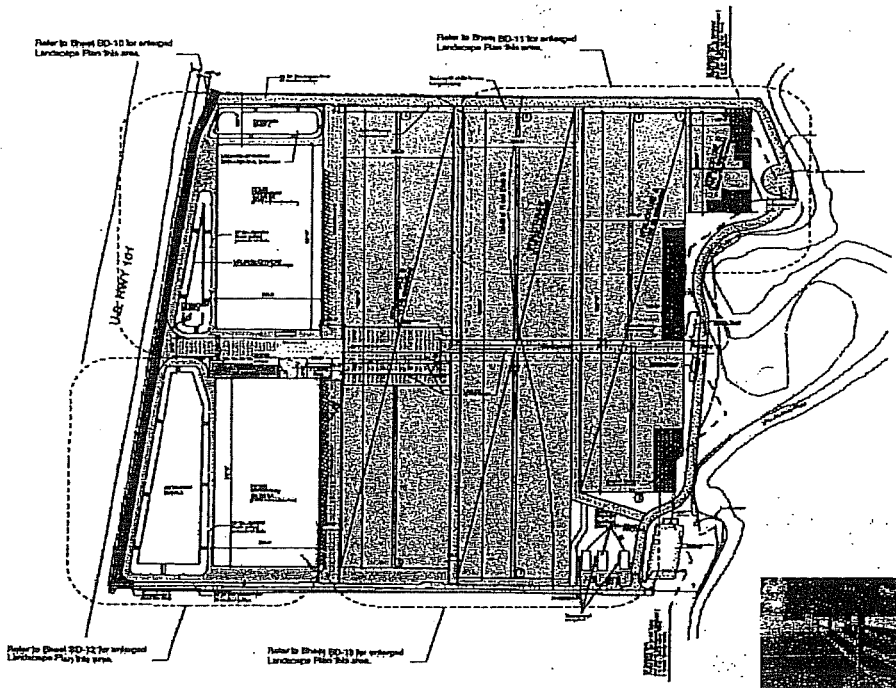
- A. Vicinity Map
- B. Site Plan
- C. Floor Plan/Elevations
- D. Landscape Plan

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ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLAN



ILLUSTRATIVE SITE PLAN

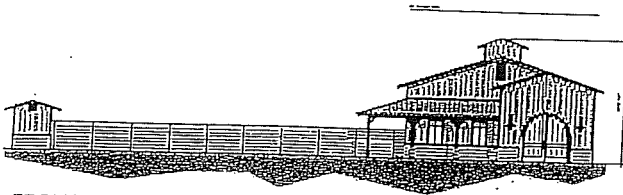


Aerial Photo

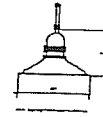
- Recycling Bin Material List**
- Plastic Pallets
 - Cardboard
 - Styrofoam
 - Wood Pallets
 - Other

 Trash Enclosure	<p>Barrack Architects & Inc. • Architecture • Planning 1000 Contra Costa, Suite 300, CA 94534 925.773.9277</p> <p>CHISAN NURSERY INC. Highway 101 Los Altos, CA</p> <p>David M. Barrack Professional Engineer State of California License No. 10032 Mechanical</p>
 Trash / Recycle Enclosure	
 Trash Enclosure	
 Trash Enclosure	
 Loading Dock/Ramp	<p>Sheet Number</p> <p>SD-2</p>

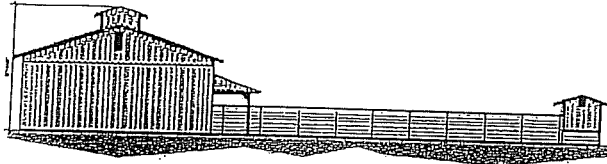
ATTACHMENT C: ELEVATIONS



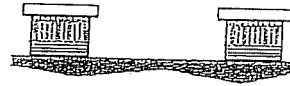
FRONT ELEVATION (HWY 101 VIEW)
 SCALE: 1/8"=1'-0"



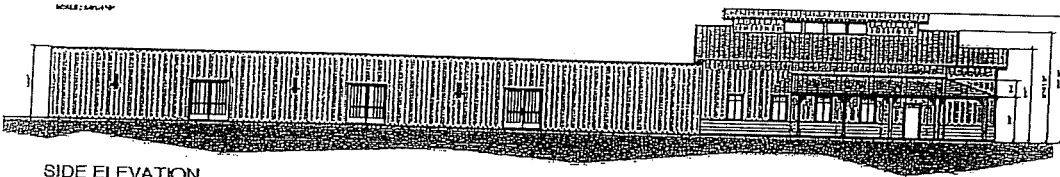
DETAIL-LIGHT FIXTURE



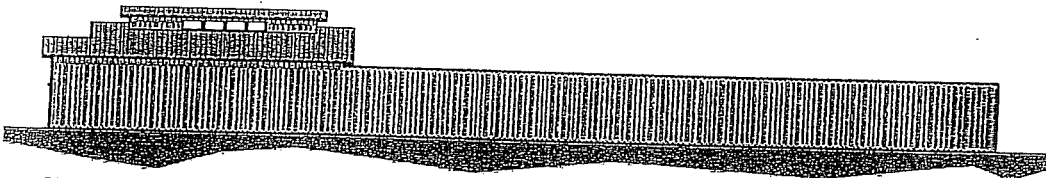
REAR ELEVATION
 SCALE: 1/8"=1'-0"



SIDE ELEVATIONS
 SCALE: 1/8"=1'-0"



SIDE ELEVATION
 SCALE: 1/8"=1'-0"



SIDE ELEVATION
 SCALE: 1/8"=1'-0"

Lamick
 ARCHITECTS, INC.
 - Architecture
 - Planning
 1000 Oaks Road,
 Shell Beach, CA
 92582
 (949) 753-8577

CHISAN
 ORCHIDS
 NURSERY,
 INC.
 Highway 101
 Los Alamitos, CA



Project Name: CHISAN ORCHIDS NURSERY
 Project No.: 07DVP-00000-00035
 Date: 09/28/09
 Scale: 1/8"=1'-0"
 Drawing No.: SD-3

Sheet Contents
 SD-3

Sheet Number
 SD-3

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 ARCHITECTS, INC.
 - Architecture
 - Planning
 1000 Oaks Road,
 Shell Beach, CA
 92582
 (949) 753-8577

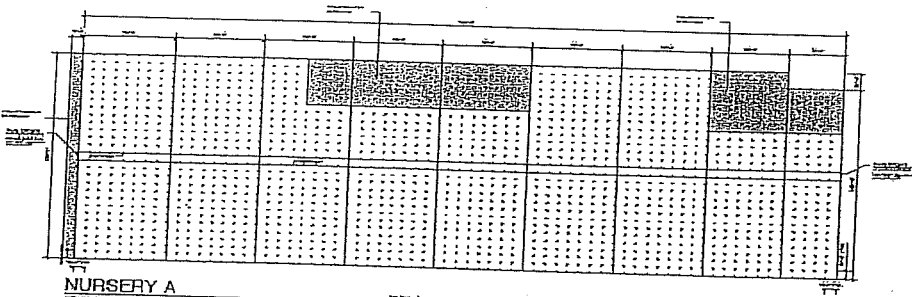
CHISAN
 ORCHIDS
 NURSERY,
 INC.
 Highway 101
 Los Alamitos, CA



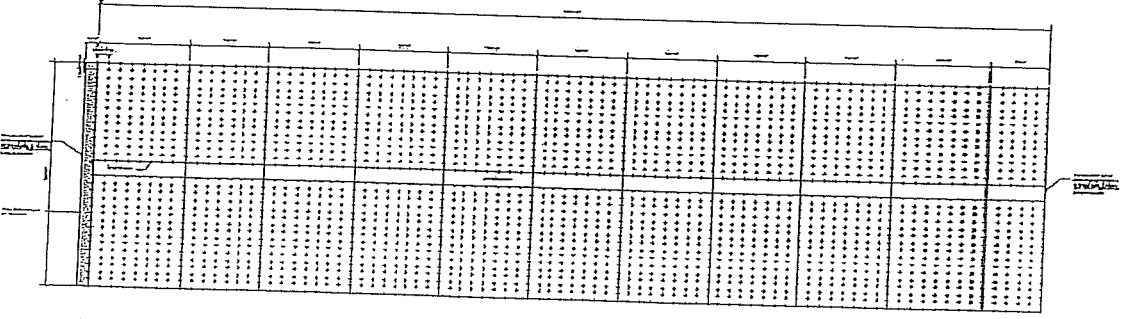
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 Project No.: 07DVP-00000-00035
 Date: 09/28/09
 Scale: 1/8"=1'-0"
 Drawing No.: SD-4

Sheet Contents
 SD-4

Sheet Number
 SD-4



NURSERY A



NURSERY B

Larrick
Architects, Inc.
- Architecture
- Planning
300 Ocean Avenue
Redwood City, CA
94063
(650) 734-8877

CHISAN
ORCHIDS
NURSERY,
INC.
Highway 101
Los Altos, CA



Project Name	Chisan Orchids Nursery
Project Number	SD-5
Client	Chisan Orchids Nursery, Inc.
Site Address	Highway 101, Los Altos, CA
Scale	As Shown
Date	September 28, 2009
Drawn	[Name]
Checked	[Name]
Approved	[Name]

Sheet Number
SD-5

Larrick
Architects, Inc.
- Architecture
- Planning
300 Ocean Avenue
Redwood City, CA
94063
(650) 734-8877

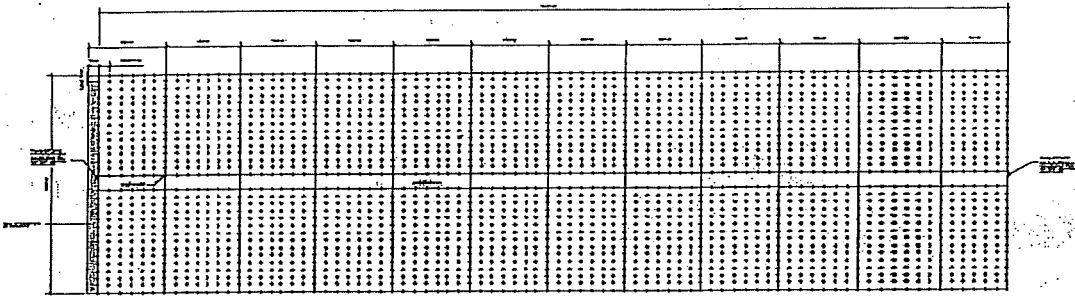
CHISAN
ORCHIDS
NURSERY,
INC.
Highway 101
Los Altos, CA



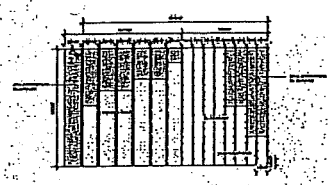
Project Name	Chisan Orchids Nursery
Project Number	SD-5
Client	Chisan Orchids Nursery, Inc.
Site Address	Highway 101, Los Altos, CA
Scale	As Shown
Date	September 28, 2009
Drawn	[Name]
Checked	[Name]
Approved	[Name]

Sheet Number
SD-5

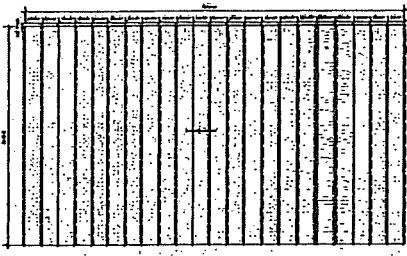
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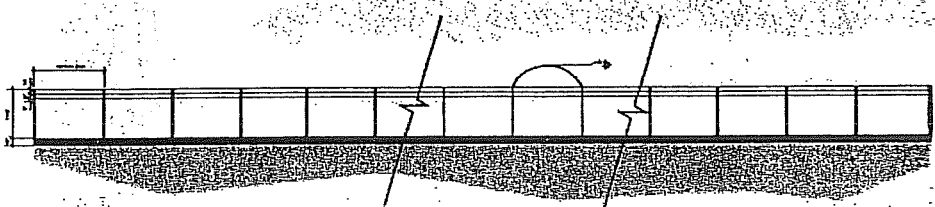
NURSERY C



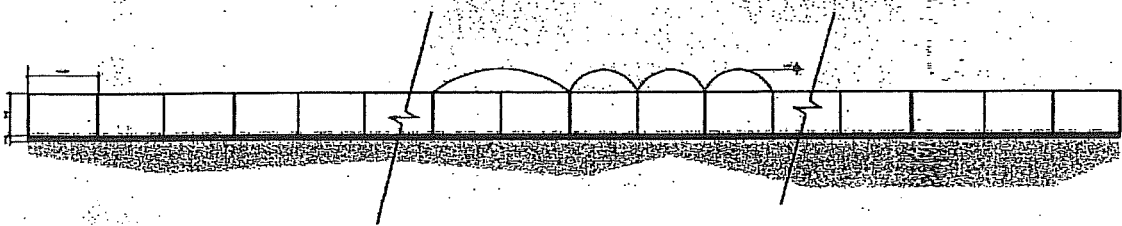
NURSERY D



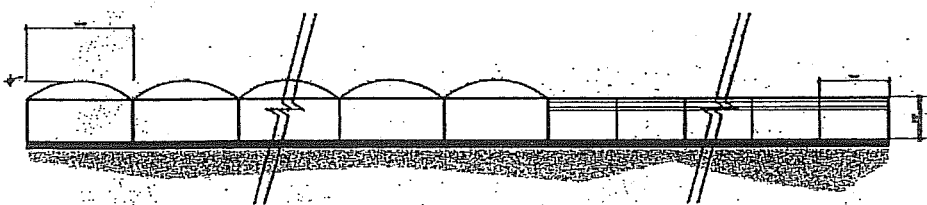
FUTURE NURSERY



NURSERY A&B ELEVATIONS

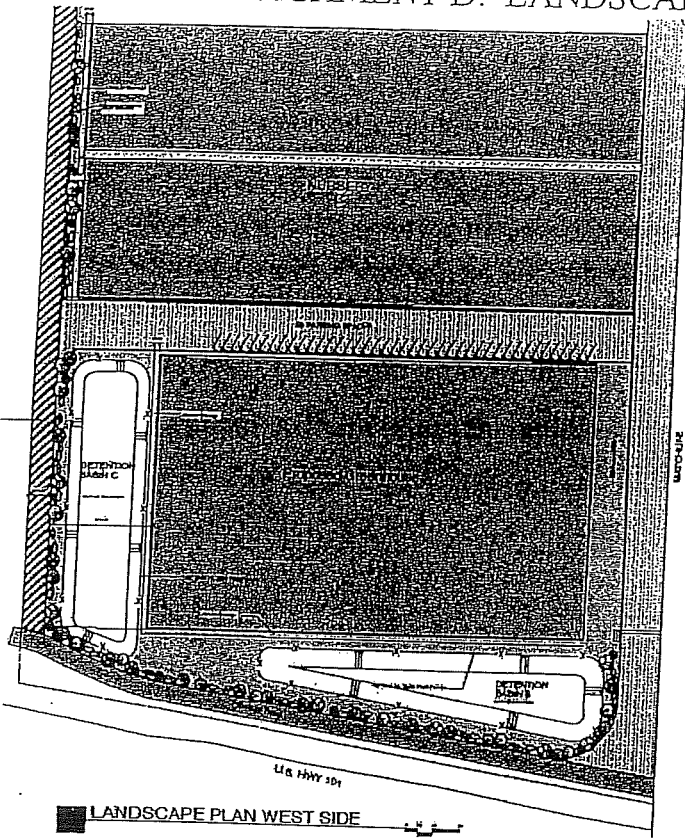


NURSERY C ELEVATIONS



NURSERY D ELEVATIONS

ATTACHMENT D: LANDSCAPE PLANS



LANDSCAPE PLAN WEST SIDE

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BRIDGEMAN
 CONSULTANTS, INC.
 - Architecture
 - Planning
 3000 Chaco Avenue
 Redwood City, CA
 94061
 650.774.8800

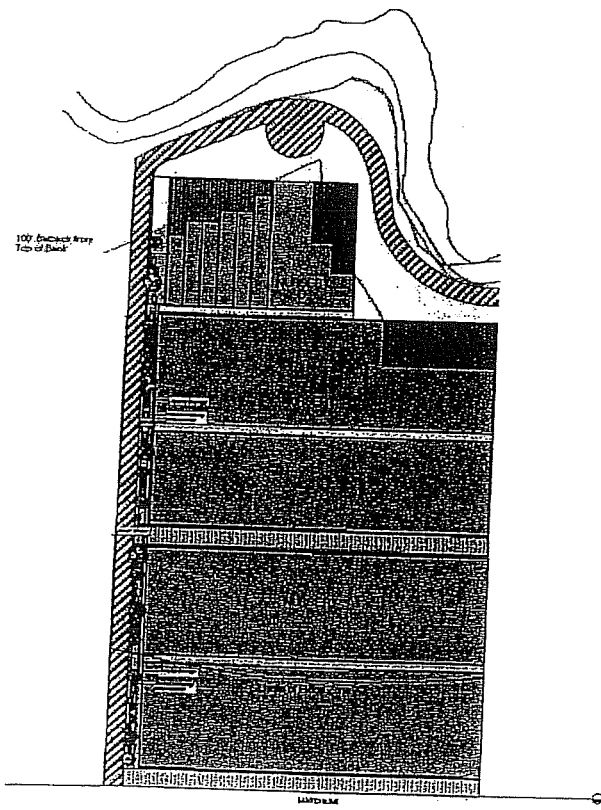
CHISAN NURSERY, INC.
 Highway 701
 Los Amigos, CA

SD-8

Sheet Contents

LANDSCAPE PLAN

Sheet Number



LANDSCAPE PLAN WEST SIDE

TYPE	PLANT	SIZE	QUANTITY
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BRIDGEMAN
 CONSULTANTS, INC.
 - Architecture
 - Planning
 3000 Chaco Avenue
 Redwood City, CA
 94061
 650.774.8800

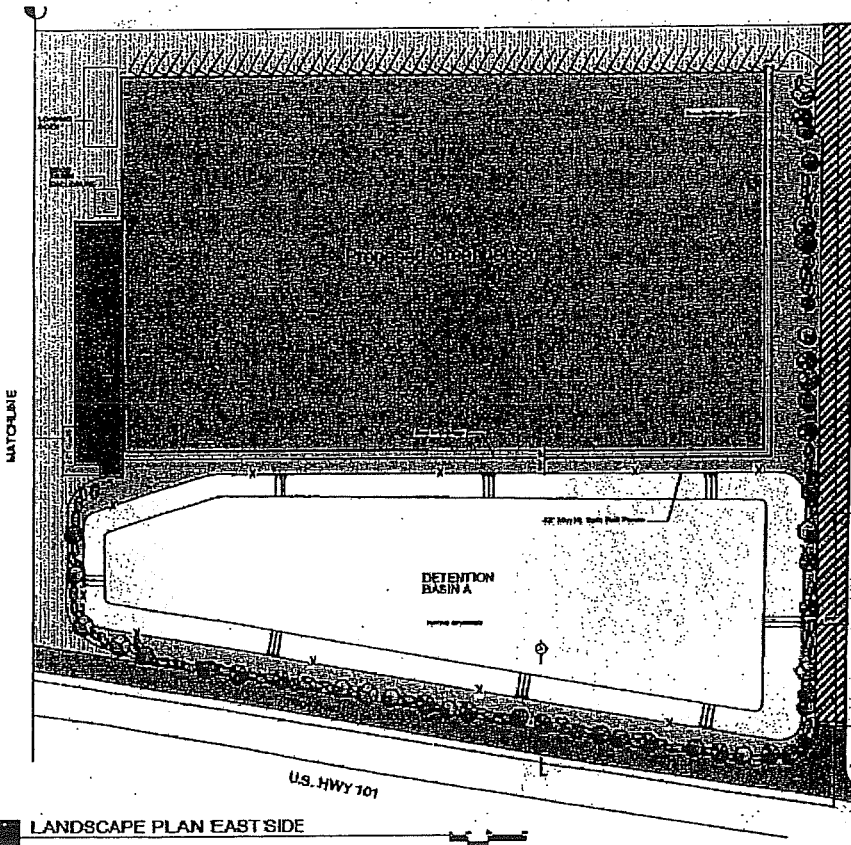
CHISAN NURSERY, INC.
 Highway 701
 Los Amigos, CA

SD-8

Sheet Contents

LANDSCAPE PLAN

Sheet Number



TYPE OF VEGETATION PLANT	PLANTING SIZE	QUANTITY
Tree		
Shrub		
Grass		
Groundcover		
Palms		
Other		

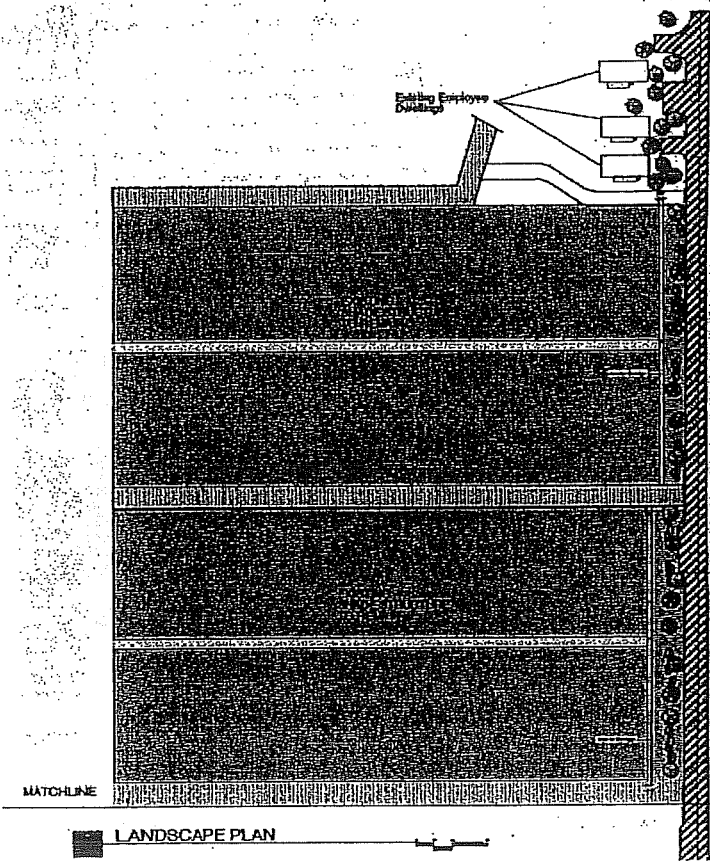


TYPE OF VEGETATION PLANT	PLANTING SIZE	QUANTITY
Tree		
Shrub		
Grass		
Groundcover		
Palms		
Other		

Larriick
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CHISAN
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NURSERY, INC.
 Highway 101
 Los Angeles, CA

SD-10



TYPE OF VEGETATION PLANT	PLANTING SIZE	QUANTITY
Tree		
Shrub		
Grass		
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Palms		
Other		

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 530.773.8277

CHISAN
CONCRETE
NURSERY, INC.
 Highway 101
 Los Angeles, CA

SD-11

ATTACHMENT C: CONDITIONS OF APPROVAL

PROJECT SPECIFIC CONDITIONS

Case No.: 07DVP-00000-00035

Project Name: Chisan Nursery Final Development Plan

Project Address: 9676 Harvest Road, Los Alamos, CA, 93440

APN: 133-130-009

I. PROJECT DESCRIPTION

1. The Final Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit # 1 dated October 21, 2009, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The development plan proposes the construction of a warehouse/office building of approximately 8,000 square feet and two proposed greenhouses totaling approximately 296,475 square feet (144,550 square feet and 151,925 square feet). The project also includes the legalization of four existing unpermitted greenhouses totaling approximately 1,079,917 square feet (368,359 square feet, 378,376 square feet, 285,912 square feet and 47,270 square feet) for a total of 1,384,392 square feet of greenhouse development onsite to be used for the cultivation of orchids. The proposed project also includes the legalization of three decks/porches of 132 square feet for a total of 396 square feet, two 60 square feet storage shed attached to the modular units for a total of 120 square feet, a potting shed of 1,440 square feet, a pump house of 147 square feet, an addition to the existing 725 square foot storage shed of 475 square feet and a storage building of 3,564 square feet. The project also includes a loading dock, three detention basin, and roadway improvements. The proposed project will be for wholesale use only and not open to the public. The following structures currently exist on the parcel: unpermitted greenhouses, and three permitted employee dwelling trailers with unpermitted porches and sheds and a 1,200 square foot storage building. The proposed project will require less than 50 cubic yards of cut and fill. The project would employ 25-50 full-time workers. Truck trips range from 4-7 trips per week during peak production and less than 2 trips per week during off season production. Hours of operation would be from 8-5, M-F and Saturday 8-12 during peak season and 7-4, M-F and Saturday 8-12 during off season.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and

the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the conditions of approval hereto. All plans submitted for review and approval shall be implemented as approved.

II. MITIGATION MEASURES from NEGATIVE DECLARATION 09NGD-00000-00012

Aesthetics/Visual

2. The design, scale, and character of the project architecture shall be made as compatible as possible with surrounding development. **Plan Requirement/Timing:** The applicant shall submit architectural drawings of the project for review and approval by the Central Board of Architectural Review prior to approval of Zoning Clearance Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Central Board of Architectural Review plan filing.

Monitoring: P&D shall review prior to zoning clearance approval.

3. **Aest-6:** Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of the proposed greenhouse and warehouse/office. **Plan Requirement:** Materials and colors shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance.

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

4. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to Zoning Clearance Permit approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D and the Central Board of Architectural Review (CBAR) for final review and approval. The CBAR shall review the final landscaping plan at the time of their final review of the nursery/greenhouse facility (i.e., both shall be reviewed and approved together). Prior to occupancy clearance, landscape and irrigation shall be installed.

Monitoring: Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

5. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be fully shielded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Light trespass and glare shall be reduced to the maximum extent feasible through directional lighting methods. Any externally illuminated signs or building identification shall use top mounted light fixtures which shine downward and are fully shielded. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR. The Lighting Plan shall also specify lamp or bulb type, wattage, and shielding.

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

Air Quality

6. AQ-1: If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
- seeding and watering to re-vegetate graded areas; and/or
 - spreading of soil binders; and/or
 - any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans. **Timing:** Plans are required prior to Zoning Clearance issuance.

Monitoring: Grading Inspector shall perform periodic site inspections.

7. AQ-2: Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
- During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans.
Timing: Condition shall be adhered to throughout all grading and construction periods.

Monitoring: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

Biological

8. **Bio-7:** No alteration of the channel or bank of San Antonio Creek shall be permitted until the Department of Fish and Game has been contacted to determine if the drainage falls under its jurisdiction. **Plan Requirement/Timing:** Prior to approval of a Zoning Clearance Permit, the applicant must receive all necessary permits from California Department of Fish and Game to allow the discharge of drainage into San Antonio Creek.

Monitoring: A copy of the permit shall be submitted to P & D.

Cultural Resources

9. **CulRes-9:** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

Monitoring: P&D shall check plans prior to approval of Zoning Clearance Permits and shall spot check in the field.

Fire

10. The project shall comply with the Fire Department condition letter dated September 25, 2008 regarding: access standards, fire hydrant installation, on-site fire extinguishers, automatic fire sprinkler systems, building address identification, hazardous materials storage and payment of fire mitigation fees. **Plan Requirements/Timing:** All components of the Fire Department condition letter shall be completed when indicated in the letter.

Monitoring: A site inspection shall be conducted by the Fire Department and P&D compliance staff prior to occupancy clearance.

Geologic Processes

11. **Geo-1:** A grading and erosion control plan shall be designed to minimize erosion and shall include the following:

- a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
- b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Zoning Clearance Permits. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance.

Monitoring: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

12. Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to issuance of a Zoning Clearance Permits, a drainage plan shall be submitted to P&D, the Water Resources Division, Project Clean Water, and Flood Control for review and approval. The plan shall include the location(s) and dimensions of all proposed bioswales and pipelines **Timing:** The components of the drainage plan shall be approved prior to issuance of a Zoning Clearance Permits. All drainage features shown on the plans shall be installed and approved by P&D.

Monitoring: P&D shall site inspect during grading.

13. **Geo-5:** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

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

Hazardous Materials/Risk of Upset

14. The final design for the hazardous materials storage area where fertilizers, pesticides, herbicides, fungicides, and all other chemicals used onsite shall be reviewed and approved by the County Fire Department, Protection Services Division. **Plan Requirements:** Prior to zoning clearance approval for any phase of the proposed project, the applicant shall submit detailed building plans for the proposed hazardous materials storage area to P&D and the Fire Department, Protective Services Division for review and approval. **Timing:** The hazardous materials building shall be constructed and approved for occupancy prior to final inspection for the first phase of any structural development onsite.

Monitoring: The Fire Department shall site inspect prior to final inspection for the proposed hazmat storage area.

15. The applicant shall prepare a Hazardous Materials Business Plan (HMBP) for the storage and use of hazardous materials onsite for review and approval by the Protective Services Division of the County Fire Department. Said plan shall be implemented immediately upon Fire Department approval. **Plan Requirements/Timing:** Prior to zoning clearance issuance 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: The Fire Department shall monitor implementation of the approved HMBP.

Land Use

16. **Lands-1:** Drought tolerant natives and/or Mediterranean type landscape screening shall be planted on the shoulders adjacent to driveways. The vegetation shall be staggered from the road to blend with natural habitats and to screen the effects of grading and paving. **Plan Requirements/Timing:** Prior to zoning clearance approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain landscaping for the life of the project. The applicant shall also submit three copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscaping and irrigation shall be installed.

Monitoring: Prior to occupancy clearance Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature.

17. **Lands-3:** Landscaping with low water-use plants, shrubs and trees shall be provided to screen the entire site and soften the view of the existing and proposed structures including

the farm employee dwellings. **Plan Requirements/Timing:** Prior to zoning clearance approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain landscaping for the life of the project. The applicant shall also submit three copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscaping and irrigation shall be installed.

Monitoring: Permit Compliance shall inspect installation prior to occupancy clearance and shall inspect maintenance once per year during the maintenance period.

Noise

18. **Noise-2:** Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

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

Water Resources/Flooding

19. **Wat-12:** A permanent biofiltration system shall be constructed to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofilter system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants including fertilizers and chemicals used for orchid cultivation. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **Plan Requirements/Timing:** The applicant shall include the biofilter design, including the plant palette and the source of plant material, on the grading and drainage and landscape plans, and depict it graphically. The applicant shall submit a maintenance plan for the biofilter system to P&D for review and approval. A performance security will be required to ensure installation and long-term maintenance, including maintenance inspections at least once/year. Long-term maintenance and proof of inspections shall be the responsibility of the landowner. Maintenance requirements shall be specified in the in a

maintenance program submitted by the landowner of the commercial/industrial site 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 approval of a Zoning Clearance Permit. Biofilter 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.

Monitoring: Planning and Development shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D approval. The landowner shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

20. **Wat-15:** To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements/Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans and shall constitute a minimum of 20% of the total paved area. The plans shall be submitted to P&D for review prior to approval of a Zoning Clearance Permit.

Monitoring: P&D shall site inspect for installation.

21. **Wat-22:** The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as oil/water separators, sand filters, landscaped areas for infiltration, basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from 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. **Plan Requirements/Timing:** The location and type of BMP shall be shown on the site, building and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance permits.

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

22. The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements/Timing:** Prior to approval of a Zoning Clearance Permit, the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D.

A copy of the SWPPP must be maintained on the project site during grading and construction activities.

Monitoring: The County shall review the documentation prior to approval of Zoning Clearance Permit. The County shall site inspect during construction for compliance with the SWPPP.

23. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.

Plan Requirements: The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans.

Timing: The wash off area shall be designated on all plans prior to approval of Zoning Clearance Permits. The washout area(s) shall be in place and maintained throughout construction.

Monitoring: P&D staff shall check plans prior to approval of Zoning Clearance Permits and compliance staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area(s).

24. **Wat-14:** To allow for infiltration and treatment, drainage shall be directed to a bioretention filter. A registered civil engineer or other qualified professional shall design the bioretention filter in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. **Plan Requirements/Timing:** Bioretention design, including the selected plant material, 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 the CC&Rs or 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 approval of Zoning Clearance Permits. Bioretention 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.

Monitoring: Planning and Development shall site inspect for installation of the bioretention facility and periodically thereafter to ensure long-term maintenance. The landowner shall be responsible for maintenance inspections at least once/year for the life

of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

II. PROJECT SPECIFIC CONDITIONS

25. The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:

- a. Provision of space and bins for storage of recyclable materials within the project site.
- b. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).

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

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

27. Prior to issuance of Zoning Clearances, the applicant shall have obtained final by the Central Board of Architectural Review for the landscape-irrigation plan. Landscaping and irrigation shall be installed and permanently maintained in accordance with this plan, and shall be water conserving in nature.

28. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval 07BAR-00000-00350. **Plan Requirement/Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Central Board of Architectural Review prior to issuance of Zoning Clearance Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

29. A trash storage area shall be installed which is architecturally compatible with the project design. The storage area shall be enclosed with a solid wall of sufficient height to screen

the area and shall include a solid gate. The trash storage area shall be maintained in good repair. **Plan Requirement:** Location and design of trash storage area shall be denoted on project plans. **Timing:** Trash storage area shall be installed prior to occupancy clearance.

30. The applicant shall provide Planning and Development with a check payable to the "County of Santa Barbara" within 10 days of project approval as required by California Fish & Game Code Section 711.4 for that Department's review of the Mitigated Negative Declaration associated with the project.

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

a. Installation of landscaping and irrigation with timers prior to occupancy clearance.

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

32. Landscaping shall be maintained for the life of the project.

III. DEVELOPMENT PLAN CONDITIONS

33. Approval of the Final Development Plan shall expire five (5) years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.

34. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit 1, dated **October 21, 2009**. Substantial conformity shall be determined by the Director of P&D.

circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of approval of a Zoning Clearance Permit.

37. The applicant shall obtain final approval from the Board of Architectural Review (BAR) prior to approval of a Zoning Clearance Permit.

IV. COUNTY RULES, REGULATIONS AND LEGAL REQUIREMENTS

38. **Compliance is required with Departmental letters as follows:**

- a. County Fire Department letter dated June 2, 2009.
- b. APCD letter dated June 9, 2009.
- c. Environmental Health Services letter dated September 28, 2009.
- d. Public Works, Flood Control letter dated June 4, 2009.
- e. County Parks Department letter dated May 15, 2009 (no conditions).
- f. Public Works, Roads Division letter dated September 29, 2009.
- g. Public Works, Project Clean Water letter dated January 22, 2008.

39. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Zoning Clearance and Building Permits from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development:

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

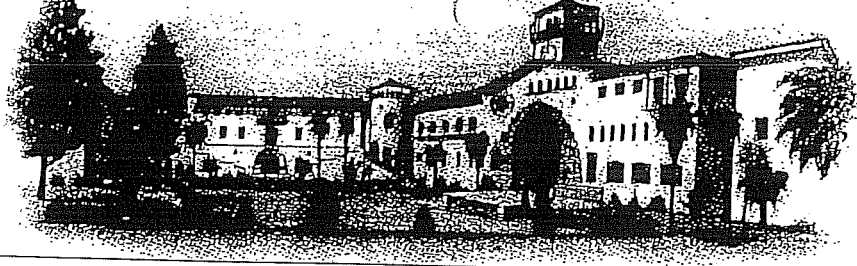
41. **Mitigation Monitoring required:** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the applicant agrees to:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
- b. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
- b. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
- c. Pay fees prior to approval of Land Use Permits\Coastal Development Permits as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.

42. **Signs:** No exterior signs are approved as part of this approval, except those required to properly delineate handicapped parking and handicapped access. Any other exterior signs desired shall require Board of Architectural Review (BAR) approval and a Zoning Clearance Permits issued in accordance with the Santa Barbara County Land Use and Development Code (Article I).
43. **Print and illustrate conditions on plans:** All conditions of approval contained herein shall be printed in their entirety on plans submitted to the Planning and Development Department and reflected in graphic illustrations where appropriate.
44. **Fees Required:** Prior to the issuance of Zoning Clearances, the applicant shall pay all applicable permit processing fees in full.
45. **Change of Use:** Any change of use in the proposed building or structure shall be subject to environmental analysis and appropriate review by the County including building code compliance.
46. **Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Development Plan. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
47. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court

of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.



September 29, 2009

TO: Florence Trotter-Cadena, Planner
Development Review

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

SUBJECT: **Conditions of Approval (3 pages)**
Chisan Nursery Development Plan
07DVP-00000-00035
APN: 133-130-009
Los Alamos

Transportation Mitigation Fees

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 Rural Planning Areas of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$44,978** (86 newly generated PHT's x \$523/PHT). Fees are due prior to land use clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

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

Sight Distance

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

Prior to land use clearance, 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.

Street Sections/Pavement Traffic Index

Prior to land use clearance and/or Tract 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. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.

Encroachment/Excavation 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.

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, prior to issuance of an Encroachment Permit.

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

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

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

Traffic Controls

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.

Prior to land use clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

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

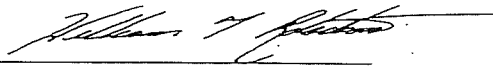
Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

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,



William T. Robertson

9/29/09

Date

cc: 07CUP-00000-00035

Charlie Ebeling, Transportation Manager, County of Santa Barbara, Public Works Department

F:\Group\Transportation\TRAFFIC\Transportation Planning\Development Review\Los Alamos\Chisan Nursery Development Plan 07CUp-Cond.doc



Santa Barbara County Air Pollution Control District

RECEIVED JUN 11 2009 S.B. COUNTY (NORTH) PLANNING & DEVELOPMENT

To: North County Planning & Development Dept.

Attn: Florence Trotter-Cadena, Planner

From: Molly M. Pearson MP

Date: June 9, 2009

Case #: 07DVP-00000-00035; Chisan Nursery Development Plan

APN #: 133-130-009

The Air Pollution Control District (APCD) received additional application materials related to the subject project on May 15, 2009. The project was discussed at the Subdivision/Development Review Committee on June 4, 2009. APCD staff offers the following revised comments, to replace the February 13, 2008 memo that was submitted by Vijaya Jammalamadaka at APCD:

- X Applicant is required to complete the attached "Notification for Renovation and Demolition" form. The completed form should be mailed to the Santa Barbara APCD no later than the date specified in Section I.B.1 of the instructions.
X Standard dust mitigations 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.
X Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

Attachment(s)

cc: Ray Severn, Pennfield & Smith Project File TEA Chron File



Santa Barbara County Air Pollution Control District

301 East Cook Street, Suite L • Santa Maria, CA • 93454 • www.sbapcd.org 805.614.6788 • 805.614.9135 (fax) • 805.714.1259 (cell)

Our Vision Clean Air

Fred White Inspector III, REA

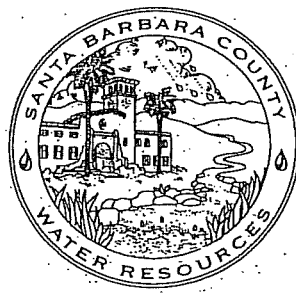
whitef@sbapcd.org



STANDARD DUST CONTROL REQUIREMENTS

The first measure is required for all projects involving earthmoving activities regardless of the project size or duration; the other measures must be implemented as applicable to the project. Proper implementation of all of these measures, as necessary, is assumed to reduce fugitive dust emissions to a level of insignificance and is strongly recommended for all discretionary projects involving earthmoving.

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



RECEIVED

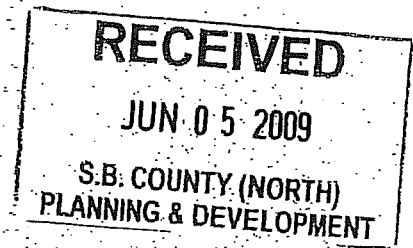
JUN 04 2009

S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control & Water Agency

June 4, 2009

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



Re: 07DVP-00000-00035R; Chisan Nursery Development Plan
APN 133-130-009; Los Alamos

This letter supersedes the previous condition letter for project 07DVP-00000-00035, dated January 10, 2008.

Dear Commissioners:

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

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated November 2007 (www.countyofsb.org/pwd/water/downloads/StdCond_PlnApproval.pdf).
- 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.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval. Said plans and study shall include, but not be limited to the following:
 - i. A detention basin designed such that the post-development peak discharge rate does not exceed the pre-development rate in all return period events up to and including the 100-year event.

- ii. All runoff shall be conveyed to a District approved watercourse in a non-erosive manner. For discharge to a CALTRANS Right of Way, the applicant shall include clearance/encroachment permit from that agency in the drainage study.
 - iii. The drainage study shall include the Preliminary Flood Report for the adjacent employee dwelling units, prepared by Penfield & Smith (December 22, 2005).
 - iv. All proposed structures shall be elevated 2-feet above the existing grade, or shall be flood proofed per FEMA standards.
 - v. The drainage study shall address the impacts that the proposed structures have on the overflow waters from the creek. Any offsite impacts as a result of an increase in depth or spread of overflow waters shall be mitigated for.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - d. 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.
 - e. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
 - f. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - g. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit an Elevation Certificate or certification of flood proofing for the proposed structures.

Sincerely,

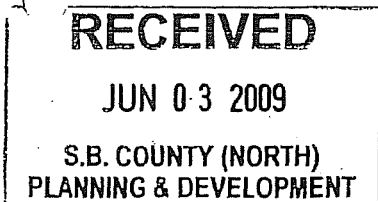
SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Nick Bruckbauer
Development Review Engineer

Cc: Florence Trotter-Cadena, Planning & Development
Heung Bok Lee, 4375 Franklin Road, Santa Maria, CA 93455
Penfield & Smith, P.O. Box 98, Santa Barbara, CA 93101
Penfield & Smith, 210 East Enos, Suite A, Santa Maria, CA 93454

Memorandum



DATE: June 2, 2009

TO: Florence Trotter-Cadena
Planning and Development
Santa Maria.

FROM: Russ Sechler, Inspector
Fire Department

SUBJECT: APN: 133-130-009; Permit #: 07DVP-00035 (revised plans and description)
Site: 9676 Harvest Road, Los Alamos
Project Description: Development Plan for Chisan Nursery

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

GENERAL NOTICE

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.

Santa Barbara County High Fire Hazard Area Requirements must be met.

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

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.

Access shall be as shown on plans dated May 5, 2009.

Fire hydrants shall be installed. Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.

Plans for a stored water fire protection system shall be approved by the fire department. Water storage shall be XXXX (to be determined) gallons above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.

If connection to a public water supply is not available and the current or anticipated system will not meet minimum flow requirements, a fire department approved fire pump capable of delivering a fire flow of 1250 gallons per minute shall be installed in compliance with N.F.P.A.

Standard #20. The fire pump shall be supervised by a U.L. listed central station and be equipped with a local alarm bell on the address side of the building. The stored water for fire protection shall be XXXX (to be determined) gallons and comply with N.F.P.A. Standard #22.

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

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

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

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. The fire sprinkler requirement is for the proposed warehouse/office building.

Fire sprinkler system plans shall require Fire Protection Engineer certification.

Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Alarm system plans shall be approved by the fire department prior to installation.

Alarm system plans shall require Fire Protection Engineer certification.

Propane tanks shall be installed per Chapter 38 of the California Fire Code.

Portable fire extinguishers are required.

Recorded address is required for the proposed warehouse/office building. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.

Building address numbers shall be posted as required by fire department.

Access way entrance gates shall conform to fire department standards.

When access ways are gated a fire department approved locking system shall be installed.

Knox key box entry safe shall be installed..

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

Mitigation Fee at \$.20 per square foot for structures without fire sprinkler systems

ADVISORY

7. If the proposed project modifies the storage, handling or dispensing of hazardous material, engineered drawings of the hazardous materials process shall be submitted for approval 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.

A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.

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

RS:mkb

Joe Kim, Chisan Orchids Nursery, Inc., PO Box 525, Los Alamos, CA 93440
Ray Severn, Penfield & Smith, 210 E. Enos Dr, #A, Santa Maria 93454



RECEIVED
MAY 19 2009
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

L. Hernandez, MPA
Director of Parks
(805) 568-2461

Michael Gibson, MPA
Business Manager
(805) 568-2477

Marlene Ananena, AIA, AICP
Project Manager
(805) 568-2470

Jeff Stone
North County
Deputy Director
(805) 934-6145

Erik Axelson
South County
Deputy Director
(805) 681-5651

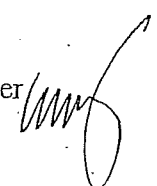
Administration Office
Mission Canyon Road
Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

**North County
Park Operations**
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

**South County
Park Operations**
Lille Real, Building E
Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

**Cachuma Lake
Recreation Area**
HC 59, Hwy. 154
Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

TO: Florence Trotter-Cadena, Planner
Development Review
Planning and Development

FROM: Claude Garciacelay, Park Planner 

DATE: May 15, 2009

RE: 07DVP-035 Chisan Nursery
APN 133-130-009

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

CC:

PUBLIC Health



DEPARTMENT

Environmental Health Services

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

Michele Mickiewicz, Director
Rick Merrifield, Environmental Health Director

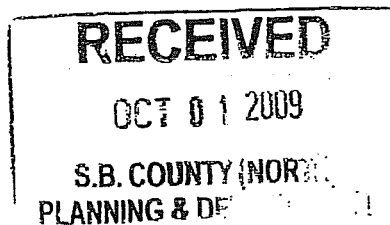
TO: Florence Trotter-Cadena, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: September 28, 2009

SUBJECT: Case No. 07DVP-00000-00035

Los Alamos Area



Applicant: Chisan Orchid Nursery
c/o Ray Severn, Penfield & Smith
210 E. Enos Drive, Suite A
Santa Maria, CA. 93454

Property Location: Assessor's Parcel No. 133-130-009, zoned AG-II-100, located at 9676 U.S. Highway 101.

Case No. 07DVP-00000-00035 represents a request to construct a warehouse/office building, two greenhouses of approximately 334,585 square feet and legalize three greenhouses of approximately 1,082,700 square feet. Also included in the development plan are three detention basins. The following structures currently exist on the parcel: Unpermitted greenhouses, two 5th wheel type units and three permitted employee dwellings.

The project would employ 25-50 workers depending on the season.

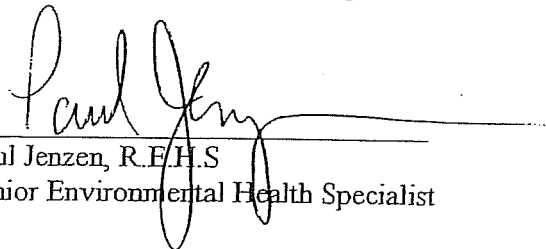
Domestic water supply is proposed to be provided by a private water system. Because of the number of projected employees, a Domestic Water Supply Permit will be required to be constructed to serve the project.

Sewage disposal is proposed to be provided by onsite wastewater treatment systems. The three permitted employee residences have existing onsite wastewater treatment systems and require no additional permitting from Environmental Health Services. The warehouse/office utilizes an onsite wastewater treatment system which will need to be permitted.

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

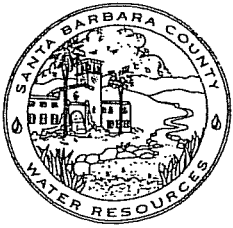
1. Prior to Issuance of Zoning Clearance, a completed application for a Domestic Water Supply Permit shall be reviewed and approved by Environmental Health Services. The application shall include final detailed engineering plans and specifications for the proposed water supply system to serve the project.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

3. Prior to Issuance of Zoning Clearance, Environmental Health Services shall review a **Mosquito Management Plan** or service contract to control the breeding of mosquitoes in the retention basins proposed for this project.
4. 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.



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

cc: Applicant
Agent, Ray Severn, Penfield & Smith, 210 E. Enos Drive, Suite A, Santa Maria, CA. 93454
Ryan Lodge, Regional Water Quality Control Board
Mark Matson, Planning & Development Dept, Building Div., Santa Maria
Norman Fujimoto, Environmental Health Services



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

January 22, 2008

Planning Commission
 Santa Barbara County Planning & Development
 123 E. Anapamu St.
 Santa Barbara CA 93101

RECEIVED
 30 2008
 S.B. COUNTY
 PLANNING & DEVELOPMENT

Re: 07DVP-00000-00035 Chisan Orchids Nursery
 APN 133-130-009 Los Alamos

RECEIVED
 JAN 31 2008
 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT

Dear Planning Commissioners:

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

It is important to incorporate the treatment control features early on the design process.

The following specific provisions will apply:

1. Prior to recordation/zoning clearance, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping. The submittal must:
 - a. show the locations of all treatment facilities and their drainage (treatment) areas,
 - b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
 - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to recordation/zoning clearance, applicant shall submit the long-term maintenance plan for review and approval to assure perpetual maintenance of the treatment control facilities by the property owner. The maintenance plan shall be recorded with the County Clerk-Recorder.
3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer or Landscape Architect. A set of As-Built plans shall be submitted to

Water Resources Division. 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 Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division (attn: Cathleen Garnand).

Design guidance is available on the Project Clean Water website

(http://www.sbprojectcleanwater.org/post_construction.html) and from the following resources:

- California Stormwater Best Management Practice Handbooks – New Development and Redevelopment. California Stormwater Quality Association. 2003 (or most recent edition).
- Technical Guidance Manual for Stormwater Quality Control Measures. Ventura Countywide Stormwater Quality Management Program See Section 5.0, Treatment Control BMPs
- Post-Construction Storm Water Management in New Development & Redevelopment – National Menu of Best Management Practices for Stormwater Phase II. U.S. Environmental Protection Agency.

I would be happy to work with the project team in selecting effective and appropriate measures for this site. I can be reached at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Florence Trotter-Cadena 624 W. Foster Road Suite C Santa Maria, CA 93455
Ray Severn P&S 101 E. Victoria Santa Barbara, CA 93101
Heung Bok Lee, Chisan Nursery 4375 Franklin Road Santa Maria CA 93455

Attached Standard Conditions

07BAR-00000-00350 Lee New Warehouse & Office Building

Los Alamos

07DVP-00000-0035 (Florence Trotter-Cadena)

Jurisdiction: DVP

Request of Ray Severn, agent for the owner, Heungbok Lee, to consider Case No. 07BAR-00000-000350 for conceptual review of a proposed warehouse/office building of approximately 8,000 square feet, a proposed greenhouse of approximately 322,338 square feet, and three existing unpermitted greenhouses for a total of 1,086,482 square feet. The project also includes an office building located within greenhouse #1, a storage building of approximately 1,200 square feet and two detention basins and roadway improvement. The following additional structures currently exist on the parcel: unpermitted greenhouses, two fifth wheels with patio cover enclosures and three permitted employee dwelling trailers (under construction). The proposed project will require less than 50 cubic yards of cut and fill. The property is 49.9 acres, zoned AG-II-100 and shown as Assessor's Parcel Number 133-130-009, located at 9676 Highway 101 in the Los Alamos area, Third Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for further conceptual review. The following comments were made:

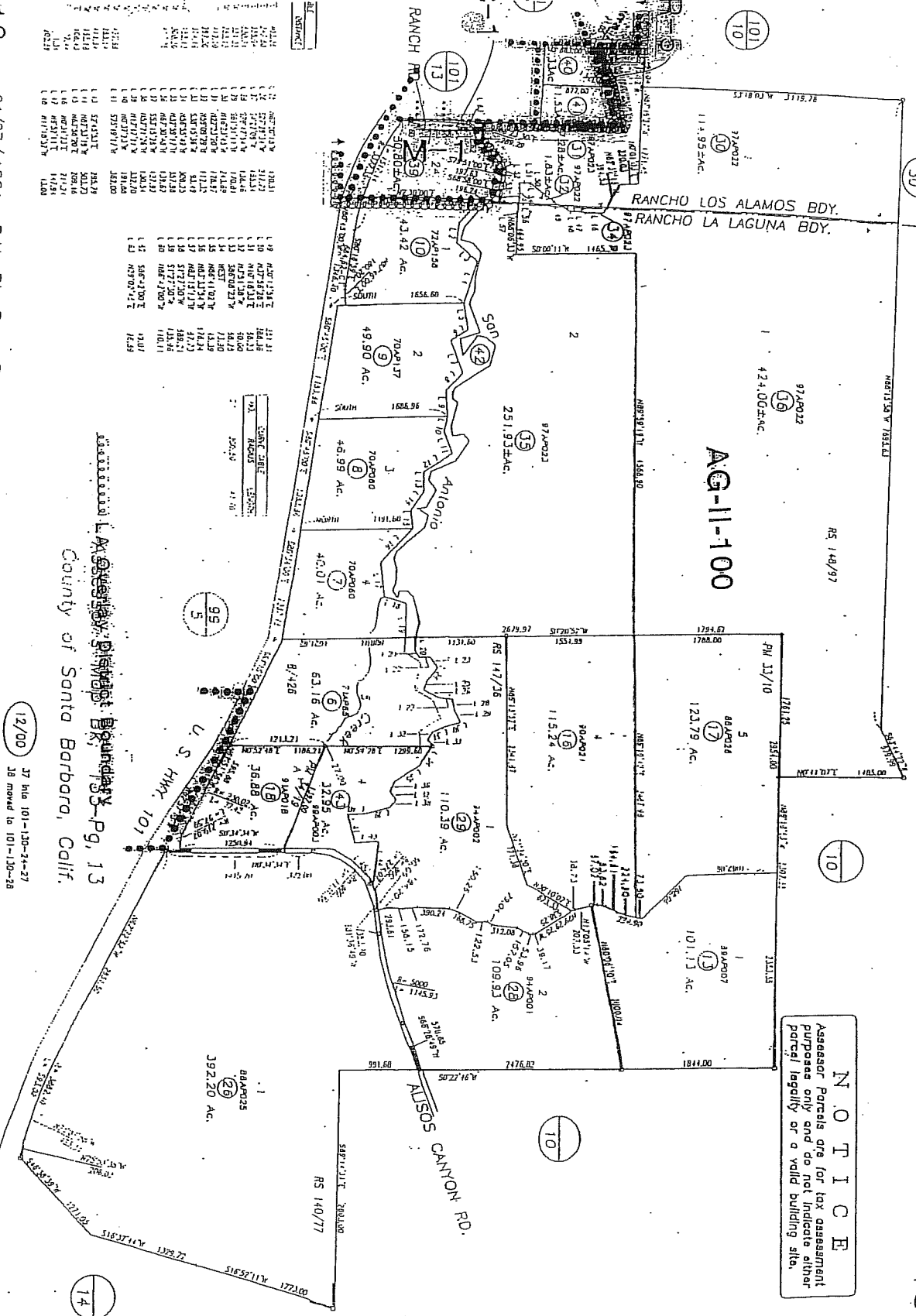
CBAR COMMENTS:

- A site visit is required for a structure of this size.
- In concept, the CBAR supports a significant parking reduction, given that the applicant will require a maximum of 50 spaces, yet the LUDC requires 100.
- Consider situating the building in the center of the site; the design needs to be more agricultural in character, rather than an urban structure (such as the strip mall it currently resembles). Alternatively, situate the structure perpendicular to HWY.
- The structure design should reflect function; don't dress it up to look like something other than what it is.
- CBAR suggest the applicant should visit the Roblar Winery for ideas on how to minimize impacts of a large structure in a similarly rural setting.
- Landscaping should be a combination of clusters, not in lines or geometrical forms.
- Add trees (example sycamores) to detention basin if allowed by flood control.
- Return for site visit and further conceptual review.

POR. RANCHO LOS ALAMOS & LA LAGUNA

133-13

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



Parcel No.	Area (Ac.)	Owner
1	101.13	...
2	43.42	...
3	49.90	...
4	46.99	...
5	40.01	...
6	63.16	...
7	12.95	...
8	36.88	...
9	392.20	...
10

01/07/1881 R.M. Bk. B Pg. 426 Tract Part of Los Alamos Valley

County of Santa Barbara, Calif.

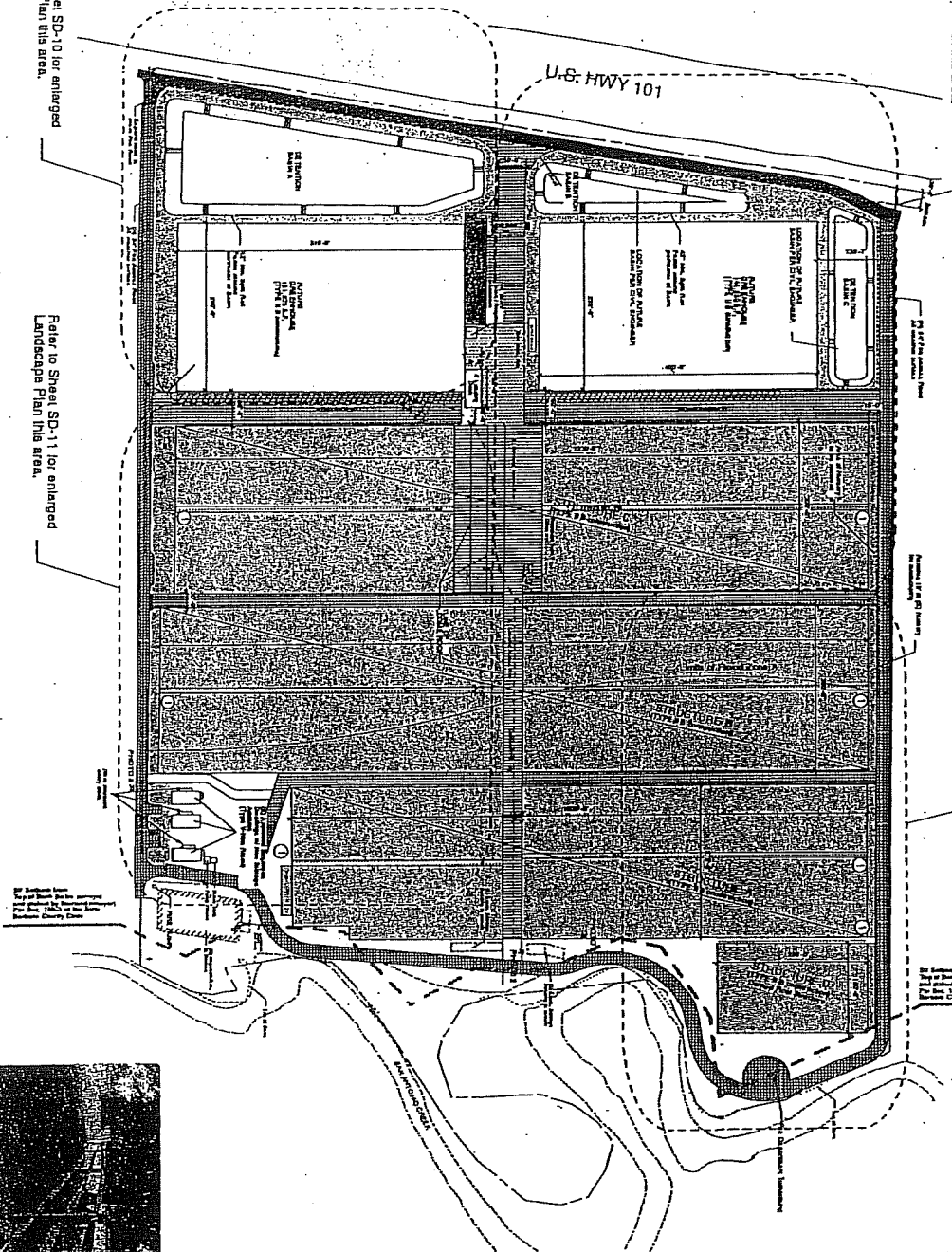
12/00 37 mile 101-130-24-27 28 moved to 101-130-28

Refer to Sheet SD-8 for enlarged Landscape Plan this area.

Refer to Sheet SD-9 for enlarged Landscape Plan this area.

Refer to Sheet SD-10 for enlarged Landscape Plan this area.

Refer to Sheet SD-11 for enlarged Landscape Plan this area.



ILLUSTRATIVE SITE PLAN

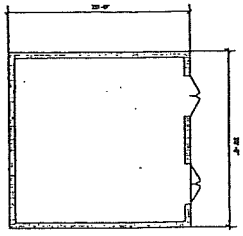
1. General Site Plan
2. Site Plan Details
3. Landscape Plan
4. Utility Plan
5. Foundation Plan
6. Structural Plan
7. Mechanical Plan
8. Electrical Plan
9. Plumbing Plan
10. Fire Protection Plan
11. Other

ATTACHMENT F SITE PLAN

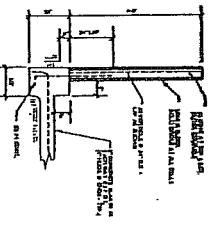


Spill Rail Fence

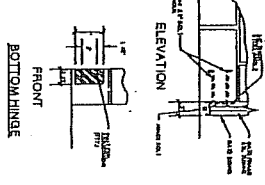
- Recyclable Material List**
- Plastic Pallets
 - Plastic Film
 - Wooden Pallets
 - Cardboard Boxes
 - Plastic Bags
 - Plastic Containers
 - Other Recyclable Materials



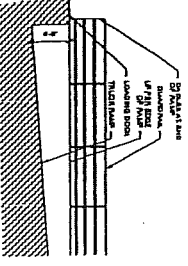
Trash / Recycle Enclosure



Trash Enclosure



Trash Enclosure

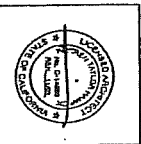


Loading Dock/Ramp



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 Highway 101
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