

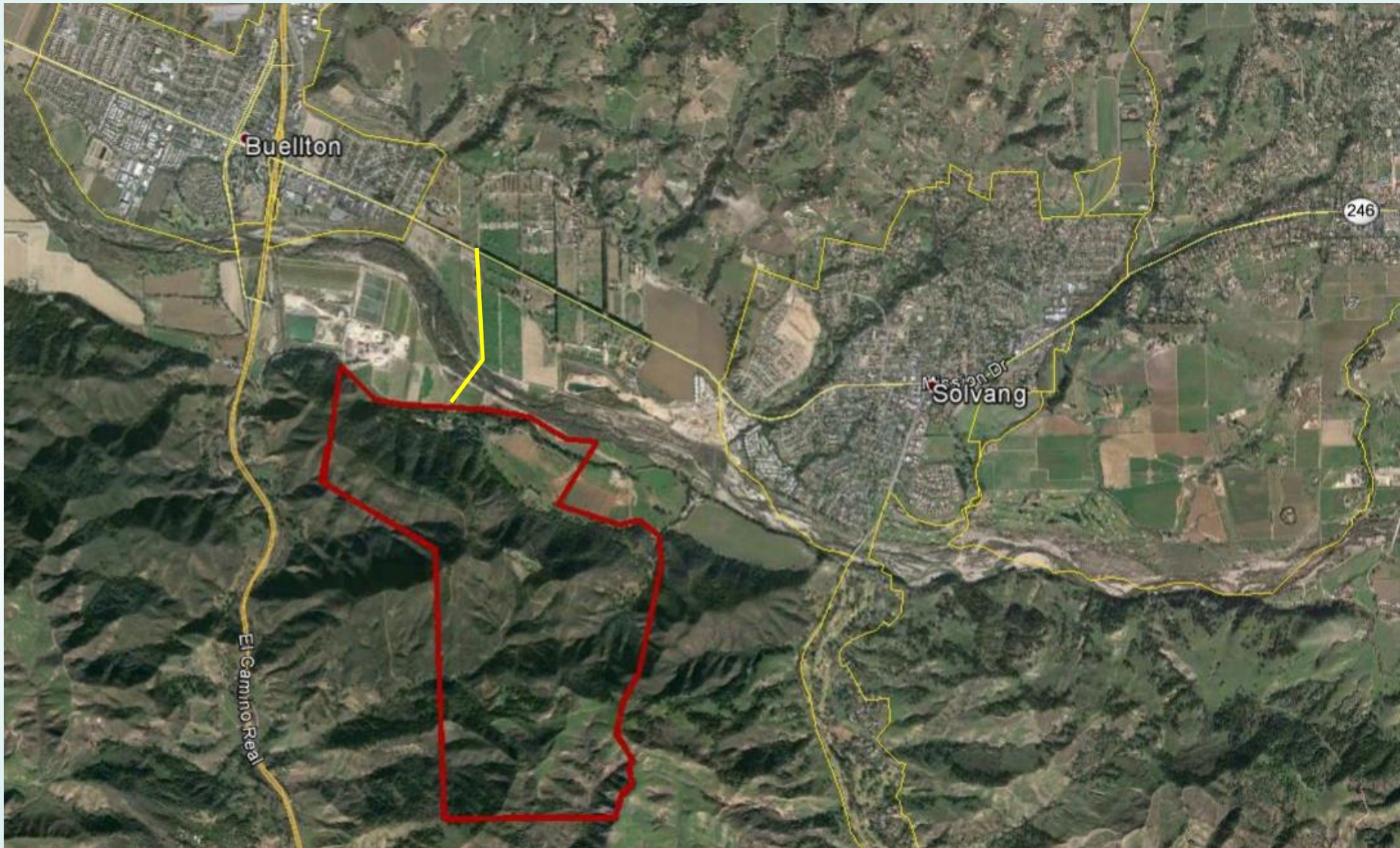
# County of Santa Barbara Board of Supervisors



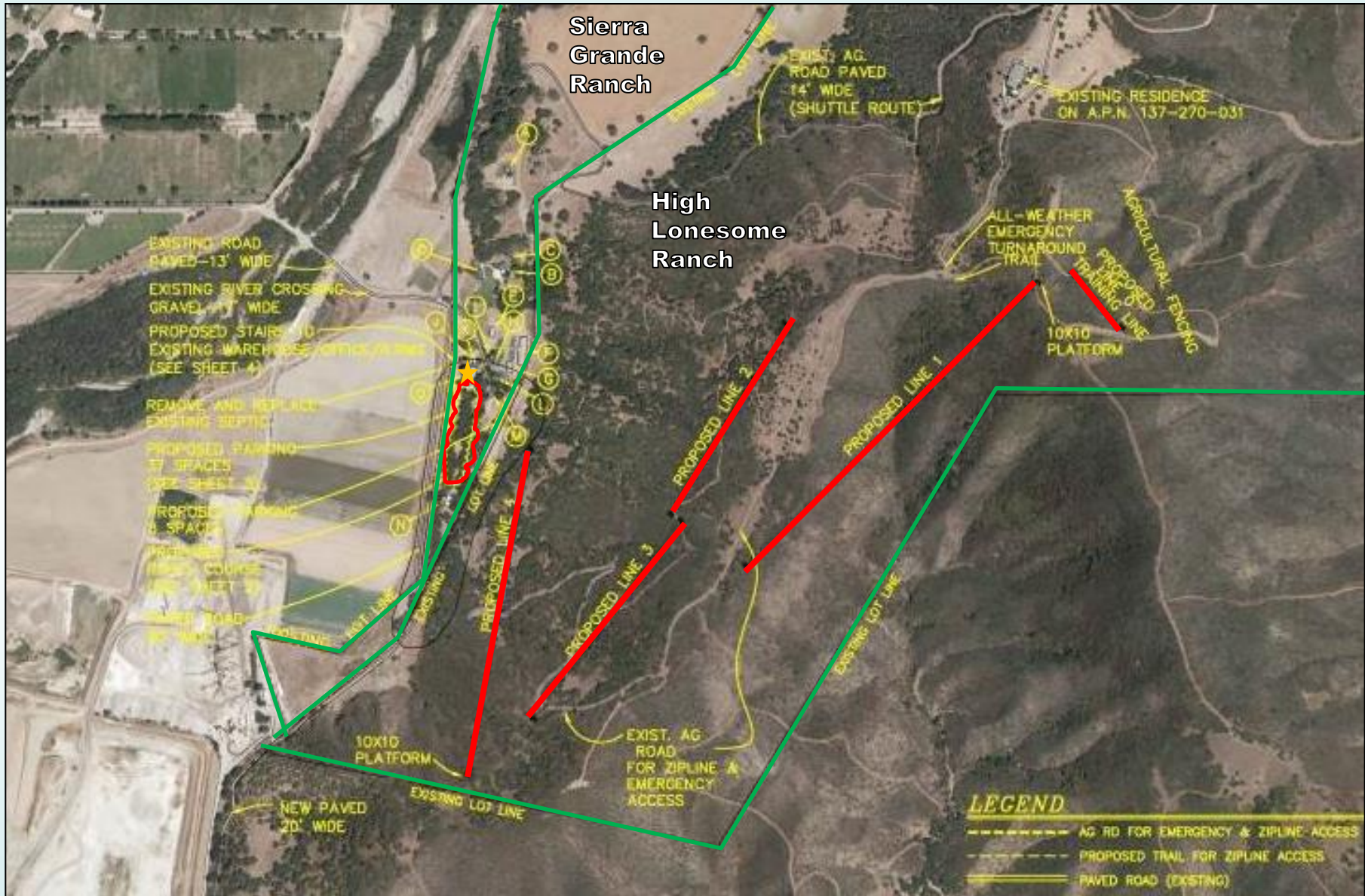
Pollyrich Farms Appeal  
County Planning Commission Approval  
Sierra Grande Rural Recreation Project

May 17, 2016

# Project Area



# Proposed Site Plan



★ Visitor Center

 Ropes Course

 Property Line

# Proposed Project

- Project site access from SR 246 along a private driveway easement
- Maximum visitor attendance: 80 people per day
- All visitors required to have a reservation
- Traffic generation: 84 average daily trips during peak operation
- Daytime operations only

# Appeal Issues

## No. 1. Access to the Project Site

- The driveway easement is intended to serve residential and agricultural uses only.

*Response: The applicant has demonstrated legal access to the driveway, and its use is not limited to residential and agricultural uses.*

- The project would convert the applicant's property to a commercial recreation facility, therefore, the easement cannot serve as the primary access.

*Response: The project would not remove any agricultural operations and existing on-site agriculture operations would continue.*

# Appeal Issues

## Access to the Project Site (con't.)

- Project-generated traffic was not estimated appropriately.

*Response: The Final MND provides an accurate estimate of traffic that would be generated by peak project operations.*

## No. 2. The project would impact agricultural lands adjacent to the access driveway.

*Response: The Final MND concluded that the project would result in less than significant impacts to on- and off-site agricultural resources.*

# Appeal Issues

No. 3. The Final MND relies on future mitigation that may be imposed by CDFW related to the access driveway's Santa Ynez River crossing.

*Response: The Final MND concluded that the project would not substantially increase impacts evaluated by CDFW when the Streambed Alteration Agreement was approved.*

No. 4. Final MND Noise Impact Analysis.

*Response: The Final MND correctly determined that no project-related construction activities would occur within 1,600 feet of noise-sensitive land uses.*

# Appeal Issues

## No. 5. Access driveway-related issues.

*Response: The existing driveway easement is adequate to serve the project and the use of an alternative access is not required.*

## No. 6. An EIR should have been prepared for the project.

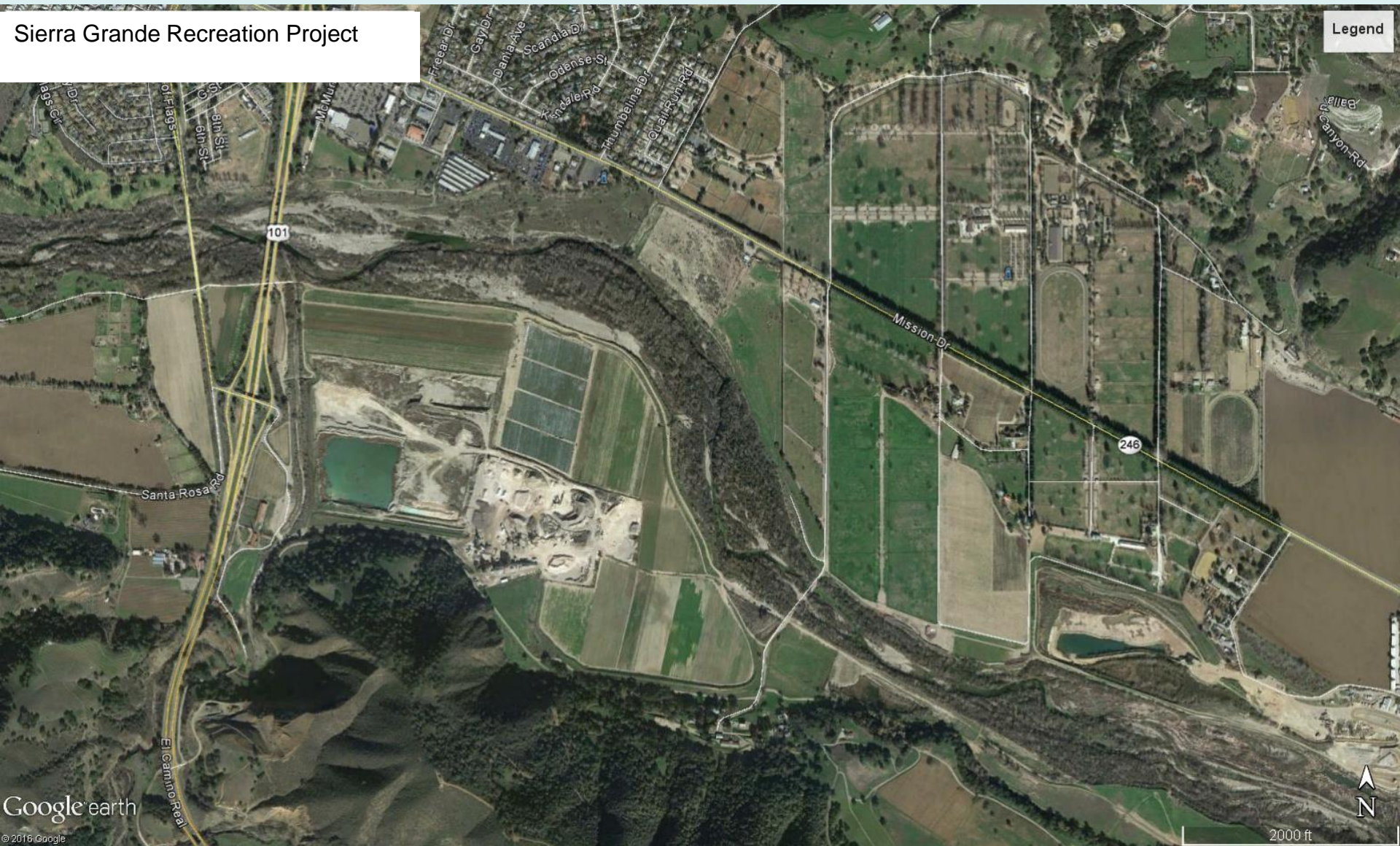
*Response: The Final MND adequately evaluates and reduces project-related impacts to less than significant levels.*

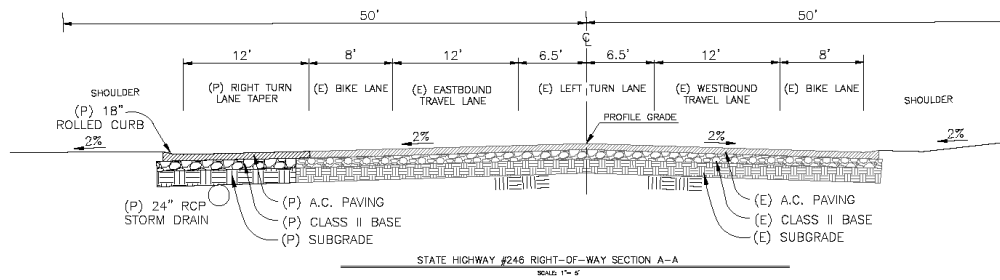
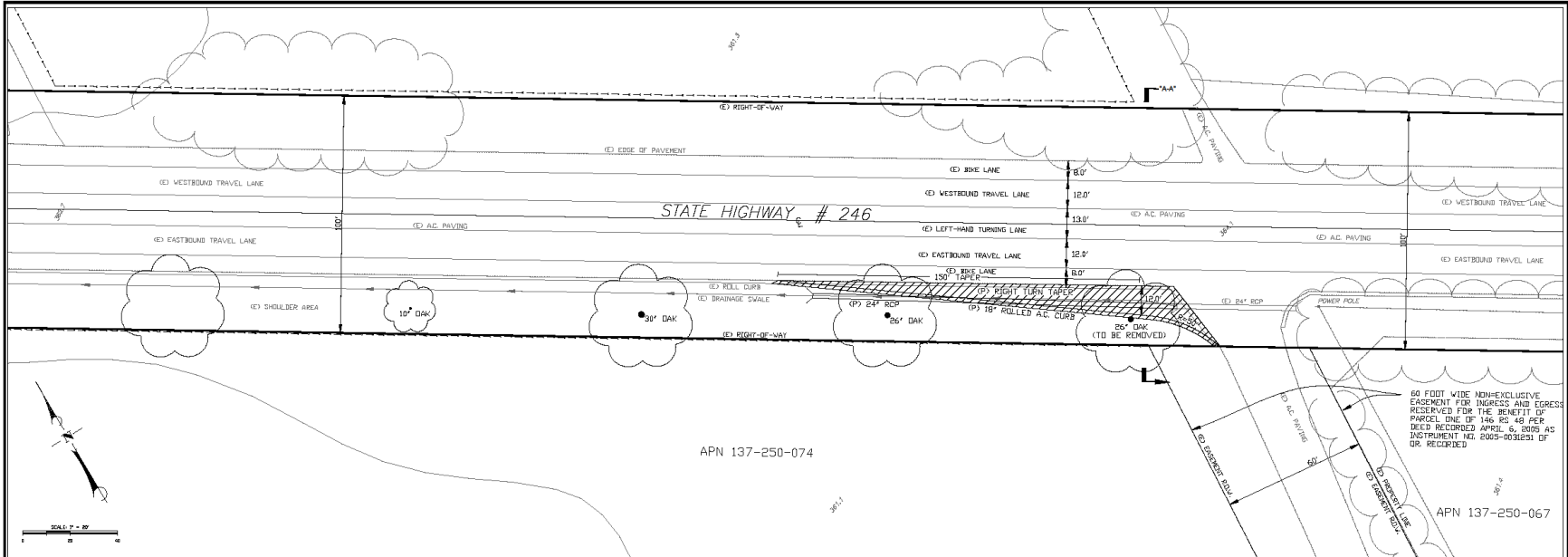



# Staff Recommendation

1. Deny the appeal, Case No.16APL-00000-00005
2. Make the required findings for approval, including CEQA findings
3. Adopt the Final Mitigated Negative Declaration and adopt the mitigation monitoring program
4. Grant *de novo* approval of the project, Case No. 13CUP-00000-00012

# Sierra Grande Recreation Project





|   |                                |                    |
|---|--------------------------------|--------------------|
| PROJECT NO.<br>14-00-01   | DRAWING NO.<br>RIGHT TURN PLAN | DATE<br>MARCH 2015 |
| RIGHT TURN & DECELERATION LANE PLAN<br>STATE HIGHWAY # 246, POSTMILE 27.0   |                                |                    |
| COUNTY OF SANTA BARBARA, CALIFORNIA   |                                |                    |
| CLIENT:<br><b>3 WEST CARREILLO STREET</b><br>SUITE 200<br>SANTA BARBARA, CA 93101<br>(805) 962-4611 (PHONE)<br>(805) 962-1161 (FAX) |                                |                    |
| ATTN:<br>                                      |                                |                    |

# Typical Zip Line



# Typical Ropes Course

