

# **Crossroads Consistency Rezone and Special Events**

Case Nos.

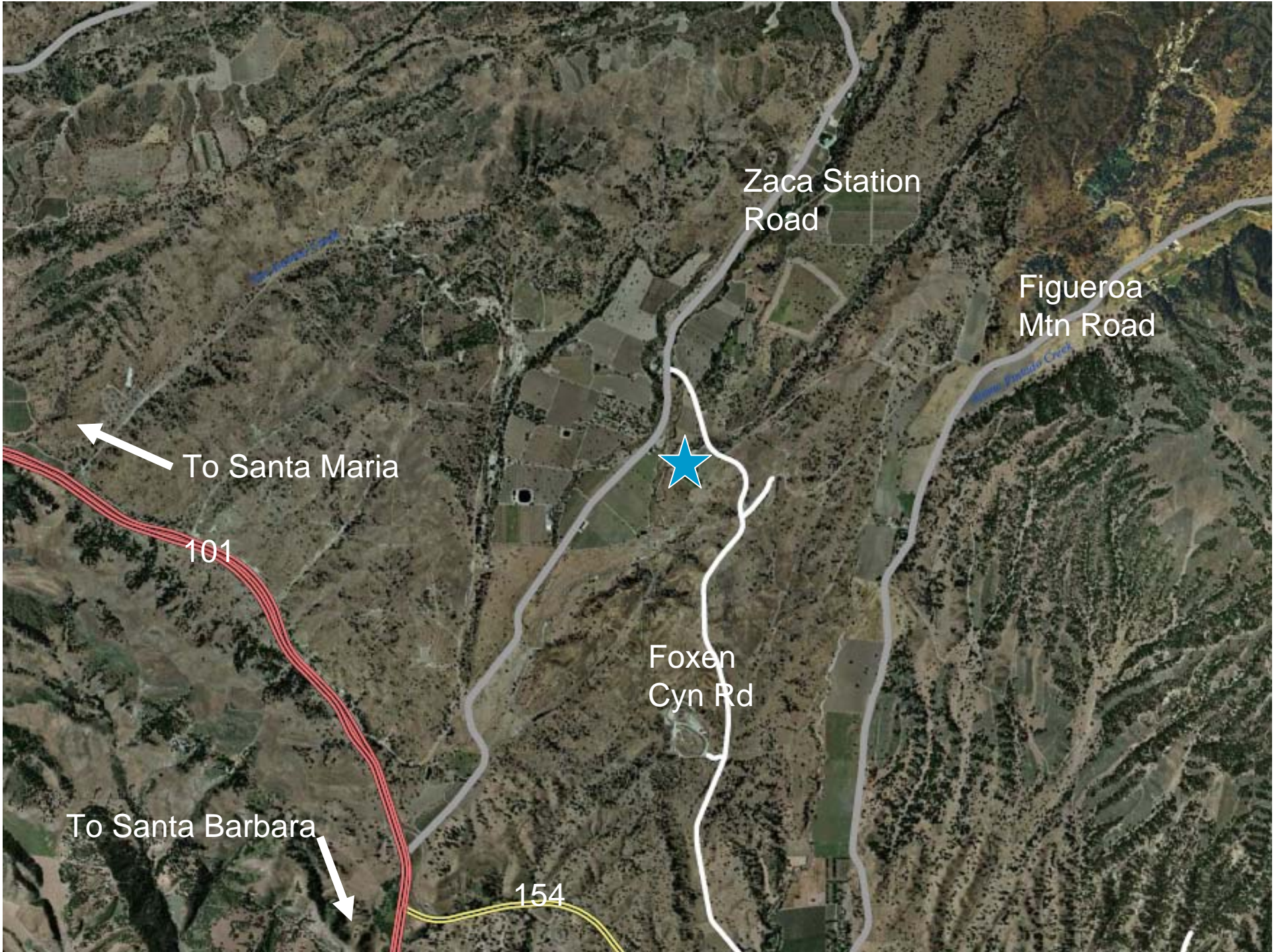
07RZN-00000-00004

09CUP-00000-00021

07NGD-00000-00039

**Santa Barbara County Board of Supervisors  
October 13, 2008**





Zaca Station  
Road

Figueroa  
Mtn Road

To Santa Maria

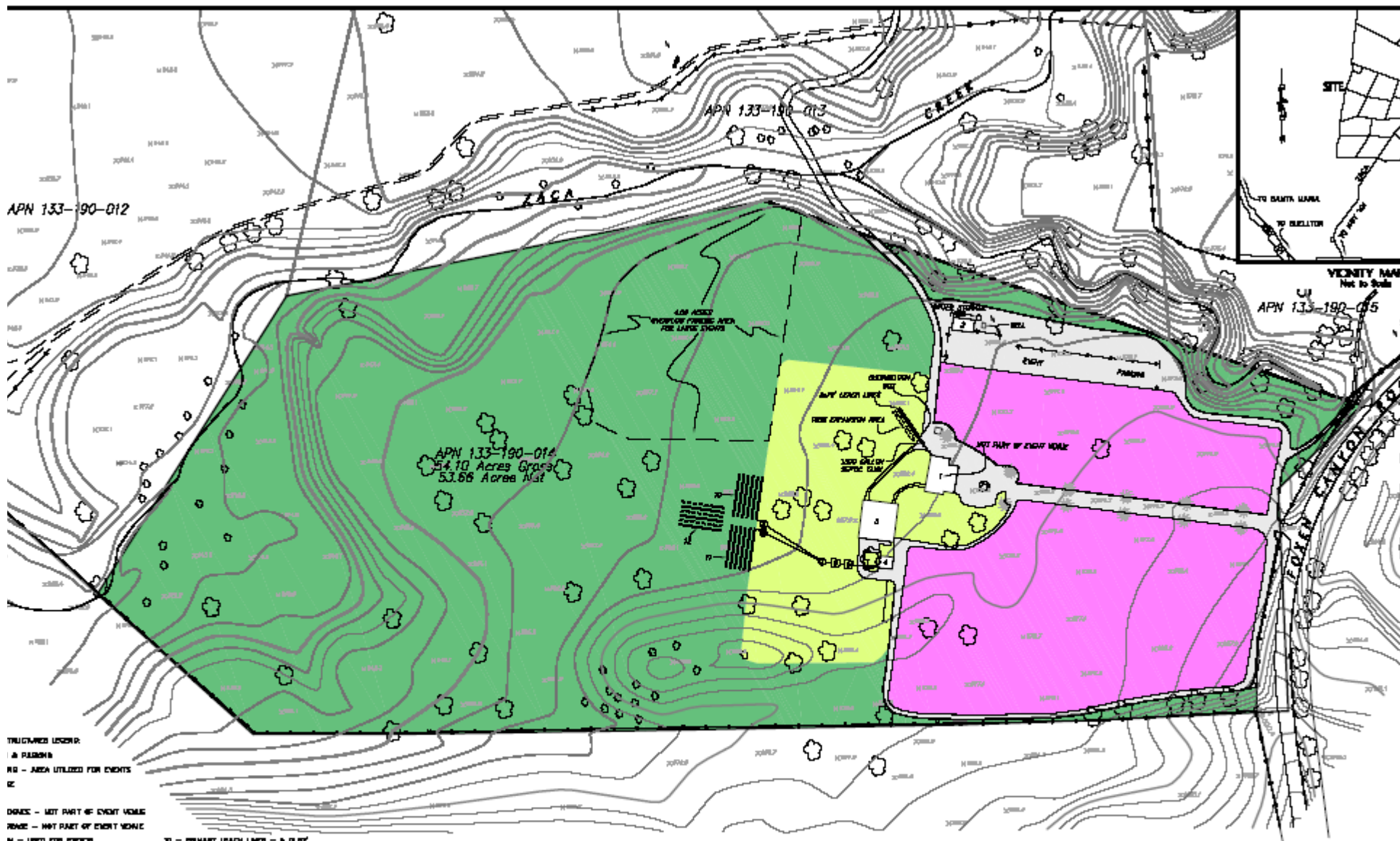
101

Foxen  
Cyn Rd

To Santa Barbara

154





TRICHURED LEGEND:  
 A PERSON  
 RD - AREA UTILIZED FOR EVENTS  
 EC

DNES - NOT PART OF EVENT VENUE  
 RNDZ - NOT PART OF EVENT VENUE  
 M - USED FOR EVENTS  
 IG - USED FOR EVENTS  
 BK - USED DALLON SIBBARD  
 LAK - PUMP AND/OR DRY PAN  
 OR LINDEN  
 APPENDIX 10-1 P.9 220  
 VALVE  
 IOR DOW TO PRIMARY FIELD  
 IOR DOW TO SECONDARY FIELD

T0 - PRIMARY LEACH LINES - 8" @ 20'  
 T1 - SECONDARY LEACH LINES - 8" @ 20'  
 T2 - 1800 EXPANSION AREA (FUTURE)  
 NOTES: LEACH LINES SHALL BE 2" DEEP BY 4" DEEP  
 W/ 10% SLOPE - 10' SPACING  
 2" TYPICAL SEPARATION SIGNAL TO SIGNAL  
 10' ON CENTER  
 PRELIMINARY SEPTIC SYSTEM DESIGN 08-01-2007



GRAPHIC SCALE



APN 133-190-014 IS ENTIRELY WITHIN FLOOD ZONE C - AREAS OF MINIMAL FLOODING.  
 FIRM (FLOOD INSURANCE RATE MAP) INFORMATION WAS OBTAINED FROM  
 FIRM PANEL 410 OF STATE OF SANTA BARBARA COUNTY, CALIFORNIA (UNINCORPORATED AREAS)  
 COMMUNITY-PLANNED FLOODING DESIGN 0410 R, EFFECTIVE DATE: MARCH 16, 1976.

**BOUNDARY CHECK LINES**  
 THIS BOUNDARY CHECK LINE IS A CONSTRUCTION LINE.  
 THE PROPERTY LINES ARE SHOWN ON THIS MAP AND HAVE BEEN VERIFIED BY THE  
 SURVEYOR. THE BOUNDARY CHECK LINES ARE SHOWN FOR INFORMATION ONLY.  
 THE SURVEYOR HAS NOT BEEN REPRESENTED AS TO THE ACCURACY OF THIS DATA AND  
 MAKES NO USE OF THE INFORMATION WITHOUT OBTAINING THE ORIGINAL RECORD OF THIS DATA.





Foxen Cyn  
Road

Parking

Main Driveway

Shed

House

Barn

Rest Room

Overflow  
Parking



# History

- Original submittal March 2007
  - Consistency Rezone & Special Event CUP
- PC Hearing June 2008
  - Rezone and CUP recommended for Board approval
- CUP re-submittal June 2009
  - New owner
  - Smaller and fewer events
  - No additional environmental review required

# Request: Consistency Rezone

- Current: 40-AL-O (Article 661)
- Proposed: AG-II-40 (LUDC)
- Parcel meets County's consistency rezone criteria
- Special events allowable use for both current and proposed zoning



Event Venue, View from South



## Recommended For Approval

- **32 Max. Charitable or Commercial Events/Year**
  - Max. 8 / month
  - Max. 30 / year with max. 250 attendees
  - Max. 2 / year with max. 1,500 attendees & additional P&D review
- **Hours:**
  - 8 AM to 10 PM weekdays
  - 8 AM to 11 PM weekends
  - Amplified music to stop 1 hour prior

## Currently Proposed

- **25 Events / year combined**
  - 20 commercial events / year
  - 5 charitable events / year
  - 2 charitable events / month max & no other restrictions
  - 250 guest max.
- **Hours – No change**



# Issues: CUP

- **Intensification of non-agricultural use**
  - No disruption of existing ag use
  - No change to existing ag use
- **Dust, lighting, traffic, noise**
  - Addressed through conditions and mitigation measures

# Recommendation

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



# Additional Slides

# Conditions and Mitigation Measures

- Dust
  - Lighting
  - Traffic Control
  - Noise
- 
- PC Review of condition compliance 24 months after zoning clearance issued



# Environmental Review

- Mitigated Negative Declaration
  - Public Comment Period April 17 to May 15, 2008
  - One comment, Letter from Santa Ynez Valley Alliance dated 5-12-08
- Significant but Mitigable (Class II) Impacts:
  - Aesthetics/Visual resources
  - Biological resources
  - Water Resources/Flooding
  - Transportation

# Comprehensive Plan Consistency

- Consistent with inclusion of:
  - Mitigation Measures
  - Departmental Letters
    - Environmental Health Services
    - Fire Department)
  - Project-specific condition to provide P&D with an annual vehicle count for events
  - Standard CUP conditions



# Conditions added at PC

- Project Description:
- All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area. Amplified sound would cease by 9 P.M. on weeknights and 10 P.M. on weekends.

- **Condition 6a is added as follows:**
- 6a. Noise levels shall not exceed 65 dBA at the property lines.
  
- **Condition 6b is added as follows:**
- 6b. The Planning Commission shall review the Conditions of Approval for possible modification approximately 24 months after issuance of the Zoning Clearance.

# Summary of Impacts and Mitigation Measures

- Aesthetics/Visual
  - Impacts: Scenic quality, night lighting
  - Mitigation Measures: Trash Storage, lighting plan
- Biological
  - Impact: Night lighting
  - Mitigation Measure: Lighting Plan
- Transportation/Circulation
  - Impacts: Increased vehicular movement, increase in traffic hazards
  - Mitigation Measure: Traffic Control Plan
- Aesthetics/Visual
  - Impact: Introduction of pollutants
  - Mitigation Measure: Parking area and spill clean-up Plan



# Temporary Uses Permit Requirements

- LUDC 35.42.250 F.4 - Charitable Functions.
  - No remuneration to owner or tenant
  - Fundraisers, parties, receptions, etc.
  - For AG-II zone, 5 acres or more:
    - # Events - Unlimited
    - 300 or fewer attendees – Exempt
    - Over 300 attendees – LUP required
- LUDC 35.42.250 F.9 - Reception and similar gathering facilities (commercial).
  - Remuneration to owner or tenant
  - Indoor or outdoor
  - ALL EVENTS: Minor CUP required (LUDC Table 4-10)

Charitable  
Events, LUDC  
53.42.260.F4

| Permit Requirement                            | Development Standards  |
|---|--|
| Exempt  | <p>For a lot that is less than five gross acres in area:</p> <p>Use of the lot for charitable functions does not exceed five times within the same calendar year.</p> <p>The number of persons present at the event at any one time does not exceed 300.</p> |
| Exempt  | <p>For a lot that is five gross acres or more in area:</p> <p>Use of the lot for charitable functions may exceed five times within the same calendar year.</p> <p>The number of persons present at the event at any one time does not exceed 300.</p>        |
| Coastal Development Permit or Land Use Permit | <p>For a lot that is less than five gross acres in area:</p> <p>Use of the lot for charitable functions may exceed five times within the same calendar year.</p> <p>The number of persons present at the event at any one time does not exceed 300.</p>      |
| Coastal Development Permit or Land Use Permit | <p>For a lot that is five gross acres or more in area:</p> <p>Use of the lot for charitable functions may exceed five times within the same calendar year.</p> <p>The number of persons present at the event at any one time exceeds 300.</p>                |
| Minor Conditional Use Permit                  | <p>For a lot that is less than five gross acres in area:</p> <p>Use of the lot for charitable functions may exceed five times within the same calendar year.</p> <p>The number of persons present at the event at any one time exceeds 300.</p>              |

# Definitions

- 9. Reception Facilities. Reception facilities providing outdoor or outdoor facilities that are accessory and incidental to the principal use of the property on a temporary, commercial basis for receptions, parties, weddings or other similar gatherings that are not included in Subsection F.7 (Public assembly facilities) above.



|   | Originally Recommended for Approval by PC  | Currently Proposed  |
|---|--|---|
| <b>Number of Special Events</b>                   | 32 charitable or commercial special events per year  | 20 <u>commercial</u> special events per year<br>5 <u>charitable</u> special events per year   |
| <b>Event Size</b>                                 | 30 with 250 guests<br>2 with 1,500 guests  | 25 with 250 guests  |
| <b>Event Frequency</b>                            | 8 per month  | Maximum of 2 <u>charitable</u> events per calendar month, no other restrictions   |
| <b>Event Hours</b>                                | Sunday through Thursday: 8:00 A.M. to 10:00 P.M.<br>(amplified sound to cease by 9:00 P.M.)<br><br>Friday and Saturday: 8: 00 A.M. to 11:00 P.M.<br>(amplified sound to cease by 10:00 P.M.)   | Sunday through Thursday: 8:00 A.M. to 10:00 P.M.<br>(amplified sound to cease by 9:00 P.M.)<br><br>Friday and Saturday: 8: 00 A.M. to 11:00 P.M. (amplified sound to cease by 10:00 P.M.)   |
| <b>Conditions added or amended at PC hearing.</b> | 4 (amended). Modification of Traffic Plan to occur upon notice<br><br>6a. (added) Noise levels at property line not to exceed 65 dBA<br><br>6b. (added) PC to review effectiveness of conditions of approval after 24 months<br><br>6c (added). Large events (1,500 attendees) would apply for separate Zoning Clearance and undergo additional review by appropriate departments. | 4. Retained<br><br>6a. Retained<br><br>6b. Revised on the recommendation of Planning & Development / County Counsel as follows:<br><u>Approximately 24 months after issuance of the Zoning Clearance, the Planning Commission will receive a report on compliance with the conditions of approval for this Conditional Use Permit.</u><br><br>6c. No longer applicable. Event sponsors could apply to P&D for a Land Use Permit for larger events independent of the CUP. |

View from South

## Special Events permit history

|            |                                |
|------------|--------------------------------|
| 1999       | Festival                       |
| April 2003 | 21st Annual Vintner's Festival |
| June 2003  | Art Outreach Special Event     |
| May 2004   | 22nd Annual Vintner's Festival |
| Feb 2005   | 23rd Annual Vintner's Festival |
| March 2006 | 24th Annual Vintner's Festival |







Main Access roads  
Additional Access roads

To Los Alamos  
& Santa Maria

To Highway 101

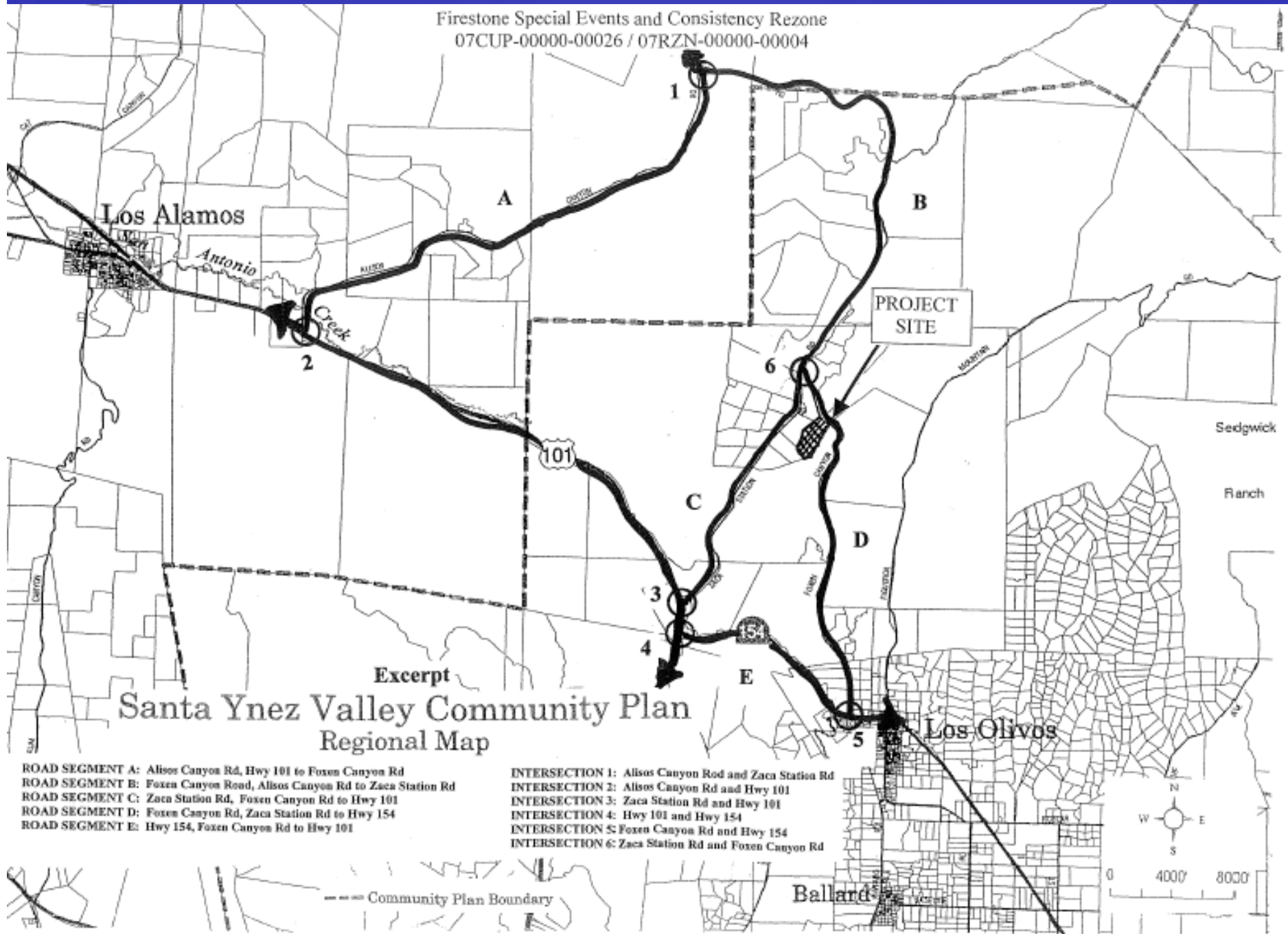
Zaca Station Road

Foxen Canyon Road

To Los Olivos



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

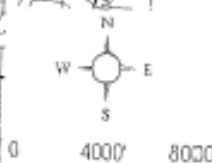


Excerpt  
**Santa Ynez Valley Community Plan**  
 Regional Map

- ROAD SEGMENT A: Aliso Canyon Rd, Hwy 101 to Foxen Canyon Rd
- ROAD SEGMENT B: Foxen Canyon Road, Aliso Canyon Rd to Zaca Station Rd
- ROAD SEGMENT C: Zaca Station Rd, Foxen Canyon Rd to Hwy 101
- ROAD SEGMENT D: Foxen Canyon Rd, Zaca Station Rd to Hwy 154
- ROAD SEGMENT E: Hwy 154, Foxen Canyon Rd to Hwy 101

- INTERSECTION 1: Aliso Canyon Rd and Zaca Station Rd
- INTERSECTION 2: Aliso Canyon Rd and Hwy 101
- INTERSECTION 3: Zaca Station Rd and Hwy 101
- INTERSECTION 4: Hwy 101 and Hwy 154
- INTERSECTION 5: Foxen Canyon Rd and Hwy 154
- INTERSECTION 6: Zaca Station Rd and Foxen Canyon Rd

--- Community Plan Boundary



- **35.42.260 - Temporary Uses and Trailers,**

- **Table 4-10: In the AGII zone, receptions and other similar gathering facilities (commercial) are allowed with a minor Conditional Use Permit and further subject to Section 35.42.260.F.12 of the ordinance**

- F. Permit requirements and development standards for specific temporary uses.**

- **9. Reception facilities.** Reception facilities providing indoor or outdoor facilities that are accessory and incidental to the principal use of the property on a temporary, commercial basis for receptions, parties, weddings, or other similar gatherings that are not included in Subsection F.7 (Public assembly facilities) above.