

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Vincent Tier III Winery

Hearing Date: October 17, 2012
Staff Report Date: October 9, 2012
Case No.: 09DVP-000000-00034

Deputy Director: Douglas K. Anthony
Division: Development Review North
Supervising Planner: John Karamitsos
Supervising Planner Phone #: 934-6255
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Planner's Phone #: 934-6255

Environmental Document: 10NGD-00000-00024

OWNER/APPLICANT:

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AGENT/ATTORNEY:

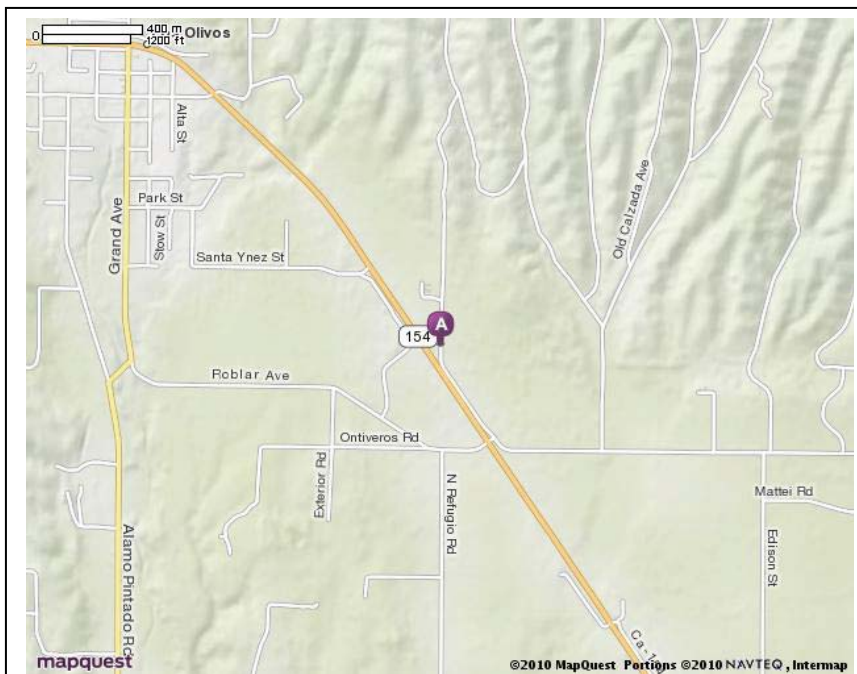
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This site is identified as Assessor Parcel Number 135-250-033, located at 2370 Refugio Rd., is accessed from State Route Highway 154 and Roblar Ave., approximately 100 ft. north of the intersection, and 1 mile south of the township of Los Olivos, Third Supervisorial District.

Application Complete: July 14, 2010
Processing Deadline: 60 days from adoption of ND

1.0 REQUEST

Hearing on the request of Susan Petrovich, on behalf of the owner Anthony Vincent, to consider Case No. 09DVP-00000-00034, [application filed on December 15, 2009] for approval of a Development Plan in conformance with Section 35.42.280 of the Land Use Development Code (LUDC) on a property zoned AG-I, allowing for the construction and operation of a Tier III Winery providing for: 1) a 7,000 case per year production facility; 2) a public wine tasting room; and 3) Six (6) organized gatherings per year with a maximum of 75 attendees at each organized gathering; and to adopt the Negative Declaration (10NGD-00000-00024) pursuant to the State Guidelines for

Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics / Visual Resources, Cultural Resources, Fire Protection, Geological Process, Hazardous Materials / Risk of Upset, Noise, Public Recreation, Transportation / Circulation and Water Resources.

The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang. The application involves AP No. 135-250-033, located at 2370 Refugio Rd., in the Los Olivos area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 09DVP-00000-00034 marked "Officially Accepted, County of Santa Barbara October 17, 2012 County Planning Commission Exhibit 1", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Adopt the Negative Declaration 10NGD-00000-00024 included as Attachment C, and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve the Vincent Winery project, 09DVP-00000-00034, subject to the conditions included as Attachment B.

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 the following Sections of the County Land Use and Development Code (LUDC):

09DVP-00000-00034 - Pursuant to LUDC Sections 35.82.080.B.3 and 35.42.280.C.3, all Tier III Winery Development Plans shall be placed under the review authority of the Planning Commission.

4.0 ISSUE SUMMARY

4.1 BACKGROUND

- 4.1.1 Processing Timeline.** The Vincent Winery DVP application was continued from the April 6, 2011 Planning Commission hearing to May 4th, and again continued to July 6th, at which time it was dropped from the agenda in order to provide additional time to address traffic issues raised at the April 6th hearing.

- 4.1.2 Revised Project Description.** Following the initial P/C hearing, the Development Plan Project Description was revised on September 13, 2011 to: 1) eliminate proposed special organized gatherings, and limit all organized gatherings onsite to a maximum of six per year with a maximum of 75 attendees at each organized gathering; 2) reduce the proposed area allocated to public wine tasting from 2,054 sq.ft. to 1,080 sq.ft; 3) reduce public wine tasting hours of operation by three hours (i.e., open at 12:00 p.m. rather than 9:00 a.m., and closing at 5:00 p.m.), and closing the tasting room when coinciding with an organized gathering; and 4) propose intersection re-striping and minor lane improvements at the SR154/Roblar Avenue intersection.

The proposed project remains unchanged as to the maximum annual production of 7,000 cases per year in an approximately 6,000 sq.ft. production facility and 1,500 sq.ft. covered, unenclosed crush pad.

Please note that the applicant's revisions to the Project Description describe six proposed "organized gatherings" per year. These activities would be limited to a maximum of six per year, each with a maximum of 75 attendees, clearly demonstrating that no Special Events as defined in the ordinance are proposed. The intent of the "organized gatherings," as proposed by the applicant, is to specifically identify all additional public and private activities onsite (in addition to the proposed wine-tasting operation) in response to concerns that the proposed project could result in daily events of less than 80 people as described in the Winery Special Events definition contained in the LUDC.

- 4.1.3 Revised Negative Declaration.** The draft Negative Declaration (ND) initially reviewed by the Planning Commission was circulated for public comment from November 4 to December 10, 2010 (Environmental hearing on November 18, 2010). All comments received during the initial comment period were addressed in the proposed Final ND presented at the 04/06/11 P/C hearing.

Based on the revised project description and additional traffic analysis, the document was revised and re-circulated for public comment from June 15 to July 30, 2012. A second environmental hearing was held on July 24, 2012. Twenty seven public comments were received (letters, emails, phone calls), and all comments addressing the environmental effects of the project have been addressed in the attached Proposed Final ND. The comment letters are also attached.

- 4.1.4 Winery Ordinance Update Process.**

In June 2011, the Board directed P&D to review the existing Winery Ordinance for potential amendments to permit requirements and development standards for wineries and associated activities. Issues under consideration include the ordinance structure, tasting rooms, food service, special organized gatherings, neighborhood compatibility and enforcement and monitoring. Additional information regarding the Winery Ordinance update process, which is expected to be completed in the Fall of 2013, is available at:

http://longrange.sbcountyplanning.org/programs/winery_ord/wineryordinance.php

As part of the updated process, and in response to public concerns regarding the “proliferation” of winery facilities and their ancillary uses (i.e. tasting rooms and organized gatherings) in the Santa Ynez Valley, the Long Range Planning Division has been meeting with interested parties and stakeholders. While some members of the public have requested that individual winery applications be put on hold until the ordinance revisions are complete and adopted, the Board of Supervisors has not directed consideration of a moratorium to date.

4.2 ISSUE SUMMARY

4.2.1 Transportation and Circulation. The proposed project site is located immediately adjacent to State Route 154 (SR 154), in the northeast quadrant of the SR 154/Roblar Avenue intersection. Public and private access would be from Refugio Road, via an existing driveway located approximately 150 feet north of the center of the intersection with Roblar Avenue.

Traffic generated by the proposed project (including vineyard operations, public wine tasting, and organized gatherings) is expected to consist of 32 Average Daily Trip (ADTs) and four p.m. Peak Hour Trip (PHTs) on weekdays, and 154 ADTs and 41 mid-day peak hour-period trips (i.e., weekend PHTs) on Saturday.

In order to ensure that potential short-term congestion at the SR154/Roblar Avenue intersection from winery traffic would be minimized, the applicant revised the initially-submitted project description to: 1) reduce the size of the proposed public and private tasting rooms; 2) eliminate proposed Special Events; 3) reduce the number of activities to six organized gatherings per year with a maximum of 75 attendees per organized gathering; 4) reduce the proposed public tasting room hours of operation to avoid peak hour traffic; and 5) eliminate the potential for simultaneous public wine tasting and private organized gatherings onsite.

Additional traffic analysis conducted since the previous Planning Commission hearing indicate that, even in the unlikely worst-case scenario of harvest, tasting and special events occurring simultaneously at surrounding wineries, the proposed project’s traffic volume would be far below established thresholds for degrading the Level of Service (LOS) on area roadways and intersections. There have been no substantial changes to the conclusions regarding environmental impacts, or policy consistency determinations, for the proposed project-specific or cumulative traffic since the previous hearing.

Traffic analysis of the proposed project indicates that no intersection or roadway segment would exceed acceptable capacity; therefore no mitigation measures are required to reduce adverse impacts. However, as a result of issues raised during initial Planning Commission review of the proposed project, Public Works has established a “Keep Clear” zone (painted on the pavement) between the intersections of Roblar Avenue with

SR 154 and Refugio Road. Since that hearing, the applicant has revised the project description to include a proposal (included in the Conditions of Approval) to provide additional lane striping in the eastern segment of the SR154/Roblar Avenue intersection in order to reduce vehicle stacking. The State Department of Transportation (Caltrans) supports the proposed striping and potential minor widening improvements as indicated in the ND comment letter, dated July 9, 2012.

The **SR154/Roblar Avenue/Refugio Road intersection** currently operates at LOS C (based on County methodology) and LOS D (according to Caltrans methodology), with Caltrans maintaining Responsible Agency jurisdiction over projects affecting State Highways and their intersections. As a result, the Caltrans LOS D standard serves as the minimum acceptable LOS for this and all other SR154 intersections (Transportation Concept Report State Route 154, Caltrans District 5, February 2007). Despite the general County standard of LOS B, and the specific Santa Ynez Valley Community Plan (SYVCP) recognition of the existing LOS C operational level for this intersection, the Caltrans-established LOS D standard is acceptable (Please refer to SYVCP EIR, Traffic and Circulation, Table 4.4-2, page 4.4-5) for the proposed project analysis. The addition of traffic generated by the proposed project, as well as cumulative projects in a “worst-case” scenario, would not reduce the LOS at the intersection.

Traffic Safety. The proposed project is not expected to result in the creation of traffic hazards (for motorists, pedestrians, bicyclists, or transit users). The Public Works Collision Study indicates there is no sustained increase in frequency of accidents associated with winery development over the past decade.

4.2.2 Neighborhood Compatibility: The proposed project site is located in the Agricultural I (AG-I) zone of an Inner Rural area. In the Inland areas of the County, the AG-I zone is applied to areas appropriate for agricultural uses with Urban, Inner Rural, and Existing Developed Rural Neighborhood areas. The intent of the AG-I zone is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity. Specific mitigation measures and conditions of approval have been identified to ensure that the proposed project is consistent with the Comprehensive Plan and the LUDC, and that adverse environmental impacts are reduced to less than significant levels.

Substantial public concerns have been expressed regarding the effect of wineries on the degradation of neighborhood character in the Inner-Rural and Rural areas of the Santa Ynez Valley; specifically the neighborhoods accessed from the SR 154/Roblar Avenue intersection (including Happy Canyon) and Ballard Canyon. Specific issues include: 1) the disruption of the peace, quiet and tranquility of rural life from winery activities including traffic and noise associated with public wine-tasting and winery organized gatherings; and 2) changes to private views resulting from the winery buildings, parking areas, and lighting. Neighbors are particularly concerned with the commercial, rather than purely agricultural, aspects of wineries, and believe that the commercial activities of wine-tasting and events are inappropriate within the agricultural zone districts.

Winery Operations. In addition to traffic concerns mentioned above, noise, lighting and aesthetic/visual resource issues, have all been evaluated pursuant to existing code and policy requirements. Both the SYVCP and the LUDC acknowledge that wineries, including tasting room and event uses, may be appropriate and allowable on agriculturally zoned lands in the inland Inner-Rural and Rural areas of the County. The proposed Vincent Tier III Winery Development Plan application has been processed consistent with the discretionary permit process established for winery permitting in these areas, including specific findings and development standards in order to ensure compatibility with surrounding land uses through the protection of public health and safety as well as natural and visual resources.

In particular, the proposed structure has been designed to reflect the rural vernacular of the Santa Ynez Valley, and would include a Landscape Plan as part of the Site Plan which also incorporates all external winery activities, and parking lots. All exterior lighting (and interior lighting capable of producing external glare) would be subject the SYVCP “night sky friendly” lighting requirements. The entire project would be subject to CBAR Final Approval prior to Zoning clearance. These specific requirements would ensure that the proposed project development is visually and aesthetically integrated into the surrounding built and natural environment.

Public Wine Tasting. The Vincent Winery DVP application is processed as a Tier III Winery based on the proposed 1,080 sq.ft. public tasting room (within an approximately 6,000 sq.ft. winery structure) which exceeds the maximum 600 sq.ft. tasting room threshold (i.e., 400 sq.ft. or 10% of winery structural development, whichever is greater) for Tier II wineries. In all other respects, the proposed project qualifies as a Tier II winery.

In order to demonstrate that the proposed public wine-tasting room would be incidental, accessory and subordinate to the winery production facility, the applicant revised the initially-submitted project description to: 1) reduce the size of the proposed public and private tasting rooms; 2) reduce the proposed public tasting room hours of operation; and 3) eliminate the potential for simultaneous public wine tasting and private organized gatherings onsite.

In particular, conditions of approval establishing limitations on the hours of operation for wine-tasting and organized gatherings, as well as all noise-generating activities for winery production, wine tasting and organized gatherings would minimize disruptions to surrounding neighbors.

Organized Gatherings. The wineries section of the LUDC is structured to provide for a range of events at approved winery sites, specifically defining “Winery Special Event” as:

An event of less than one day and occurring on a winery premises attended by 80 or more people including concerts with or without amplified sound, such as weddings, and advertised event, fund raising events, winemaker dinners open to the general public, etc.

Winery special events do not include wine industry-wide events (e.g., Vintner's Festival, Harvest Festival) including associated events held at individual wineries, the normal patronage of a tasting room, and private gatherings of the owner or employees where the general public does not attend.

The applicant's revised Project Description describes a maximum of six proposed "organized gatherings" per year, each with a maximum of 75 attendees per organized gathering. These proposed limitations within the Project Description would ensure that the proposed project could not result in daily winery activities which would, by not triggering the LUDC Winery Special Event "threshold," be unanalyzed and/or unregulated by the Winery Development Plan.

In order to demonstrate that the proposed organized gatherings would be incidental, accessory and subordinate to the winery production facility, the applicant revised the initially-submitted project description to: 1) eliminate proposed Special Events; 2) reduce the number of activities onsite to six organized gatherings per year with a maximum of 75 attendees per organized gathering; 3) reduce the proposed public tasting room hours of operation; and 4) eliminate the potential for simultaneous public wine tasting and public or private organized gatherings onsite.

In addition to the restrictions defined in the Project Description, conditions of approval establishing limitations on the hours of operation for: 1) organized gatherings; and 2) the use of amplified sound during these gatherings, as well as all noise-generating activities for winery production and wine tasting would minimize disruptions to surrounding neighbors.

5.0 PROJECT INFORMATION

5.1 Site Information

2.1 Site Information	
Comprehensive Plan Designation	Inner Rural Area Agriculture, A-I-20: 20 acre minimum; Santa Ynez Valley Community Plan (SYVCP)
Zoning District, Ordinance	Land Use Development Code: AG-I-20 – Agriculture, twenty acre minimum lot size.
Site Size	24.4 acres (gross and net)
Present Use & Development	Vineyard with single family residence and accessory structures, Farm Employee Dwelling
Surrounding Uses/Zoning	North: AG-I-20 – Agriculture, twenty acre minimum lot size South: AG-I-20 – Agriculture, twenty acre minimum lot size

	East: AG-I-20 – Agriculture, twenty acre minimum lot size West: AG-I-5– Agriculture, five acre minimum lot size
Access	Private driveway, with direct access to Refugio Road via Roblar Avenue and State Route 154
Public Services	Water Supply Private well Sewage: Drywell septic system Fire: County of Santa Barbara Fire Station #32 Other: College Elementary, Santa Ynez High School

5.2 Setting

Slope/Topography/Surface Water Bodies. The project site is situated in the Los Olivos/San Carlos de Jonata area, and located within the watershed of the Santa Ynez River. There are no notable water courses on or near the property. The area is characterized by flat and gently sloping terrain with slopes ranging between 2 and 5 percent.

Fauna/Flora. The parcel is currently planted in 14 acres of irrigated vineyards, except for the approximate 20,000 square-foot area for the proposed winery site, and a 4,412 square-foot residence on site. Vegetative communities within the proposed winery site include non-native grasses and weeds. The fauna inhabiting the project site are typical for the Santa Ynez Valley and may include small mammals such as raccoons, fox, coyote, deer, and skunk, and common birds and raptors. No known threatened or endangered plant or animal species are known to exist on the project site (County of Santa Barbara Photomapper Resource Maps and the SYVCP).

Archaeological Sites. There are no known sites of historic or prehistoric significance on-site or within a 2,000-foot radius.

Soils. Soils on the project site solely consist of SnC, Santa Ynez Gravelly Fine Sand Loam, slopes 2-9%, Class III soil. No prime soils are present on the subject parcel; however, due to this region's agricultural history, the County has classified the surrounding area as Important Farmland.

Surrounding Land Uses. The North, South and East perimeters of the subject parcel are zoned AG-I-20. The West perimeter across Highway 154 is zoned AG-I-5. Within the Santa Ynez Valley Community Plan, all AG-I zoning designations are inner-rural agricultural parcels and serve as a buffer between urban areas and rural uses. The surrounding properties agricultural uses vary and consist of vineyards, orchards and residential ranchettes and equestrian facilities.

Existing Structures. 1) a 4,412 square-foot main residence; 2) a 2,005 square-foot garage; 3) a 1,809 square-foot detached agricultural building; 4) a 629 square-foot pavilion; 5) a 749 square-foot guesthouse; and 6) a 1,728 square-foot barn.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	5,918 square feet	Final Development Plan, LUDC Section 35.82.080
Max. Height of Structure(s)	25 feet 4 inches	LUDC Section 35.42.280
Building Coverage (footprint)	8,500 sq. ft. of building coverage equals approximately 1/5 of an acre on a 24.4 gross/net project site area	No maximum limit identified for agricultural structures in AG-I-20 zone district LUDC 35.21.40
Roads Parking (covered/uncovered, ratio) Walkways	26 uncovered permanent parking spaces are proposed. An additional 63 overflow parking spaces are proposed for organized gatherings.	Parking Standards LUDC Section 35.36.040
Open Space landscaping Vineyard	Vineyard: 14 acres Landscaping: 16,000 sq. ft.	Development Plan requires landscaping plan pursuant to LUDC Section 35.34.030.
Number of Existing Dwelling Units	1 Residence, 1 Guesthouse	Allowed per LUDC Sec. 35.24.030
Residents:	None. Primary residence and Farm Employee Dwelling currently exist onsite.	Residents: one primary dwelling unit. Additional FEDs w/CUP
Employees:	4 full time employees (up to 15, depending on the time of year and wine production activities)	Employees: Parking provisions only
Grading	1,500 cu.yds. cut / 1,500 cu.yds. fill	None for AG-I-20 zone district.

5.4 Description

The Vincent Vineyards Winery proposal 09DVP-00000-00034 (application filed on December 15, 2009), in conformance with Section 35.42.280 of the Land Use Development Code (LUDC), would allow for construction and operation of a Tier III Winery providing for: 1) a 7,000 case per year production facility; 2) a public wine tasting room; and 3) six (6) organized gatherings per year with a maximum of 75 attendees for each organized gathering.

Winery Facility. The wine production would occur in a 5,918 square foot (sq. ft.), 1-story (25' 4" in height) building with an attached 1,552 sq. ft. unenclosed covered area, which would be used for receiving, cleaning, de-stemming, and crushing operations. Within the facility, a 3,561 sq. ft. area of the structure is designated for office/storage space, grape pressing, filtration, fermentation, wine-finishing and bottling. The remaining area would include a general public wine tasting area of 1,080 sq.ft.; a private tasting room of 303 sq. ft. All utilities for the proposed development would be underground.

Wine Production. Within the Winery facility building a 3,561 sq. ft. area of the structure is dedicated to production activities and includes office/storage space, grape pressing, filtration, fermentation, wine-finishing and bottling. Wine production would be limited to a maximum of 7,000 cases produced annually. The wine produced onsite would come from grapes grown on the existing 14 acres of vineyard. Annually the winery processes would include grape crushing, stemming, cleaning, fermenting, finishing and bottling. A 1,821 sq. ft. area within the wine production area is storage area proposed for barrel and case storage. Interior processing activities would include pressing, fermentation, filtration and bottling. Normal wine production would occur daily between the hours of 8:00 a.m. to 5:00 p.m. However, during peak harvesting and crushing season (September 15th thru November 15th), wine production would occur from 6:30 a.m. to 2:30 p.m.; except for limited night harvesting with lights, which would allow for the fruit to be harvested as cold as possible, and that would start at approximately 1:00 a.m. to 2:00 a.m. and finish around 10:00 a.m.

Wine Tasting. General public wine tasting would occur in a 1,080 square-foot designated area within the winery facility. Tasting room hours of operation would be Monday through Sunday, 12:00 p.m. to 5:00 p.m., year-round, except on the days when an organized gathering is scheduled for a weekend evening; on these days, the winery would be closed to public wine tasting prior to commencement of the organized gathering in order to reduce the potential PM peak hour traffic. The winery building would accommodate a small caterer's preparation area of 240 sq. ft. No commercial restaurant use is proposed; and only limited food preparation to complement daily public wine tasting is proposed (finger food only, no utensils and no table service). All food service in association with wine tasting activities would be limited to appetizers which complement the wine tasting and no remuneration shall occur. Catered food, prepared offsite, would be provided for organized gatherings. Twenty-six (26) permanent parking spaces would be provided for wine tasting activities and employee parking.

Special Events. NO SPECIAL EVENTS (i.e., events of less than one day attended by 80 or more people, as further defined by Sections 35.42.280, Wineries, and 35.110.020, Winery Definition) are proposed. Organized gatherings would be limited to six (6) times per year, with a maximum of 75 attendees. All organized gatherings scheduled during weekend afternoons and/or evenings would be scheduled to avoid guest arrivals and departures during the P.M. peak hour traffic.

Employees. Approximately 4 full-time employees would be required during regular wine sales and production operations and would be increased to approximately 10-15 full-time employees during the expected two month harvest season.

Parking. A 26 space parking lot on the north side of the proposed winery would be provided for public tasting room guests and employees. An additional 50 guest parking spaces would be provided near the existing accessory structures toward the interior of the property; these spaces would be accessible from both the primary entrance (at North Refugio Road) and secondary access via the existing agricultural road (accessed from Roblar Avenue).

Grading. Earthwork would consist of 1,500 cu. yds. of cut and 1,500 cu. yds. of fill.

Access. Primary public access to the project site would be provided from Refugio Rd. via Highway 154 and Roblar Ave., by an existing driveway 100' in length, and 20' in width. The proposed winery would have a secondary service access provided by an existing agricultural road via Roblar Avenue. The applicant proposes to improve intersection performance by providing the re-striping described in the Penfield & Smith traffic report dated July 27, 2011, to wit: re-stripe the eastbound

portion of Roblar at the 246 intersection to provide a left-turn lane and a shared through/right turn lane to reduce stacking at the approach (providing minor paving widening if needed to accommodate the lanes).

Water and Sewer Service. Water for the winery would be provided via a proposed onsite well, with water for fire suppression reserved to Fire Department standards via underground storage tanks. Production wastewater from the winery would be directed to a “dry well/seepage pit” system or other California Regional Water Quality Control Board (CRWQCB) approved waste discharge system. Domestic wastewater would be served by a proposed drywell septic system in conformance with Environmental Health Services requirements. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard and orchards in accordance with an Environmental Health Services approved Solid Waste Management Plan.

Existing Development. Existing development on site consists of: 1) a 4,412 sq. ft. residence with a garage of 2,005 sq. ft.; 2) a game room of 1,008 sq. ft.; 3) a 1,809 square foot employee dwelling with garage; 4) a guesthouse of 749 sq. ft.; and 5) a 1,728 sq. ft. barn.

The property is a 24.44 acre gross/net parcel shown as Assessor's Parcel Number 135-250-033, zoned AG-I-20 located at 2370 Refugio Road in the Los Olivos area, Third Supervisorial District.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (10NGD-00000-00024) was prepared for the proposed project (Attachment C) 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. The draft Negative Declaration was circulated for public review on two separate occasions (November 4 through December 3, 2010, and June 15 through July 30, 2012), based on revisions to the proposed project description and the provision of additional traffic analysis. Please refer to the Proposed Final Mitigated 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/Mitigation

Mitigation measures required to reduce potentially significant impacts on **Aesthetics / Visual Resources, Cultural Resources, Fire Protection, Geological Process, Hazardous Materials / Risk of Upset, Noise, Public Recreation, Transportation / Circulation and Water Resources**. Written comments were received from the Air Pollution Control District, and members of the public. The comment letters are included as attachments to the ND, Attachment C.

6.2 Comprehensive Plan / Santa Ynez Valley Community Plan Consistency

REQUIREMENT	DISCUSSION
LAND USE ELEMENT	
Land Use Development Policies	
<p>Land use and Development Policy #4 <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.</i></p>	<p><u>Consistent:</u> <u>Water:</u> Water for the proposed winery and irrigation of the vineyards, and landscaping would be provided by an existing onsite private water well which has been shown to provide a sufficient flow rate to serve the proposed project.</p> <p><u>Waste Disposal:</u> The proposed winery would require a domestic wastewater septic system to serve the tasting room and organized gatherings, and a process wastewater system to accommodate the process wastewater generated by the proposed winery. Drywell systems adjacent to the winery have been proposed. The domestic systems would require review and approval by Environmental Health Services, and the winery process wastewater system would require review and approval by the Regional Water Quality Control Board and/or Environmental Health Services.</p> <p><u>Roads:</u> Access would be provided by an existing private driveway via Refugio Rd. and Roblar Ave. which are accessed by State Route 154.</p> <p>All necessary services are adequate or available to serve the proposed project. Therefore, the proposed project is consistent with this policy.</p>
Hillside and Watershed Protection Policies	
<p>Hillside and Watershed Protection 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><u>Consistent:</u> Total project improvements would require approximately 1,500 cubic yards (cu.yd.) of cut, and 1,500 cu.yd. of fill, primarily to level the proposed development area. No substantial changes in site topography would be required, and grading would generally conform to existing contours. Therefore, the proposed winery development is consistent with this policy.</p>
<p>Hillside and Watershed Protection 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</i></p>	<p><u>Consistent:</u> The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. The site is relatively flat and no 20% slopes exist on site. The project site is situated in an area where there are no oak trees and no native vegetation. Therefore, the proposed winery development is consistent with</p>

REQUIREMENT	DISCUSSION
<i>the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i>	this policy.
Hillside and Watershed Protection 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>	<u>Consistent:</u> The proposed project would be required to implement best management practices in order to reduce erosion and sedimentation impacts (Conditions of Approval 9 & 22). County guidelines require new development to incorporate Low Impact Development (LID) standards if new development exceeds 0.5 acres of impervious surfaces. The proposed project would create an additional 8,500 square feet (0.2 acre) of impervious surfaces. LID standards such as, pervious parking areas and an onsite detention basin have been incorporated into the proposed project design. The project would be required to conform to the Regional Water Quality Control Boards General Waste Discharge Requirements, and obtain a permit, if necessary. This determination would be made by P&D and EHS staff prior to Zoning Clearance.
Visual Resources Policies	
Visual Resources Policy #2. <i>In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</i>	<u>Consistent:</u> The visual character of the area includes scattered residential and agricultural buildings throughout a large inner-rural and rural area consisting of rolling hills and valleys. The proposed project site and development would be visible from SR 154, a State-designated Scenic Highway, and would briefly interrupt the skyline views of travelers in both directions. The proposed project, including the 25'4" maximum height of the proposed structure has been carefully reviewed, and conceptually approved, by the CBAR. During four separate meetings, CBAR review resulted in revisions to proposed project architectural treatments (i.e., use of earth-tone colors and natural building materials; native landscaping; darker shade of paving material). Consideration was given to relocation of the proposed winery facility towards the northeast property line and further away from SR 154 was precluded by LUDC winery setback requirements (Section 35.42.280). As a result, CBAR determined that the proposed project design accomplishes the visual and aesthetic objectives of the SYVCP and LUDC development plan standards for wineries, for protection of the visual character of the area (See attached CBAR minutes).

REQUIREMENT	DISCUSSION
	Following Planning Commissions approval and prior to Zoning Clearance, the proposed project would be required to obtain Final CBAR approval. Therefore, the proposed project is consistent with this policy.
AGRICULTURAL ELEMENT	
<p>GOAL I. <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. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.</i></p> <p><u>Policy I.A.</u> <i>The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</i></p> <p>GOAL II. <i>Agricultural lands shall be protected from adverse urban influence.</i></p> <p><u>Policy II.D.</u> <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>GOAL V. <i>Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marketing on and/or off the farm.</i></p> <p><u>Policy V.B.</u> <i>Santa Barbara County should allow areas for supportive agricultural services within reasonable distance and access to the farm user.</i></p>	<p><u>Consistent:</u> The proposed winery development would assist in facilitating agricultural operations currently taking place on the subject parcel. The construction of the proposed project would not hinder or diminish the agricultural capabilities or potential of the project site.</p> <p>In order to clearly demonstrate that the proposed tasting room and organized gatherings would be incidental, accessory and subordinate to the winery production facility, the applicant revised the initially-submitted project description to: 1) reduce the size of the proposed public and private tasting rooms; 2) eliminate proposed Special Events; 3) reduce the number of organized gatherings to six organized gatherings per year with a maximum of 75 attendees per organized gathering; 4) reduce the proposed public tasting room hours of operation; and 5) eliminate the potential for simultaneous public wine tasting and private organized gatherings onsite.</p> <p>Therefore, the proposed development is consistent with these goals and policies.</p>
SANTA YNEZ VALLEY COMMUNITY PLAN	
<p>Policy LUG-SYV-7. <i>The public shall be protected from noise that could jeopardize health and welfare.</i></p>	<p><u>Consistent:</u> Adherence to conditions of approval limiting noise from organized gatherings and winery operations would ensure that the winery noise is minimized. Therefore, the proposed project is consistent with this policy.</p>
<p>Policy LUG-SYV-8. <i>The public shall be protected from air emissions and odors that could jeopardize health and welfare</i></p> <p>Development Standard (Dev Std) LUG-SYV-8.1 Adherence to energy efficiency and green building techniques for discretionary projects where feasible.</p>	<p><u>Consistent:</u> In order to ensure that the SYVCP low energy use and saving standards are addressed, Condition of Approval 7 has been added. Therefore, the proposed project is consistent with this policy.</p>
<p>Dev Std LUG-SYV-8.11 <i>Future applicants for</i></p>	<p><u>Consistent:</u> In order to ensure that the SYVCP</p>

REQUIREMENT	DISCUSSION
<i>wineries or other odor generators, based on the nature of the operations (Scope and Content of Air Quality Sections in Environmental Documents, July 2007) shall develop and implement an Odor Abatement Plan (OAP).</i>	OAP standards are addressed, Condition of Approval 5 has been added to require preparation and implementation of an OAP. Therefore, the proposed project is consistent with this policy.
<p>GOAL LUA-SYV. <i>Protect and Support Agricultural Land Use and Encourage Appropriate Agricultural Expansion.</i></p> <p>Policy LUA-SYV-2 <i>Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.</i></p>	<u>Consistent:</u> The subject parcel is designated for agriculture and contains 14 acres of vineyards. The proposed winery would be in support of existing vineyards onsite, and would serve to preserve the existing agricultural use.
<p>Policy LUA-SYV-3 <i>New development shall be compatible with adjacent agricultural lands.</i></p> <p>DevStd LUA-SYV-3.1 <i>New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, such as trees, shrubs, walls, and fences, to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis.</i></p>	<p><u>Consistent:</u> Figure 8 of the SYVCP (See ND Attachment 12) depicts Productive Cropland and Agricultural Preserves within the project vicinity. The proposed winery would be directly accessed off of Refugio Rd. via Roblar Ave. at Highway 154. The existing Bridlewood, Brander and Roblar wineries, and the proposed TTT Winery, are located within the immediate vicinity of the proposed project site.</p> <p>The proposed project is consistent with the LUDC provisions for winery development, including review and approval by the CBAR.</p> <p>The proposed winery would be compatible with adjacent agricultural lands and is therefore consistent with this policy.</p>
<p>Policy LUA-SYV-4 <i>Opportunities for agricultural tourism shall be supported where such activities will promote and support the primary use of the land as agriculture without creating conflicts with on-site or adjacent agricultural production or impacts to the environment.</i></p> <p>Action LUA-SYV-4.2. Planning and Development and the Agricultural Commissioner shall coordinate with other County departments (e.g., Economic Development Agency) and local and statewide organizations to promote agricultural tourism activities that are available in the County (e.g., Farmers' Markets, U-pick, harvest festivals, wineries, farmstays, etc.).</p>	<u>Consistent:</u> The proposed winery production facility would support the existing primary agricultural use (i.e., 14 acre vineyard) onsite. Based on the absence of adverse impacts and applicant-proposed lane restriping, the proposed tasting room and organized gathering uses would support the production winery without creating conflicts with onsite or adjacent agricultural production, thereby supporting agricultural tourism consistent with this policy.

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<p>GOAL CIRC-SYV-1. <i>Provide an efficient and safe circulation system to accommodate existing development and future growth in the Santa Ynez Valley Community Plan Area.</i></p> <p>Policy CIRC-SYV-1 <i>The County shall allow reasonable development of parcels within the Santa Ynez Valley Community Plan Area while maintaining safe roadways and intersections that operate at acceptable levels of service (LOS).</i></p> <p>Policy CIRC-SYV-2 <i>The County shall maintain a minimum Level of Service (LOS) B or better on roadways and intersections within the Santa Ynez Valley Community Plan Area.</i></p> <p>Policy CIRC-SYV-8 <i>The County shall ensure that the circulation system maintains the quality of life in the Santa Ynez Valley Community Plan Area to the greatest extent feasible.</i></p> <p>Policy CIRC-SYV-9 <i>The County shall balance the need for new road improvements (including road widening) with protection of the area's semi-rural character. All development shall be designed to respect the area's environment and minimize disruption or alteration of the semi-rural character.</i></p>	<p><u>Consistent:</u> As detailed in Section 4.15 of the project Negative Declaration, dated September 26, 2012, the County Environmental Thresholds and Guidelines manual provides thresholds for acceptable traffic Levels of Service (LOS) on specified classes of roads which are designated in the on SYVCP Circulation Element Figure 13 (See ND Attachment 14). All surrounding roadways currently operate at acceptable LOS levels.</p> <p>Both the State Department of Transportation (Caltrans) and the County of Santa Barbara are responsible for establishing acceptable Levels of Service (LOS) on roadway networks within the County. Caltrans has Responsible Agency jurisdiction over projects affecting State Highways and their intersections. Current Caltrans policy establishes LOS D as the minimum acceptable LOS for State Route (SR) 154 intersections (Transportation Concept Report State Route 154, Caltrans District 5, February 2007). County standards for the Santa Ynez Valley (pursuant to the Environmental Thresholds and Guidelines Manual and the SYVCP) are generally LOS B for those roadways and intersections within the County's sole jurisdiction; however, the SYVCP recognizes the existing LOS C operational level of the SR154/Roblar Avenue intersection meets the Caltrans-established standard of LOS D and is therefore acceptable (Please refer to SYVCP EIR, Traffic and Circulation, Table 4.4-2, page 4.4-5).</p> <p>State Route 154. Caltrans and Santa Ynez Valley Community Plan data indicate that this State highway carries approximately 9,500 ADT north of Roblar Avenue, and 7,700 ADT south of Roblar Avenue placing in the LOS C/D range, the target standard specified by Caltrans.</p> <p>Roblar Avenue and Refugio Road. While extensive public concerns have been expressed regarding the adequacy of Roblar Avenue and Refugio Road to support the proposed Vincent Winery traffic, and these roadways do not meet the strict geometric specifications of the County's adopted Engineering Design Standards, non-conformance does not indicate inadequacy.</p> <p>Although constructed long ago, Roblar Avenue and</p>

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	<p>Refugio Road are currently adequately serving existing uses and would continue to operate at LOS A with the additional traffic resulting from the proposed project as well as anticipated future development as identified in the SYVCP.</p> <p>SR154/Roblar Avenue/Refugio Road intersection. This intersection currently operates at LOS C (based on County methodology) and LOS D (according to Caltrans methodology). The addition of traffic generated by the proposed project, as well as cumulative projects in a “worst-case” scenario, would not reduce the LOS at the intersection. As a result of issues raised during initial Planning Commission review of the proposed project, Public Works has established a “Keep Clear” zone (painted on the pavement) between the intersections of Roblar Avenue with SR 154 and Refugio Road. Since that hearing, the applicant has revised the project description to include a proposal (included in the project Conditions of Approval) to provide additional lane striping at the SR154/Roblar Avenue intersection in order to reduce vehicle stacking. Caltrans supports the proposed striping and potential minor widening improvements, as indicated in the ND comment letter, dated July 9, 2012.</p> <p>In order to ensure that potential short-term congestion at the SR154/Roblar Avenue intersection from winery traffic would be minimized, the applicant revised the initially-submitted project description to: 1) reduce the size of the proposed public and private tasting rooms; 2) eliminate proposed Special Events; 3) reduce the number of activities to six organized gatherings per year with a maximum of 75 attendees per organized gathering; 4) reduce the proposed public tasting room hours of operation to avoid peak hour traffic; and 5) eliminate the potential for simultaneous public wine tasting and private organized gatherings onsite.</p> <p>Traffic analyses prepared for the proposed project indicate that, even in the unlikely worst-case scenario of harvest, tasting and special events occurring simultaneously at surrounding wineries, the proposed project’s traffic volume would be far below established thresholds for degrading the LOS</p>

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	<p>on area roadways and intersections. The proposed project would not elevate any segment of the roadway over, or cause it to approach, its acceptable capacity. Therefore no mitigation measures are required.</p> <p>Based on the analysis contained in the Negative Declaration, Public Works Transportation Division staff has determined that the proposed project would not adversely affect the safety of travelers on area roadways and intersections, or the quality of life of surrounding residents. The proposed project is consistent with these policies.</p>
<p>Policy CIRC-SYV-11 <i>Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.</i></p>	<p><u>Consistent:</u> As indicated in the Transportation/Circulation section of the attached Negative Declaration, proposed project traffic would result in less than significant project-specific traffic impacts. However, the project description includes a proposal, supported by the PW Transportation Division, to provide SR154/Roblar Avenue intersection improvements consisting of minor widening and restriping. The proposed project is consistent with this policy.</p>
<p>GOAL WW-SYV. <i>Ensure adequate wastewater treatment and disposal throughout the planning area.</i></p> <p>Policy WW-SYV-1. <i>Development and infrastructure shall achieve a high level of wastewater treatment, in order to best serve the public health and welfare.</i></p> <p>Policy WW-SYV-2. <i>Pollution of surface and groundwater shall be avoided. Where contribution of potential pollutants of any kind is not prohibited and cannot be avoided, such contribution shall be minimized to the maximum extent practical.</i></p>	<p><u>Consistent:</u> The proposed project would be required to conform to Environmental Health Service and Regional Water Quality Control Board General Waste Discharge Requirements. Adherence to these requirements would ensure that wastewater treatment for all winery operations and accessory uses is adequate; therefore, the proposed project is consistent with these policies.</p>
<p>Policy WAT-SYV-2 <i>Protect the quality of surface and ground waters from degradation; maintain adequate, safe water supplies; and protect groundwater basins from prolonged overdraft.</i></p>	<p><u>Consistent:</u> The proposed project would be served by an existing well. There is adequate water to supply the winery. Total estimated groundwater water use to implement the proposed project would be approximately 2.36 acre-feet, well within the County-adopted threshold of 61 acre-feet per year for the basin. Adherence to Environmental Health Services requirements would ensure protection of</p>

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	surface and groundwater quality. Therefore; the proposed project is consistent with this policy.
Policy FIRE-SYV-2 <i>Fire hazards in the SYVCPA shall be minimized in order to reduce the cost of/need for increased fire protection services while protecting the natural resources in undeveloped areas.</i>	<u>Consistent:</u> The proposed project would be subject to Fire Department requirements, including accessibility, fire sprinklers, and defensible space landscaping; therefore, the proposed project is consistent with this policy.
Policy RSW-SYV-1 <i>Resource conservation and recovery shall be implemented in the SYVCPA to divert the waste stream from area landfills to the maximum extent feasible. Diversion shall be maximized through source reduction, recycling and composting.</i>	<u>Consistent:</u> The proposed project would be required to designate a Solid Waste Recycle area as part of an EHS-required Solid Waste Management Plan. Adherence to the plan would be required; therefore the proposed project is consistent with this policy.
Policy FLD-SYV-2 <i>Short-term and long-term erosion associated with development shall be minimized.</i>	<u>Consistent:</u> The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. The site is relatively flat, with no slopes exceeding 20% onsite. The project site is situated in an area devoid of oak trees and other native vegetation. Adherence to approved Grading and Erosion Control plans (Condition of Approval 9) would be required; therefore, the proposed project is consistent with this policy.
Policies VIS-SYV-1, -2, and -3 <i>Protect the Rural/Agricultural Character and Natural Features of the Planning Area, Including Mountain Views, Scenic Corridors and Buffers, Prominent Valley Viewsheds, and the Quality of the Nighttime Sky. All plans for new or altered buildings and structures within the Design Control Overlay shall be reviewed by the County Board of Architectural Review.</i>	<u>Consistent:</u> The visual character of the area includes scattered residential and agricultural buildings amongst a large rural area of rolling hills and valleys. CBAR review is required through both the Design Control Overlay on the subject parcel (County permitting of new and/or altered structures within State Scenic Highways (Scenic Highway Elements pgs. 9-10) as well as the Winery Development Plan requirements (Condition of Approval 3). The proposed project has been reviewed by the CBAR on four separate occasions. During this process, design changes consisting of: reduction in the originally proposed height of the structure; increased utilization of native plants in the landscape palate; and the use of earth tone colors and materials, have been incorporated into the proposed project description. Each of these design changes have reduced the adverse visual impacts of the proposed project. Furthermore, a lighting plan has been incorporated to ensure the quality of the nighttime sky remains unchanged. Therefore, the proposed project, in terms of use and visual compatibility, would not significantly change the visual character of the area and is consistent with this policy.

6.3 Zoning: Land Use and Development Code Compliance

The proposed project is located in the Agricultural I (AG-I) zone within the Inner Rural area of the Santa Ynez Valley. The AG-I zone is applied to Inland areas of the County appropriate for agricultural uses with Urban, Inner Rural, and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent of the zone is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

6.3.1 Compliance with Land Use and Development Code Requirements

6.3.1.a LUDC Section 35.21.50

Development Standards

The proposed project meets all height, setbacks and density requirements for the AG-I zone district.

6.3.1.b LUDC Section 35.42.280

Winery Standards

The winery standards address allowable case production, vineyard acreage requirements, frequency and size of public events, etc. The proposed project is a Tier III Winery, which may be allowed subject to a Development Plan approved by the Planning Commission in compliance with Section 35.82.080 (Development Plans) if it complies with the requirements in LUDC Section 35.42.280.C.3, listed below.

Section 35.42.280.C.3

a. For every 1,000 cases of wine produced there shall be at a minimum one-half acre of vineyard planted on the winery premises.

Consistent: The project site is currently planted with an approximately 14-acre vineyard. The proposed winery production would be limited to a maximum of 7,000 cases per year, consistent with the required ratio.

b. Winery special events occurring on the winery premises shall not exceed 12 per year and the attendance at each event may not exceed 200 attendees.

(1) Winery special events in excess of 12 per year may be allowed subject to a Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Major Conditional Use Permits).

(2) The number of special events allowed by a Conditional Use Permit shall not exceed 40 days per year.

Consistent: No special events are proposed. However, the proposed project would include a maximum of six organized gatherings per year, each with a maximum of 75 attendees.

Section 35.42.280.D

1. In general:

a. *The primary purpose of the winery shall be to process wine grapes grown on the winery premises or on other local agricultural lands located within Santa Barbara County and San Luis Obispo County. No more than 50 percent of the grapes processed over a five year period shall be imported from outside of Santa Barbara County and San Luis Obispo County.*

Consistent: The primary purpose of the winery would be to process grapes from the existing 14-acres of vineyard and on other local agricultural lands located within Santa Barbara County. More than 50 percent of the grapes used for wine production would come from on-site.

b. *Retail sales of wine grape products shall be limited to those produced by the winery operator or bottled or grown on the winery premises.*

Consistent: The applicant would limit sales to their own products produced by the winery operator or bottled or grown on the winery premises.

2. Setbacks:

a. *Structures and outdoor use areas associated with a winery shall provide a minimum setback of 100 feet from adjacent lots. This setback shall be increased to 200 feet if the winery includes public tours, public wine tasting, retail sales, or special events.*

Consistent: The proposed structure would be located approximately 260 feet to the nearest property line to the west.

b. *Structures and outdoor use areas associated with a winery shall provide a minimum setback of 200 feet from an existing residence located on an adjacent lot. The setback shall be increased to 400 feet if the winery includes public tours, public wine tasting, retail sales, or special events. A winery shall be considered to comply with these setback requirements, and shall not be considered nonconforming, if, after the approval for the winery is granted (either by an approved Development Plan or issued Land Use Permit), a residence is constructed on property that is either not owned by the owner of the property on which the winery is located or is not part of the winery premises, and the location of the residence is within the setback distances specified above.*

Consistent: The proposed project would be located 412 feet from the neighboring residence to the east, and 588 feet from the residence to the south.

3. Access/street addressing:

a. *Access to the winery premises and access ways within the winery premises, shall be designed to the satisfaction of the County Traffic Engineer and County Fire Department and shall comply with the applicable County private road and driveway standards and requirements. Ingress and egress shall be clearly marked and visible, and turning movements into the winery premises shall not create congestion or unnecessary slowing at access points. Structure address numbers shall be posted at the driveway/access road winery premises entrances and on winery structures in compliance with County Fire Department requirements.*

Consistent: Planning & Development, Public Works Transportation Division, and the Fire Department have reviewed the proposed project and have identified conditions of approval for the proposed access (incorporated into Condition of Approval 37, Departmental letters).

b. *Existing roads shall be utilized to the maximum extent feasible in order to minimize grading, site disturbance, and the loss of agricultural land.*

Consistent: There are two existing accesses serving the parcel: 1) the main access on Refugio Road, which would serve the existing residence, and the proposed daily tasting room activities and organized gatherings; and 2) an agricultural access on Roblar Avenue, which would serve the operations of the vineyard. Both accesses would continue to serve the subject parcel and would be maintained by the property owner.

4. Design Standards: *New structures associated with the winery including production facilities shall be subject to review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review). Exterior changes to existing buildings and structures associated with the winery shall be subject to review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review) unless the exterior changes are determined to be minor by the director. In addition, the following design standards shall also apply.*

a. *Exterior: The design, scale and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using earth tones and non-reflective paints, siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities.*

Consistent: The project has received conceptual review from the Central Board of Architectural Review (CBAR), and would obtain preliminary and final CBAR approval prior to zoning clearance issuance, ensuring that the design, scale and character of the proposed winery would be compatible with existing development in the project vicinity.

b. *Screening: The visibility of all winery structures from public roads shall be minimized through the use of landscaping and other screening devices to ensure that the character of the area is retained. Any tank not located within a structure shall be completely screened from public roads.*

Consistent: The proposed winery development, which includes a landscape plan to screen the winery structure, has been reviewed and conceptually approved by CBAR. Final approval by CBAR would follow Planning Commission approval.

c. Height: The height of any structure associated with a winery facility shall be limited to 35 feet. The height limit may be increased to 45 feet where a pitched roof of greater than four in 12 (rise to run) is proposed and at least 50 percent of the structure is limited to a height of 35 feet or less.

Consistent: The proposed winery structure would be constructed to a maximum height of 25 feet 4 inches.

d. Lighting: All exterior lighting fixtures shall be of a low intensity, low glare design and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

Consistent: The project has been conditioned to require all exterior lighting onsite to be of low intensity and height, with full cut-off fixtures directed downward, in order to prevent light from spilling onto adjacent properties and roadways.

5. Parking:

a. The size, location and design of required parking spaces shall conform to the standards of Chapter 35.36 (parking and loading standards) unless there is a conflict with the standards of this section, in which case the standards of this section shall apply.

Consistent: The proposed project conforms to all design criteria for parking contained in both the LUDC wineries section and general parking regulations. The proposed project includes a permanent overflow parking area for organized gatherings which would be located between the winery and the existing single family dwelling.

b. The visibility of all parking areas associated with the winery from public roads shall be minimized through the use of landscaping and other devices.

Consistent: Parking for the proposed winery would be screened by both the proposed landscaping (as indicated on the Conceptual Master Landscape Plan, Sheet L-1, and subject to Final BAR review and approval) and the proposed winery structure.

c. The number of parking spaces shall be permanently maintained on the winery premises. The decision-maker with jurisdiction over the application for development of the winery may modify the number of required spaces based on site-specific considerations. Oversize parking spaces to accommodate bus/limousine parking is only required for wineries that are open to the public.

Consistent: The proposed project would provide 26 permanent parking spaces for employee, tasting room, and winery uses, and 1 space for limousine/bus parking. An additional 63 overflow parking spaces would be provided for organized gatherings. The project would incorporate the use of parking attendants, valets, and signs directing traffic onsite during organized gatherings in order to reduce the potential for traffic hazards on and off the site (Condition of Approval 23).

d. *Parking shall not be allowed within any adjoining road right-of-way or trail easement.*

Consistent: Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. The Santa Ynez Valley Community Plan identifies State Route 154 and Roblar Ave. as a future proposed trail route for bikes, and describes currently existing on-road trails within the public right-of-way (ROW) along the road shoulder with no easements required. The project site contains an existing secondary access drive from Roblar Ave., used for agricultural purposes and located at the eastern edge of the property. There are currently no obstructions (e.g., landscaping, large entrance gates; etc) along this portion of Roblar Avenue. In order to ensure that the ROW remain along this portion of Roblar Ave. remains unobstructed and available for a new road trail in the future, the project would be conditioned (Condition of Approval 19) to prohibit parking along Refugio Rd. and Roblar Ave, and a Parking Management Plan would be implemented.

e. *Parking areas shall be surfaced with a minimum of asphalt, concrete, brick or other masonry paving units, chip seal or crushed rock surface. Parking spaces on paved surfaces shall be marked with paint striping a minimum of two inches in width. Parking spaces on other types of surfaces shall be marked by the use of concrete wheel barriers, timber or other durable material, that is securely installed and fastened to the parking surface. These standards shall not apply to temporary parking provided in open field areas for special events.*

Consistent: As indicated on the Site Plan, page AC1, adequate parking provisions have been incorporated into the proposed project design.

f. *Parking for special events, group events or winemaker dinners may be provided in open field areas with a slope of ten percent or less, free of combustible materials, at a ratio of 400 square feet per required space (including parking space and traffic aisles).*

Consistent: As indicated on the Site Plan, page AC1, adequate overflow parking provisions for organized gatherings can be accommodated onsite and have been incorporated into the proposed project design.

6. Waste Disposal:

a. *Solid Waste Disposal: A winery solid waste management plan shall be submitted for review and approval by the Environmental Health Services Division of the Public Health Department. The plan shall include a green waste reduction program that includes the disposal of stems, leaves and skins of grapes by drying, spreading and disking the waste into the soil on the winery*

premises or other agriculturally-zoned property. Pomace may be used as fertilizer or as a soil amendment provided that such use or other disposal shall occur in accordance with applicable County standards.

Consistent: The proposed project would be conditioned to require the submittal of a Solid Waste Management Plan to the Environmental Health Services Division of the Public Health Department.

b. *Liquid Waste Disposal: Liquid waste (process wastewater) from the winery operation shall be handled separately from any domestic liquid waste and shall be in accordance with applicable Regional Water Quality Control Board and County of Santa Barbara discharge requirements.*

Consistent: The process wastewater from the winery operation would be handled by a disposal system for winery wastewater, which would be designed and installed in accordance with the California Regional Water Quality Control Board standards for wineries. Prior to issuing the Zoning Clearance, Environmental Health Services and Planning and Development would ensure that the California Regional Water Quality Control Board has accepted the applicant's application. Therefore, the proposed project would be consistent with this requirement.

7. Tasting rooms:

a. *Tasting rooms shall be clearly incidental, accessory and subordinate to the primary operation of the associated winery as a production facility.*

Consistent: The primary function of the winery would be the processing of grapes, primarily grown onsite, into wine. The proposed public and private tasting rooms are labeled on the Floor Plan, Sheet A-1, and were reduced in size from the initial application submittal in order to clearly demonstrate that they would be incidental, accessory and subordinate to the winery production facility. The tasting room would be closed to the public during all organized gatherings, and would be available for, and limited to, private use during the six proposed annual organized gatherings.

b. *The location of the tasting room shall take into consideration site constraints, onsite access, visual concerns, grading and other environmental issues.*

Consistent: The proposed tasting rooms would be located within the winery, and are proposed in a location that would have adequate public access and parking.

c. *The primary focus of the tasting room shall be the marketing and sale of the wine produced on the winery premises. Sales of souvenirs and clothing bearing the logo of the winery, as well as wine-related items and other products that reflect or enhance the character of theme of the winery may also be offered for sale in the tasting room.*

Consistent: The project would be consistent with this standard and would only include the sale of wine produced onsite and wine-related accessories.

d. *If more than one winemaker shares production facilities or more than one winery is located on a winery premises, only one tasting room is allowed. More than one winemaker or winery facility may share a tasting room.*

Consistent: Two wine tasting rooms, one for the general public and one for private activities, are proposed as a part of the proposed winery. Both would be operated by a single winemaker in a single winemaking facility.

8. Special Events:

a. **Site Area:** *The minimum winery premises area on which a special event may occur is 20 acres. However, this requirement may be reduced by the decision-maker with jurisdiction over the project upon a determination that the character of the area, access, and the type of special event make a 20-acre winery premises site area unnecessary.*

Consistent: **No special events** are proposed on the 24.4 acre project site. However, the proposed project would include a maximum of six organized gatherings per year, each with a maximum of 75 attendees.

b. Use limitations:

(1) *Amplified music associated with special events shall not exceed 65 dBA at the exterior boundary of the winery premises. For wineries located in Inner-Rural Areas as designated on the Comprehensive Plan, a special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 8 p.m. and the amplified music shall cease by 7 p.m. For wineries located within Rural Areas as designated on the Comprehensive Plan, a special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 11 p.m., and the amplified music shall cease by 10 p.m. unless the Director determines that the sound at the property line shall not exceed 65 dBA.*

Consistent: All amplified sound, including music, would be limited to the hours of 11:00 a.m. to 6:00 p.m.

(2) *The site of a special event shall be located a minimum of 1,000 feet from a residential one-family zone that has a minimum lot area requirement of one acre or less.*

Consistent: No special events are proposed. All parcels surrounding the proposed project site, which would be limited to a maximum of six annual organized gatherings with a maximum of 75 attendees per organized gathering, are agriculturally zoned.

(3) *County Fire Department requirements shall be met.*

Consistent: The proposed project would be required to comply with all Fire Department requirements as identified in conditions of approval and subject to permit compliance monitoring.

(4) Water supply and sanitation facilities shall be provided as required by the County Public Health Department.

Consistent: The proposed project would be required to comply with all Environmental Health Services requirements as identified in conditions of approval and subject to permit compliance monitoring.

*c. **Parking Plan.** A parking plan shall be implemented for special events. The plan shall include:*

(1) The use of a parking coordinator who shall be present at all times during special events attended by 100 or more persons to manage and direct vehicular movement and parking.

Consistent: The project has been conditioned to require a parking plan and coordinator (Condition of Approval 23) which would be reviewed and approved prior to zoning clearance issuance.

(2) The use of dust control measures to keep dust generation to a minimum and to minimize the amount of dust leaving the site.

Consistent: The project has been conditioned to require a parking plan, including dust control measures (Condition of Approval 23) which would be reviewed and approved prior to zoning clearance issuance.

(3) Appropriate signage placed onsite directing visitors to and indicating the location of parking areas, including open field overflow areas. Signs shall be in place before the commencement of each special event.

Consistent: The project has been conditioned to require a parking plan, which would be reviewed and approved prior to zoning clearance issuance (Condition of Approval 23).

9. Hazardous Materials Business Plan: *A Hazardous Materials Business Plan (HMBP) shall be reviewed and approved, or waiver granted, by the County Fire Department or fire district with jurisdiction in the event that storage, handling, or the use of hazardous materials occurs on the winery premises.*

Consistent: The project would be conditioned to require the submittal of a HMBP prior to zoning clearance issuance (Condition of Approval 26).

10. Noise. *Noise generating construction activities associated with winery structural development occurring within 1,600 feet of a noise-sensitive land use as defined in the County Noise Element shall be limited to the hours between 8 a.m. and 5 p.m., Monday through Friday, and shall not occur on State holidays. Non-noise generating construction activities (e.g., painting without the use of a compressor) are not subject to these restrictions.*

Consistent: The proposed project construction hours would be limited to 8:00 a.m. to 5:00 p.m.,

Monday through Friday, pursuant to standard construction noise mitigation measures (Condition of Approval 10).

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee (SDRC) on January 7, 2010. The following County Departments have applied conditions of approval to the project which are included in Attachment B. Santa Barbara County Fire Department, Air Pollution Control District, Environmental Health Services, Public Works Transportation Division, Project Clean Water, and County Flood Control. No conditions have been recommended by the Parks Department, or the Public Works Surveyor's office.

6.5 Design Review

The proposed project has been conceptually reviewed by the Central Board of Architectural Review (CBAR) at four separate meetings. The CBAR conceptual review process resulted in the following project revisions: 1) reduction of the proposed height of the winery structure; 2) increased utilization of native plants for landscaping; and 3) the use of earth tone colors and rustic building materials. Conceptual Review was granted on July 9, 2010. Please refer to CBAR comments, contained as Attachment D of this Staff Report.

6.6 Development Impact Mitigation Fees

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

Estimated Countywide Development Impact Mitigation Fees			
Fee Program	Base Fee	Estimated Fee	Fee due at
Transportation	4 PHT @ \$531.00 per trip	\$2,124.00	Zoning Clearance
Fire	\$0.20/sf. @ 6,000 sf.	\$1,200.00	Final Inspection

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. Conditions of Approval with attached Departmental letters:
 - 1. Air Pollution Control District letter, dated 08-01-12
 - 2. Santa Barbara County Fire memo, dated 09-26-12
 - 3. Public Works Flood Control letter, dated 01-07-10

4. Environmental Health Services letter, dated 08-01-12
 5. Project Clean Water letter, dated 01-15-10
 6. Public Works Transportation letter, dated 02-17-11
- C. Proposed Final Negative Declaration, 10NGD-24, with attachments
- D. BAR Comments:
1. January 15, 2010
 2. May 14, 2010
 3. June 11, 2010
 4. July 9, 2010
- E. Project Plans:
1. Site Plan
 - A. Overall Site Plan
 - B. Enlarged Site Plan
 2. Floor Plan
 3. Elevations
 - A. Front, Left
 - B. Rear, Right
 4. Landscape Plan
 5. Preliminary Grading and Drainage Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

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

1.1.2 FINDING OF NO SIGNIFICANT EFFECT

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

1.1.3 LOCATION OF DOCUMENTS

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

1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) requires the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to 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. Therefore, this finding can be made.

2.0 ADMINISTRATIVE FINDINGS

2.1 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:

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

The project site is approximately 24.4 acres and is located in a rural area of the County surrounded by parcels developed with low intensity residential development and agricultural uses consisting of vineyards, row crops, and horse operations. The project has been designed to incorporate the rustic ranch motif, typical of valley architecture and has been conceptually approved by the Central Board of Architectural Review. The LUDC has no limitation on the density of structures on a parcel zoned AG-I. The physical characteristics, shape and size of the site are adequate to support the project. Therefore, this finding can be made.

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

The Final Mitigated Negative Declaration prepared for the project, 10NGD-00000-00024 (Attachment C), identified potentially significant, but mitigable impacts to Aesthetics/Visual Resources, Fire Protection, Geological Process, Noise, Public Recreation, Transportation/Circulation and Water Resources. Adherence to required mitigation measures will ensure that adverse impacts are mitigated to the maximum extent feasible. Therefore, this finding can be made.

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

The Vincent Winery site is located on the north side of Roblar Avenue, approximately 100 feet east of the State Route (SR) 154/Roblar Avenue intersection, and accessed by an existing driveway approximately 100 feet north of the North Refugio Road/Roblar Avenue intersection. In addition to the direct access to SR 154, the property is also accessible from the east, via Baseline Avenue, Edison Street, Mora Avenue, Happy Canyon Road, and Armour Ranch Road, which are also accessed from SR 154 via one Baseline Avenue, and two Armour Ranch Road, intersections.

Winery traffic, including vineyard operations, is expected to total 32 Average Daily Trip (ADTs) and 4 p.m. Peak Hour Trip (PHTs) on weekdays, and 154 ADTs and 41 mid-day peak hour-period trips (i.e., weekend PHTs) on Saturday.

Operation of the Vincent Winery, including normal day-to-day operations and organized gatherings will result in acceptable Levels of Service (LOS) on surrounding roadways and intersections. Sight distance at the project driveway is sufficient to meet recommended industry guidelines. Short-term (less than 1 hour) congestion at area intersections, including SR 154/Roblar Avenue, will be avoided by limiting organized gathering start and end times to avoid the weekday p.m. peak traffic hours of 4:00 p.m. to

6:00 p.m., and closing the public tasting room during all organized gatherings. Restriping and minor widening improvements on Roblar Avenue and Refugio Road will increase effective traffic circulation at all times. Vincent Winery activities will not result in the creation of traffic hazards (for motorists, pedestrians, bicyclists, or transit users); the Public Works Collision Study indicates there has been no sustained increase in frequency of accidents associated with winery development in the Santa Ynez Valley over the past decade.

Both Caltrans and the County of Santa Barbara are responsible for establishing acceptable Levels of Service (LOS) on roadway networks within the County, with Caltrans regulating State Highways and their intersections. SYVCP Policy CIRC-SYV-2 establishes a minimum LOS B for those roadways and intersections within the County's sole jurisdiction.

The Santa Ynez Valley Community Plan (SYVCP) Circulation Element classifies SR 154 as a State Highway; current traffic levels are approximately 9,500 ADT north of Roblar Avenue, and 7,700 ADT south of Roblar Avenue placing it in the LOS C/D range (the target standard specified by the State Department of Transportation: Transportation Concept Report State Route 154, Caltrans District 5, February 2007). With the exception of Happy Canyon Road and the north-south segment of Armour Ranch Road, the SYVCP classifies the remaining roads as Secondary – 3 (S-3): Roadways designed to primarily serve residential with small to medium lots. Secondary 3 roadways are defined as 2 lanes with more frequent driveways than Secondary 2 roadways.

The SR154/Roblar Avenue/Refugio Road intersection currently operates at LOS C (based on County methodology) and LOS D (according to Caltrans methodology). The addition of Vincent Winery traffic, as well as cumulative traffic, will not reduce the LOS at this intersection. Although this Stop sign-controlled intersection currently contains sufficient "storage" (i.e., lane space to accommodate vehicle queuing) for vehicles entering the SR154 travel lanes; and can accommodate anticipated future volumes (based on standard industry methodology, field observations and engineering judgment), the Public Works Department has established a "Keep Clear" zone (painted on the pavement) between the intersections of Roblar Avenue with SR 154 and Refugio Road. Additional lane striping to be provided by the project will increase storage at the intersection.

The project has been subject to extensive traffic analysis (consisting of: 1) Revised Traffic Analysis for the Vincent Vineyards (Penfield and Smith, July 27, 2011); 2) Supplemental Traffic Analysis for the Vincent Winery Project (Associated Traffic Engineers (ATE), February 29, 2012); 3) Collision Study Data and Report (PW Transportation Division, May 2012); 4) Caltrans Letter dated, June 29, 2011 and Email dated, September 1, 2011. Additional information regarding the roadway network surrounding the project site is contained in the Board of Supervisor's-adopted SYVCP, and Appendix D of the associated Environmental Impact Report (08EIR-00000-00004, certified 2009), based on an ATE Traffic and Circulation Study, dated April 28, 2008.

Public concerns regarding the adequacy of the County's rural roads and intersections to accommodate the Vincent Winery activities are not supported by traffic analyses and empirical data which indicate that all area roadways and intersections, including SR 154, Roblar Avenue and Refugio Road, are adequately serving existing uses and will continue to operate at acceptable levels with the additional traffic resulting from the winery, as well as anticipated future growth and development as analyzed in the SYVCP.

In order to address public concerns regarding traffic and land use compatibility issues, the project was modified to reduce: 1) the number of organized gatherings; 2) the maximum number of attendees at each organized gathering; and 3) the size and hours of operation of the tasting rooms.

CEQA review, which incorporates all technical analyses and public comment, concludes that the project traffic contribution to area roadways and intersections will be less than significant for both project-specific and cumulative transportation/circulation impacts.

Conditions of approval include: 1) a Parking Management Plan limiting all project parking to the project site, and prohibiting all off-site parking, including along Roblar Avenue; 2) a SR154/Roblar Ave. Restriping Plan, consisting of restriping Roblar Avenue to provide a left-turn lane and a shared through-right turn lane for both the eastbound and westbound approaches to SR154 (and minor pavement widening if need to accommodate the lanes); 3) Restrictions on Event Hours of Operation; and 4) a Fire Department requirement ensuring that all project access ways (both public and/or private) are a minimum of 20 feet in width.

Therefore, this finding can be made.

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

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

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

The Vincent Winery project site is located within the boundaries of the Santa Ynez Valley Community Plan, in a designated Inner-Rural area approximately one mile southeast of the Los Olivos Urban area. The property is zoned Agricultural I (AG-I), 20 acre minimum parcel size. The AG-I zone is applied to Inland areas of the County

appropriate for agricultural uses with Urban, Inner Rural, and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent of the zone is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

The 24 acre parcel exceeds the 20 acre minimum parcel size of the AG-I-20 agricultural zone district, and is larger than the immediately adjacent parcels to the north, south and east which are also zoned AG-I-20, but primarily 5 to 10 acres in size. State Route 154, a designated State Scenic Highway, is located immediately west of the project site, parcel sizes across SR 154 from the project site range from 2.5 to 11 acres. Surrounding land uses include three wineries with supporting vineyards, orchards, field crops, grazing, equestrian uses, and residential ranchettes.

Existing development onsite consists of a single family dwelling, accessory structures, and a Farm Employee Dwelling. Existing lighting consists of exterior lighting of structures and an illuminated gate sign. The Vincent Winery structure will be 5,918 sq. ft. in size and 25'4" in height; and is designed to convey a rustic motif typical of Santa Ynez Valley architecture. Winery activities will consist of: 1) Wine Production and Storage (maximum 7,000 case produced per year); 2) Public Wine Tasting (seven days per week from 12:00 p.m. to 5:00 p.m. in a 1,080 sq.ft. designated area); 3) Organized gatherings (maximum of six (6) organized gatherings per year, each with a maximum of 75 attendees); 4) Caterers Preparation area (approximately 240 sq.ft. for use during organized gatherings and to provide complementary appetizers for wine tasting); and 5) Private Wine Tasting in a 481 sq.ft. area. Employment will range from 4 to 15 full time employees, depending on the time of year, and wine production activity demands.

Public concerns have been expressed regarding the deleterious effect of commercial (i.e., tasting rooms and organized gatherings), as opposed to the purely agricultural, aspects of wineries on the semi-rural character of Santa Ynez Valley neighborhoods. In order to address land use compatibility and traffic issues, the project description was modified to: 1) reduce the size of the proposed public and private tasting rooms; 2) eliminate proposed Special Events; 3) reduce the number of activities to six organized gatherings per year with a maximum of 75 attendees per organized gathering; 4) reduce the proposed public tasting room hours of operation to avoid peak hour traffic; and 5) eliminate the potential for simultaneous public wine tasting and private organized gatherings onsite. Specific concerns regarding traffic (congestion and impaired ingress and egress), noise, lighting, temporary signage/decorations, and other annoyances, and their combined effects on quality of life issues are each addressed through project design and conditions of approval.

The AG-I-20 district allows wineries subject to the discretionary approval of a Final Development Plan pursuant to specific LUDC requirements intended to ensure compatibility with surrounding land uses. The Final Development Plan contains conditions of approval necessary to ensure that the project conforms to County policies and zoning requirements, and mitigation measures to reduce environmental impacts to less than significant levels. The size of the parcel, the site design, architectural treatment

of structures, and limitations on uses accessory and incidental to the winemaking process, in combination with adherence to project conditions of approval will ensure that the winery will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood, or incompatible with the surrounding area.

Visual Resources/Aesthetics. The project site is located within a Design Control (D) Overlay to ensure that development within the scenic corridor is carefully designed. The project is subject to Central Board of Architectural Review (CBAR) review and approval, based on two criteria: 1) its location within the D-Overlay associated with the SR 154 view corridor; and 2) the LUDC requirement for BAR review of all Winery Development Plans. The CBAR process addresses design issues through careful consideration of site planning and architectural scale, form, and treatment. The CBAR has conceptually determined that the project design conforms to the visual and aesthetic objectives of the SYVCP design overlay, and the LUDC Development Plan standards for wineries; Final CBAR approval will be required prior to Zoning Clearance.

Lighting. The project site is required to demonstrate that all exterior lighting onsite, as well as internal illumination, is night-sky friendly pursuant to SYVCP requirements. The CBAR review includes careful consideration of the project lighting.

While the SYVCP EIR identified significant and unavoidable (Class I) cumulative adverse impacts on the visual character of the Santa Ynez Valley as a result of projected community plan build-out, including wineries, the Vincent Winery will not substantially change the aesthetic character of the area.

Noise. The project site is located outside of 65dB(A) noise contours, and the nearest noise-sensitive receptor is a private residence located approximately 400 feet to the east. The project will not create sustained noise levels exceeding 65dB(A) for exterior exposure or 45dB(A) for interior exposure. The crush pad will be covered, but unenclosed; other equipment such as generators, boilers, compressors, if utilized in winery operations, will be enclosed, but could intermittently generate noise in excess of 65dBA.

The SYVCP and associated Environmental Impact Report (EIR) identify cumulative impacts adversely affecting community health, safety and welfare in association with 10- and 20-year build-out scenarios. Mitigation measures associated with these impacts have been incorporated into the SYVCP as Development Standards for implementing adopted Goals and Policies. These Development Standards address: air emissions and odors (Policy LUG-SYV-8, including DevStd LUG-SYV-8.11, which specifically addresses wineries); safe roadways and intersections (Policies CIRC-SYV-1, -2, -8, -10, and -11); wastewater treatment (Policies WW-SYV-1 and -2); surface and groundwater (Policy WAT-SYV-1); fire protection (Policy FIRE-SYV-2); resource conservation and recovery (Policy RSW-SYV-1); flood risks (Policy FLD-SYV-2); and visual and aesthetic resources (Policies VIS-SYV-1, -2, and -3). The project is conditioned to ensure adherence to the requirements of these Development Standards.

LUDC Section 35-292j, Wineries, contains specific provisions for the permitting and orderly development of wineries in the inland area of the County. In order to ensure compatibility with surrounding land uses, protect public health and safety, and preserve natural and visual resources, these provisions establish wine-making as the primary purpose of the winery, and identify setbacks and design standards for winery structures and outdoor use areas, including parking. Tasting rooms are required to be “clearly incidental, accessory and subordinate to the winery, and limitations are placed on retail sales, signage, and noise. Event use limitations address amplified music, location, parking, fire safety, water supply and sanitation facilities, and dust control. The project description was revised, as described above, in order to address land use compatibility and traffic issues.

The project is required to adhere to specific mitigation measures and conditions of approval in order to ensure consistency with the Comprehensive Plan, including the SYVCP, and the Land Use and Development Code (LUDC), including Section 35-292j, Wineries.

Mitigation measures and conditions of approval addressing land use compatibility with the surrounding area; the general health, safety, and welfare of community members; and the comfort and convenience of the neighborhood; are contained in the Aesthetics/Visual Resources, Air Quality, Fire Protection, Noise, Public Facilities, Recreation, Transportation/Circulation, and Water Resources. Permit compliance monitoring will ensure adherence to these requirements.

Therefore, this finding can be made.

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

As indicated in the Staff Report, including Sections 6.2 and 6.3 incorporated herein by reference, the project conforms to all applicable requirements of the Comprehensive Plan, including the SYVCP, and the Land Use and Development Code, including the provisions of the AG-I zone district and the general regulations for wineries. Therefore, this finding can be made.

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

The 24 acre project site is located immediately east of SR 154, within a designated Inner-Rural area, approximately 4,500 feet southeast of the nearest Rural boundary line. The property is zoned Agricultural I (AG-I), 20 acre minimum parcel size. The AG-I zone is applied to Inland areas of the County appropriate for agricultural uses with Urban, Inner Rural, and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent of the zone is to provide standards that will

support agriculture as a viable land use and encourage maximum agricultural productivity.

Three similarly sized parcels are located in the project vicinity. Surrounding development includes single family dwellings, wineries, barns and other agricultural support structures in a scenic setting containing vineyards, row crops, equestrian uses, and grazing in an area of rolling hills and valleys.

The project site contains a 14 acre vineyard as an established agricultural use. The winery will produce wine from grapes grown on- and off-site. In addition, the winery use will include public wine tasting and a maximum of six organized gatherings, each with a maximum of 75 attendees per organized gathering, per year as subordinate activities to the primary agricultural use of winemaking. The winery facility will encompass approximately 8,500 square-feet (approximately 5,900 square feet of structural development, and 2,600 square feet of landscaping and parking). The project has been reviewed by the CBAR, consistent with the requirement for all new or altered structures within State scenic highways.

The Final Development Plan contains conditions of approval necessary to ensure that the project conforms to County policies and zoning requirements, and mitigation measures to reduce environmental impacts to less than significant levels. The size of the parcel, the site design, architectural treatment of structures, and limitations on uses accessory and incidental to the winemaking process, in combination with adherence to project conditions of approval will ensure that the winery use will be compatible with and subordinate to the agricultural, rural, and scenic character of surrounding area. Therefore, this finding can be made.

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

Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. The Santa Ynez Valley Community Plan has recognized Highway 154 and Roblar Ave. as a future proposed trail route for bikes and cars. The plan describes these on-road trails as occurring within the already existing public right-of-way along the road shoulder, easements are not required. The project site has an agricultural secondary access drive located off of Roblar Ave. Currently the secondary access and Roblar Ave.'s road-right-of-way (ROW) are unimpeded from such things as landscaping, and large entrance gates. In order to ensure that an unimpeded ROW continues to remain along Roblar Ave., leaving room for a potential new future road trail, the project would be conditioned to prohibit parking along Refugio Rd. and Roblar Ave, and a Parking Management Plan would be implemented. Therefore, this finding can be made.

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 not involve a previously approved Preliminary Development Plan; therefore, this finding can be made.

ATTACHMENT B: CONDITIONS OF APPROVAL VINCENT TIER III WINERY

Case No.: 09DVP-00000-00034

Project Name: Vincent Winery

Project Address: 2370 Refugio Rd.

APN: 135-250-033

Date: October 17, 2012

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked as Exhibit 1, dated October 17, 2012, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The Vincent Vineyards Winery proposal 09DVP-00000-00034 (application filed on December 15, 2009), in conformance with Section 35.42.280 of the Land Use Development Code (LUDC), would allow for construction and operation of a Tier III Winery providing for: 1) a 7,000 case per year production facility; 2) a public wine tasting room; and 3) six (6) organized gatherings per year with a maximum of 75 attendees for each organized gathering.

Winery Facility. The wine production would occur in a 5,918 square foot (sq. ft.), 1-story (25' 4" in height) building with an attached 1,552 sq. ft. unenclosed covered area, which would be used for receiving, cleaning, de-stemming, and crushing operations. Within the facility, a 3,561 sq. ft. area of the structure is designated for office/storage space, grape pressing, filtration, fermentation, wine-finishing and bottling. The remaining area would include a general public wine tasting area of 1,080 sq.ft.; a private tasting room of 303 sq. ft. All utilities for the proposed development would be underground.

Wine Production. Within the Winery facility building a 3,561 sq. ft. area of the structure is dedicated to production activities and includes office/storage space, grape pressing, filtration, fermentation, wine-finishing and bottling. Wine production would be limited to a maximum of 7,000 cases produced annually. The wine produced onsite would come from grapes grown on the existing 14 acres of vineyard. Annually the winery processes would include grape crushing, stemming, cleaning, fermenting, finishing and bottling. A 1,821 sq. ft. area within the wine production area is storage area proposed for barrel and case storage. Interior processing activities would include pressing, fermentation, filtration and bottling. Normal wine production would occur daily between the hours of 8:00 a.m. to 5:00 p.m. However, during peak harvesting and crushing season (September 15th thru November 15th), wine production would occur from 6:30 a.m. to 2:30 p.m.; except for limited night harvesting with lights, which would allow for the fruit to be harvested as cold as possible, and that would start around 1 a.m. to 2 a.m. and finish around 10 a.m.

Wine Tasting. General public wine tasting would occur in a 1,080 square-foot designated area within the winery facility. Tasting room hours of operation would be Monday through Sunday, 12:00 p.m. to 5:00 p.m., year-round, except on the days when an organized gathering is scheduled for a weekend evening; on these days, the winery would be closed to public wine tasting prior to commencement of the organized gathering in order to reduce the potential PM peak hour traffic. The winery building would accommodate a small caterer's preparation area of 240 sq. ft. No commercial restaurant use is proposed; and only limited food preparation to complement daily public wine tasting is proposed (finger food only, no

utensils and no table service). All food service in association with wine tasting activities would be limited to appetizers which complement the wine tasting and no remuneration shall occur.

Catered food, prepared offsite, would be provided for organized gatherings. Twenty-six (26) permanent parking spaces would be provided for wine tasting activities and employee parking.

Special Events. NO SPECIAL EVENTS (i.e., events of less than one day attended by 80 or more people, as further defined by Sections 35.42.280, Wineries, and 35.110.020, Winery Definition) are proposed. Organized gatherings would be limited to six (6) times per year, with a maximum of 75 attendees. All organized gatherings scheduled during weekend afternoons and/or evenings would be scheduled to avoid guest arrivals and departures during the PM peak hour traffic.

Employees. Approximately 4 full-time employees would be required during regular wine sales and production operations and would be increased to approximately 10-15 full-time employees during the expected two month harvest season.

Parking. A 26 space parking lot on the north side of the proposed winery would be provided for public tasting room guests and employees. An additional 50 guest parking spaces would be provided near the existing accessory structures toward the interior of the property; these spaces would be accessible from both the primary entrance (at North Refugio Road) and secondary access via the existing agricultural road (accessed from Roblar Avenue).

Grading. Earthwork would consist of 1,500 cu. yds. of cut and 1,500 cu. yds. of fill.

Access. Primary public access to the project site would be provided from Refugio Rd. via Highway 154 and Roblar Ave., by an existing driveway 100' in length, and 20' in width. The proposed winery would have a secondary service access provided by an existing agricultural road via Roblar Avenue. The applicant proposes to improve intersection performance by providing the re-striping described in the Penfield & Smith traffic report dated July 27, 2011, to wit: re-stripe the eastbound portion of Roblar at the 246 intersection to provide a left-turn lane and a shared through/right turn lane to reduce stacking at the approach (providing minor paving widening if needed to accommodate the lanes).

Water and Sewer Service. Water for the winery would be provided via a proposed onsite well, with water for fire suppression reserved to Fire Department standards via underground storage tanks. Production wastewater from the winery would be directed to a "dry well/seepage pit" system or other California Regional Water Quality Control Board (CRWQCB) approved waste discharge system. Domestic wastewater would be served by a proposed drywell septic system in conformance with Environmental Health Services requirements. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard and orchards in accordance with an Environmental Health Services approved Solid Waste Management Plan.

Existing Development. Existing development on site consists of: 1) a 4,412 sq. ft. residence with a garage of 2,005 sq. ft.; 2) a game room of 1,008 sq. ft.; 3) a 1,809 square foot employee dwelling with garage; 4) a guesthouse of 749 sq. ft.; and 5) a 1,728 sq. ft. barn.

The property is a 24.44 acre gross/net parcel shown as Assessor's Parcel Number 135-250-033, zoned AG-I-20 located at 2370 Refugio Road in the Los Olivos area, Third Supervisorial District.

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.

2. **Proj Des 02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. CONDITIONS BY ISSUE AREA

3. **Aest 04 BAR Required.** The Owner/Applicant shall obtain final BAR approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to previous BAR Conceptual approval under 09BAR-00000-00203.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

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

4. **Aest 10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 9 p.m. in the Santa Ynez Valley Community Planning Area.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit or Coastal Development Permit for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. **Special Condition SYVCP DevStd LUG-SYV-8.11– Odor Abatement Plan:** Future applicants for wineries or other odor generators, based on the nature of the operations (*Scope and Content of Air Quality Sections in Environmental Documents*, July 2007) shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:

- Name and telephone number of contact person(s) responsible for logging and responding to winery odor complaints;
- Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint;
- Description of potential odor sources (i.e. fermentation and aging processes and the resultant ethanol emissions; odors associated with a fast food restaurant may include cooking and grease aromas);
- Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and
- Contingency measures to curtail emissions in the event of a continuous public nuisance.

PLAN REQUIREMENTS AND TIMING: This plan shall be prepared prior to issuance of grading permits.

MONITORING: P&D compliance staff and Building shall review the OAP prior to issuance of grading permits.

6. **Special Condition Air 01 Fugitive Dust Emissions.** In order to minimize fugitive dust emission during the construction phase of the project the applicant/owner must implement a “Fugitive Dust Control Measures,” as described in APCD’s condition letter dated, January 11, 2010 (Attachment 6).

PLAN REQUIREMENTS: The Fugitive Dust Control Measures shall be printed on all grading plans and submitted for review and approval by P&D prior to approval of the Zoning Clearance. The plan shall be designed to address fugitive dust control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The plan shall be implemented prior to the commencement of, and throughout grading/construction.

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

7. **Special Condition SYVCP DevStd LUG-SYV-8.1 - Energy Efficient Green Building Techniques:** The following energy efficiency and green building techniques shall be implemented for discretionary projects:

The applicant shall increase building energy efficiency ratings by implementing the following measures:

- Using high efficiency gas or solar water heaters (CAPCOA MM E-14);
- Using built-in energy efficient appliances (CAPCOA MM E-16);

- Installing double paned windows;
- Installing door sweeps and weather stripping if more efficient doors and windows are not available;
- Installing low energy interior lighting;
- Using low energy street lights (i.e. sodium); and
- Installing high efficiency or gas space heating (CAPCOA, MS G-9).

PLAN REQUIREMENTS: The Energy Efficient Measures shall be printed on all building plans.

TIMING: Plans are required prior to Zoning Clearance issuance.

MONITORING: P&D compliance staff shall review plans and materials prior to installation to ensure compliance.

8. **Special Condition Fire 01: Fire Resistant Landscaping.** Individual landscaping plans shall utilize fire resistant native or drought tolerant species within 50 feet of the development. Where feasible, utilization of the Fire Departments Defensible Space Plan shall be adhered to.

PLAN REQUIREMENTS: Prior to Zoning Clearance issuance, the applicant shall submit landscape plans to P&D and the Fire Department for review and approval.

TIMING: The applicant shall install the landscaping consistent with the approved plan prior to occupancy clearance.

MONITORING: P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

9. **Geo 02 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of Zoning Clearance. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

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

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

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post 2 signs stating these restrictions at construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

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

- 11. Special Condition Noise 01 Restriction of Amplified Sound.** All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. The use of amplified sound shall occur in the tasting room and courtyard only, be limited to the hours of 11:00 a.m. to 6:00 p.m. and shall not exceed noise levels above 65 dB(A) at the parcels exterior boundaries.

PLAN REQUIREMENTS/TIMING: This requirement shall be clearly indicated in all contracts with those renting/leasing the site for organized gatherings.

MONITORING: Permit Compliance shall respond to complaints.

- 12. Special Condition Noise 02 Restriction on Crush Pad Hours of Operation.** The Owner /Applicant, including all contractors and subcontractors shall ensure that all noise generating activities occur within the normal hours of operation and that the unenclosed area of the project (i.e. crush pad) are limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Sunday. Any subsequent amendments to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post 2 signs stating these restrictions within the unenclosed area.

TIMING: Signs shall be posted prior to receiving Final Occupancy Clearance and maintained throughout the life of the project.

MONITORING: P&D Compliance Staff shall check for posted signs. The Owner/Applicant shall demonstrate to staff that required signs are posted prior to receiving Final Occupancy Clearance.

- 13. Special Condition Noise 03 Delivery Truck Idling (03 SYVCP DevStd LUG-SYV-7.2).** The owners or operators of commercial uses on mixed-use development sites shall post a sign at each loading area which states that the idling time for delivery truck engines shall be limited to no more than three minutes.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post 2 signs stating these restrictions within the unenclosed area.

TIMING: Signs shall be posted prior to receiving Final Occupancy Clearance and throughout the life of the project.

MONITORING: P&D Compliance Staff shall check for posted signs. The Owner/Applicant shall demonstrate to staff that required signs are posted prior to receiving Final Occupancy Clearance.

- 14. SW 02 Solid Waste-Recycle.** The Owner/Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling.

PLAN REQUIREMENTS: The Owner/Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins.

TIMING: Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

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

- 15. SW 03 Solid Waste-Construction Site.** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction.

TIMING: Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

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

- 16. Special Condition Rec 01: Unobstructed Road Right of Way (ROW).** In order to ensure that there is adequate space for a future on-road trail along Roblar Ave., the applicant/owner must not impede or obstruct the area along the parcel's southern boundary at Roblar Ave. or within the county road-right-of-way. This area shall be free of obstructions and large gated access.

PLAN REQUIREMENTS: this requirement shall be printed on all construction plans.

TIMING: verification to be completed at final building inspection clearance.

MONITORING: P&D compliance monitoring staff shall inspect upon final building inspection clearance to ensure area is unobstructed.

- 17. Special Condition Trans 01 Restriction of Organized Gathering Hours of Operation.** In order to maintain adequate levels-of-service during peak hour travel times at the intersections located at: 1) Roblar Ave. and Highway 154; and 2) Baseline/Edison Ave. and Highway 154; the owner/applicant shall ensure that for each organized gathering:

- a) Commencement and ending hours do not interfere with the weekday peak hour traffic (6:00-9:00 a.m. and 4:00-6:00 p.m. weekdays).

PLAN REQUIREMENTS/TIMING: Thirty (30) days prior to each organized gathering the applicant/owner shall provide Permit Compliance with written notice of the date of the organized gathering, the type of organized gathering, number of attendees, start time and ending time of the organized gathering, as well as, the measures that would be taken to adhere to the required Parking Management Plan. The applicant to provide the above information in a form to be developed in consultation with P&D.

MONITORING: Permit Compliance and the Public Works Transportation Division shall review the traffic study and if necessary work with the owner/applicant to modify the wineries operation hours for the Tasting Room and Organized gatherings and/or reduce the allowed number of guests at Organized gatherings, or reduce their occurrences.

- 18. Special Condition Trans 02 SR154/Roblar Ave. Restriping Plan.** Prior to Occupancy Clearance for the tasting room, re-striping of the SR154/Roblar Avenue intersection (as described in the ATE Overlapping Events/Private Gatherings Traffic Report, dated February 29, 2012, Exhibit 4 Intersection Improvements, labeled Penfield & Smith - Vincent Vineyards & Winery Project) shall be completed. Re-striping shall consist of: 1) restriping Roblar Avenue to provide a left-turn lane and a shared through-right turn lane for both the eastbound and westbound approaches to SR154 in order to reduce vehicle stacking at the intersection; and 2) minor pavement widening, as necessary, accommodate the lanes.

PLAN REQUIREMENTS: The applicant shall provide Public Works Transportation and P&D with a Re-Striping Plan that includes restriping Roblar Avenue to provide a left-turn lane and a shared through-right turn lane for both the eastbound and westbound approaches to SR154; and minor pavement widening, as necessary, to accommodate the lanes.

TIMING: The Re-Striping Plan shall be submitted to P&D and PW Transportation Division for review and approval prior to issuance of a zoning clearance permit for the winery.

MONITORING: Permit Compliance shall ensure that all elements of the Plan are installed prior to occupancy clearance for the winery.

- 19. Special Condition Trans 03 Refugio Rd. and Roblar Ave. Parking Restriction / Parking Management Plan:** In order to prevent potential safety impacts from parked vehicles, no project related parking shall be allowed along Refugio Rd. and Roblar Ave. During organized gatherings the owner/applicant shall ensure that the attendees utilize the existing agricultural access instead of the main entrance gate. If the parking demand exceeds the supply provided by the designated spaces, vehicles may be parked in other available areas onsite (e.g. along interior agricultural roads, etc.) so long as they are outside of the emergency access corridors as indicated on a Parking Management Plan. Where appropriate as determined by P&D and the fire department “no parking” signs, and/or other emergency access way designations shall be installed onsite.

PLAN REQUIREMENTS: The applicant shall provide P&D with a Parking Management Plan that includes this parking restriction and indicates on a site plan where additional parking will be located. This plan shall include the required emergency access ways where no parking is to be allowed. This Plan shall indicate the name and telephone number of the onsite contact person responsible for parking management.

TIMING: This Parking Management Plan shall be submitted to P&D and the Fire Department for review and approval prior to issuance of a zoning clearance permit for the winery. All required emergency access way designations shall be installed prior to occupancy clearance

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

- 20. WatConv 05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site bi-monthly. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Grading and Building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

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

- 21. Special Condition WatQual 01 Process Wastewater System:** Prior to issuance of the Zoning Clearance, evidence of final plans for design of project septic systems approval from Regional Water Quality Control Board or County Environmental Health Services shall be provided.

PLAN REQUIREMENTS: Planning and Development shall require proof of a submitted application in to Environmental Health.

TIMING: EHS application shall be submitted prior to Zoning Clearance. Approved system shall be installed and operational prior to Final Building Inspection Clearance.

MONITORING: Planning and Development shall review plans, in conformance with Environmental Health or Regional Board approvals.

- 22. NPDES 18 Storm Water Retention-Driveway Design.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas.

PLAN REQUIREMENTS: The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.

TIMING: Driveway improvement shall be completed prior to Final Building Inspection Clearance.

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

III. PROJECT SPECIFIC CONDITIONS

- 23. Special Condition Trans 04 Parking Plan.** A parking plan shall be implemented for organized gatherings. The plan shall include:

- (1) The use of a parking coordinator who shall be present at all times during organized gatherings attended by 50 or more persons to manage and direct vehicular movement and parking.
- (2) The use of dust control measures to keep dust generation to a minimum and to minimize the amount of dust leaving the site.
- (3) Appropriate signage placed onsite directing visitors to and indicating the location of parking areas, including open field overflow areas. Signs shall be in place before the commencement of each organized gathering.

TIMING: P&D shall ensure that all elements of the Parking Management Plan are installed prior to occupancy clearance for the winery, and shall respond to complaints.

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

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

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these NPDES outdoor storage area requirements into project design and depict on plans, including detail plans as needed.

TIMING: P&D planners shall ensure plan compliance prior to issuance of zoning clearance. The Owner shall maintain these requirements for the life of the project.

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

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

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

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

- 26. HazMat 02 Hazardous Materials Business Plan.** In the event that storage, handling, or use of hazardous materials within the provisions of AB 2185/2187 occur onsite, the Owner/Applicant shall implement a Hazardous Materials Business Plan (HMBP).

PLAN REQUIREMENTS: Prior to Final Building Inspection Clearance, the Owner/Applicant shall submit a HMBP to Fire Department for review and approval.

TIMING: The HMBP shall be updated annually and shall include a monitoring section. The components of HMBP shall be implemented as indicated in the approved business plan.

- 27. Bio 22 Fish and Game Fees.** The Owner/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 and Game Code Section 711.4 for that Department's review of the Mitigated Negative Declaration associated with the project.

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

- 28. Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and

location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit A, approved, October 17, 2012.

- 29. Rules-14 Final DVP Expiration.** Final Development Plans shall expire ten years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
- 30. Rules-18 DVP Revisions.** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

V. COUNTY RULES AND REGULATIONS:

- 31. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

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

- 32. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development
- 33. Rules-04 Additional Approvals Required.** Approval of this Development Plan is subject to the Director approving the required Zoning Clearance.
- 34. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 35. Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and

resolutions.

36. Rules-25 Signed Agreement to Comply. Prior to approval of Zoning Clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.

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

1. Air Pollution Control District letter, dated 08-01-12
2. Santa Barbara County Fire memo, dated 09-26-12
3. Public Works Flood Control letter, dated 01-07-10
4. Environmental Health Services letter, dated 08-01-12
5. Project Clean Water letter, dated 01-15-10
6. Public Works Transportation letter, dated 02-17-11

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

39. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

40. Rules-37 Time Extensions-All Projects. The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

41. Rules-32 Contractor and Subcontractor Notification. The Owner /Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

42. DIMF-24d DIMF Fees-Fire. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law.

The total Fire DIMF amount assessed is \$ 591.80. This is based on a fee of \$0.10 per square foot for structures with fire sprinkler systems, and a structure size of 5,918 square feet.

TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

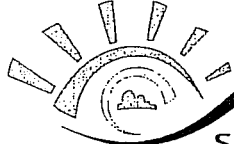
- 43. DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law.

The total DIMF amount for Transportation is assessed at \$2,124. This is based on the 4 newly created peak hour trips.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Zoning Clearance.

MONITORING: Written documentation shall be submitted as proof of payment for fees.

- 44. Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 3. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Negative Declaration 10NGD-00000-00026;
 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

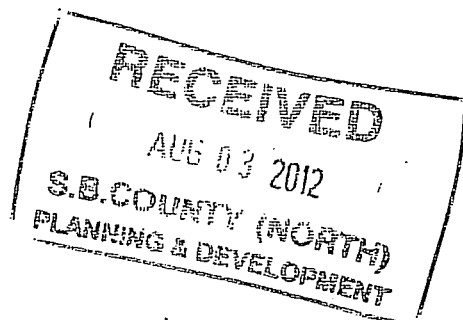


**Santa Barbara County
Air Pollution Control District**

Our Vision ☀ Clean Air

August 1, 2012

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



Re: **APCD comments on Vincent Vineyards Winery**
10NGD-00000-00024, 09DVP-00000-00035

Dear Mr. Karamitsos:

The Santa Barbara County Air Pollution Control District (APCD) has reviewed the referenced case, which consists of construction of a 5,918 square foot winery with an attached 1,552 square foot unenclosed covered area. The structure would be divided into a 3,561 square foot area for wine, 1,080 square feet for a public tasting room, and a 303 square foot private club area. Twenty-six permanent parking spaces would be provided for employees and wine tasting, and 50 additional overflow parking spaces for special events. The winery would host up to six special events per year, with up to 75 people attending each event. The winery would produce 7,000 cases of wine per year. Grading for the project would consist of 1,500 cubic yards of cut and 1,500 cubic yards of fill. The subject property, a 24.4-acre parcel zoned AG-I-20 and identified in the Assessor Parcel Map Book as APN 135-250-033, is located at 2370 N. Refugio Road in the community of Santa Ynez.

APCD comments on the Mitigated Negative Declaration (MND) for the proposed project were provided in a July 25, 2012 letter to you. On your request, we are also providing the following suggested conditions for the project:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

Louis D. Van Mullem, Jr. • Air Pollution Control Officer

160 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • www.sbcapcd.org • 805.961.8800 • 805.961.8801 (fax)

5. All agricultural diesel engines rated at 50 brake-horsepower or greater must be registered with the APCD. Please refer to APCD's website at www.sbcapcd.org/eng/atcm/dice/ag.htm for additional information.
6. Prior to land use clearance, the proposed winery shall apply for, and obtain, either written permit exemptions or Authority to Construct permits from the APCD for winery-related equipment (fermentation and storage tanks, emergency/standby generators, fire water pumps and boilers) as required by APCD Rules and Regulations. The application forms can be downloaded from www.sbcapcd.org/eng/winery/winery.htm.
7. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain an APCD permit prior to installation. Please see www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the APCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
8. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.
9. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
10. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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

Sincerely,



Eric Gage,

Air Quality Specialist

Technology and Environmental Assessment Division

August 1, 2012

Page 3

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

cc: Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- 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. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is 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.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- 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 for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Memorandum

DATE: September 26, 2012

TO: John Karamitsos
Planning and Development
Santa Maria



FROM: Dwight Pepin, Captain
Fire Department

SUBJECT: APN: 135-250-033; Permit #: 09DVP-000034
Site: 2370 Refugio Road, Santa Ynez
Project Description: Tier II Winery

*This Condition Memorandum Supersedes the Previous Condition Memorandum Dated August 9, 2012
Mitigation Fee Requirement Added*

All Conditions Remain the Same

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

1. 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.
2. Santa Barbara County High Fire Hazard Area Requirements must be met.
3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property. Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
 - Telephone 805-681-5591 for fire department inspection prior to construction.

**PRIOR TO LAND USE CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

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

Driveway width shall be a minimum of 20 feet.

5. Signs indicating "Fire Lane - No Stopping" shall be placed every 150 feet as required by the fire department.
6. Two new 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.
7. Fire department stored water requirements outside of a water purveyor's district shall include a stored water fire protection system in compliance with the Santa Barbara County Fire Department Development Standard #3.
- Required water supplies for fire protection shall be installed and made serviceable prior to and during time of construction.
 - Water storage shall be 37,500 gallons per habitable structure above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.
8. 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 37,500 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.
9. 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.
10. Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Plans shall be approved by the fire department prior to installation.

11. Installation of the diesel fuel tank shall conform to California Fire Code Chapter 34, Flammable and Combustible Liquids; Chapter 27, Hazardous Materials as well as National Fire Prevention Association 30 Standards for Flammable and Combustible Liquids Code and National Fire Prevention Association 37, Standards for Installation and Use of Stationary Combustion Engines and Gas Turbines.
12. Propane tanks shall be installed per Chapter 38 of the California Fire Code.
13. Portable fire extinguishers are required.
14. A recorded address is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.
15. Building address numbers shall be posted as required by fire department.
16. Access way entrance gates shall conform to fire department standards.
17. When access ways are gated a fire department approved locking system shall be installed.
18. A Knox key box entry system shall be installed.
19. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.
Fees will be calculated as follows:
 - Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

ADVISORY

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

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

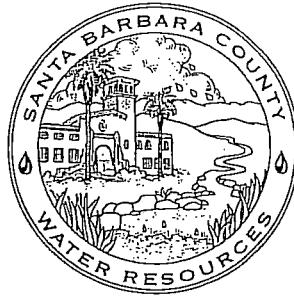
As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

DP:mkb

RECEIVED -

JAN - 7 2010

S.B. COUNTY
PLANNING & DEVELOPMENT



38.3

Santa Barbara County Public Works Department
Flood Control & Water Agency

January 7, 2010

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

**Re: 09DVP-00000-00034; Vincent Vineyards Winery
135-250-033; Los Olivos**

Dear Administrator:

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 Zoning Clearance

- a. The applicant shall submit all grading and drainage plans, landscape plans, and a drainage study to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. On-site stormwater mitigation measures shall be provided such that the post-development peak discharge rate does not exceed the pre-development rate.
- 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 post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - h. The applicant shall submit to the District electronic drawings in PDF format of the approved grading and drainage plans, landscape plans and drainage study on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

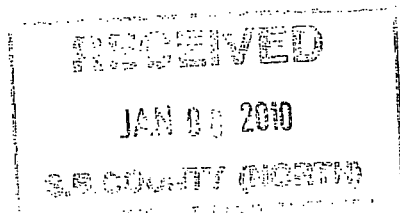
By: _____



Nick Bruckbauer
Development Review Engineer

Cc: ✓

Tammy Weber, Planning & Development
Tony Vincent, 8730 West Sunset Blvd., #400, West Hollywood, CA 90069
Justin P. Height, P&S, 210 E. Enos Dr., Ste. A, Santa Maria, CA 93454
Pults Architects, 3450 Broad St., Ste. 106, San Luis Obispo, CA 93401



38.4

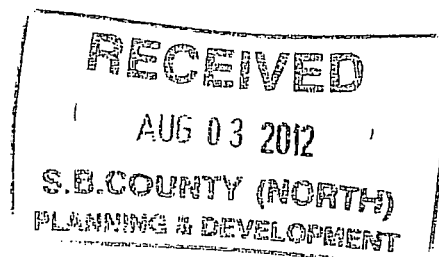
Santa Barbara County
PUBLIC Health
DEPARTMENT

Environmental Health Services

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

Susan Klein-Rothschild, Interim Director of Environmental Health

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



TO: John Karamitsos, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: August 1, 2012

SUBJECT: Case No. 09DVP-00000-00034

Santa Ynez Area

Applicant: Anthony Vincent
8730 West Sunset Blvd. #400
West Hollywood, CA. 90069

Property Location: Assessor's Parcel No. 135-250-033, zoned AG-I-20, located at
2730 Refugio Road.

This is a revised letter based on information received by Environmental Health Services subsequent to the writing of the letter dated January 10, 2011.

Case No. 09DVP-00000-00034 represents a request to construct a Tier III Winery producing approximately 7,000 cases of wine annually; have public wine tasting and have up to six special events with a maximum of 75 attendees per event. Four employees are proposed during the year with a maximum of fifteen employees during the harvest period in the fall. Wine production would be contained within a 5,918 square foot building with an adjacent 1,552 square foot covered area. Within the winery facility an area of 1,080 square feet would be dedicated to public wine tasting and a private club area of 303 square feet.

Wine production and tasting are exempt from State retail food facility requirements. Food Facility Health Permits will be required for any special events open to the public. The state health codes place limits as to the type and duration of these events. Private functions not open to the public, do not require Health Permits. Minor food service is proposed and the facilities will need to be reviewed by Environmental Health Services to verify applicability of the state health codes.

Domestic water supply is proposed to be provided by a private water system. Because the public will be on the premises for wine tasting, a domestic water supply permit will be required from Environmental Health Services.

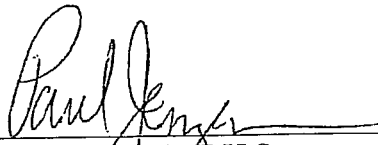
Sewage disposal is proposed to be provided by an onsite wastewater treatment system. The applicant has provided to Environmental Health Services two drywell performance tests completed by Coast Valley Testing and dated July 12, 2010 that indicated an onsite wastewater treatment system could be constructed to serve the proposed project.

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

1. Prior to Issuance of Zoning Clearance, a completed application for a **Domestic Water Supply Permit** shall be reviewed and approved by Environmental Health Services. The application shall include final detailed engineering plans and specifications for the proposed water supply system to serve the project.
2. Prior to Occupancy, the approved domestic water supply system shall be installed, constructed and fully operational.
3. Prior to Issuance of a Building Permit, the owner of the proposed water system shall be in possession of a valid Domestic Water Supply Permit pursuant to the California Safe Drinking Water Act sections 11,6270 through 11, 6751
4. Prior to Issuance of Zoning Clearance, Environmental Health Services shall review and approve an application for the domestic onsite wastewater treatment system. The plans shall include a layout for the installation of a 200% primary installation (dual disposal field) and 100% expansion area. The onsite wastewater treatment systems shall be designed to handle peak daily flows according to the criteria of the Central Coast Water Quality Control (Basin) Plan and the California Plumbing Code.
5. Prior to Issuance of Zoning Clearance, the applicant shall submit verification from Regional Water Quality Control Board that **Waste Discharge Requirements** apply or that exemption from such requirements has been granted.
6. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed **food facility** and any related facilities.
7. Prior to the Issuance of Zoning Clearance, the applicant shall submit a **winery solid waste management plan** to County Environmental Health Services for review and approval. The plan shall include but not be limited to the following:
 - (a) method and frequency of cleaning,
 - (b) means of waste transport,
 - (c) description of short-term storage facilities, if any
 - (d) method and area of waste disposal,
 - (e) any equipment necessary to implement the plan.

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

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



Paul Jenzeh, R.E.H.S

Senior Environmental Health Specialist

cc:

Applicant

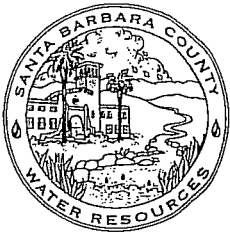
Susan Petrovich, Brownstein-Hyatt-Farber-Schreck, 21 E. Carrillo St., S.B., CA. 93101

David LaCaro, Regional Water Quality Control Board

Mark Matson, Planning & Development Dept, Building Div., Santa Maria

Norman Fujimoto, Environmental Health Services

Louise Harding, Environmental Health Services



38.5
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



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

January 15, 2010

Tammy Weber
County of Santa Barbara Planning & Development
624 Foster Road
Santa Maria, CA 93455-3623

**Re: 09DVP-00000-00034 Vincent Vineyards Winery, Santa Ynez
APN 135-100-022**

Dear Ms. Weber,

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 is more than 25 parking stalls. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants. Additional conditions related to water quality / water resources may be placed on this project by Planning and Development staff.

Approval of the above-mentioned project is subject to the following:

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

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

2. Prior to project approval, the applicant shall submit to Water Resources Division (attn: Cathleen Garnand) a Storm Water Quality Management Plan or equivalent that:
 - a. Identifies potential pollutants of concern that could affect the quality of storm water runoff from the residential site
 - b. Shows the proposed design and placement of structural and non-structural BMPs to address identified pollutants, including details demonstrating treatment of the design storm as required under the Standard Conditions for Project Plan Approval – Water Quality BMPs,

- c. Includes a maintenance program and method for ensuring maintenance of all BMPs over the life of the project.

The location and function of structural BMPs shall be shown on the grading & drainage plans, landscape plans, and described within the drainage study. The plans shall be directed to the Water Resources Division, Project Clean Water (Attention: Cathleen Garnand) for review and approval.

3. Prior to Issuance of Land Use Clearance, the applicant shall submit a final set of the above referenced plans and submittals for review and approval by Project Clean Water staff as described above.
4. Prior to 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 that includes those details shown in Condition 1 of this letter.
5. The applicant will be required to pay the current plan check fee deposit at the time the improvement plans are submitted for review and approval ("plan check").

Design guidance is available, but not limited, to the following resources:

- California Stormwater Best Management Practice Handbooks – New Development and Redevelopment. California Stormwater Quality Association. 2003 (or most recent edition). <http://www.cabmphandbooks.com/Development.asp>
- Start at the Source. Bay Area Stormwater Management Agencies Association. 1999 (or most recent edition). http://www.scvurppp-w2k.com/basmaa_satsm.htm
- Low Impact Development Center <http://www.lid-stormwater.net/intro/background.htm>

*It is important to incorporate the treatment control features early on the design process in conjunction with **architectural planning, landscaping and grading**.*

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: Tony Vincent 8730 W. Sunset Blvd #400, West Hollywood CA 90069
Ray Severn, Penfield & Smith Engrs, 210 E. Enos Dr Suite A, Santa Maria CA 93454
Tim Woodle 3450 Broad St. San Luis Obispo CA 93401

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



February 17, 2011

TO: Tammy Weber, Planner
Development Review

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

SUBJECT: **Conditions of Approval (3 pages)
Vincent Vinyards & Winery Tier III Development Plan
09DVP-00000-00034
APN: 129-151-045
2370 North Refugio Road**

Traffic Mitigation Fees

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

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

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

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

Sight Distance

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

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

Driveways/Drive Aisles

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

Street Sections/Pavement Traffic Index

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

Encroachment/Excavation Permit

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

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

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

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

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

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

Traffic Controls

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

Off-Site Road Improvements

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

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

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

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

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

Sincerely,

 02/17/2011

William T. Robertson

Date

cc: 09DVP-00000-00034

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
J:\WINE\Vincent Vineyards Development Plan 09DVP-Cond.doc

ATTACHMENT D: BAR MINUTES/COMMENTS

ATTACHMENT D-1: CBAR MINUTES 1-15-10

COUNTY OF SANTA BARBARA



**CENTRAL
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: January 15, 2010**

Solvang Municipal Court
1745 Mission Drive, Suite C
Solvang, CA 93463
(805) 934-6250

Bethany Clough, **Chair**
C. Puck Erickson-Lohnas **Vice-Chair**
Kris Miller Fisher,
Robin Brady

Erich Brown, **Alternate**
Lowell Lash, **Alternate**
John Karamitsos, **Supervising Planner**
Leticia I. Rodriguez, **CBAR Secretary**

6. **09BAR-00000-00203 Vincent Vineyards & Winery Tier II Santa Ynez**
09DVP-00000-00034 (Tammy Weber, Planner) Jurisdiction: DVP

Request of Ray Severn, agent for owner, Tony Vincent, to consider Case No. 09BAR-00000-00203 for **conceptual review of a new winery building of approximately 5,737 square feet**. The following structures currently exist on the parcel: a residence of approximately 7,000 square feet, a pool house of approximately 1,000 square feet, a secondary residence of approximately 2,000 square feet, and an agricultural accessory structure of approximately 1,200 square feet. The proposed project will require less than 800 cubic yards of cut and no fill. The property is a 24.40 parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-250-033, located at 2370 Refugio Road in the Santa Ynez Area, Third Supervisorial District.

PUBLIC COMMENT:

- **Shannon Casey:** Stated concerns with project incompatibility with the surrounding area, and concerned with proliferation of non-agricultural components of wineries. Did not receive notice of the proposed project.
- **Christina Cunningham:** Stated concerns with the scale of the project, which is too big for the corner location; landscaping off-site restricts historically used equestrian trail.
- **Gary Politte:** Stated belief that the house design is bland; story poles needed to assess visual impacts of the proposed development.
- **Barbara Kerr**
- **William and Bonnie Braastad:** Submitted letter, received on January 07, 2010.

CBAR COMMENTS:

- **Architectural Design:** The area is agriculturally zoned; the structure is too commercial in appearance; is too tall, the red roof tiles don't fit the structure (Core-10 is a possible alternative), and the colors don't work in the rural setting. Restudy the height of the structure.
- **Site Design:** The project relationship to the SR 154/Roblar/Refugio intersection is important. Visibility of parking from SR 154 should be minimized. Alternate access point(s) should be examined. Entry from SR 154/Roblar should be addressed.
- **Story Poles** needed.
- **The Roblar Winery, with the exception of parking, provides a good example of appropriate development within the scenic corridor.**

Project received conceptual review only. Miller-Fisher and Brown absent. No action taken. Applicant may return for further conceptual review.

ATTACHMENT D-2: CBAR MINUTES 5-14-10

COUNTY OF SANTA BARBARA



**CENTRAL
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 14, 2010**

Solvang Municipal Court
1745 Mission Drive, Suite C
Solvang, CA 93463
(805) 934-6250

Bethany Clough, Chair
C. Puck Erickson-Lohnas, Vice-Chair
Kris Miller Fisher
Greg C. Donovan
Robin Brady

Erich Brown, Alternate
Lowell Lash, Alternate
John Karamitsos, Supervising Planner
Leticia I. Rodriguez, CBAR Secretary

4. **09BAR-00000-00203 Vincent Vineyards & Winery Tier II Santa Ynez**
09DVP-00000-00034 (Tammy Weber, Planner) Jurisdiction: DVP

Request of Ray Severn, agent for owner, Tony Vincent, to consider Case No. 09BAR-00000-00203 for **further conceptual review of a new winery building of approximately 5,737 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet, a pool house of approximately 1,000 square feet, a secondary residence of approximately 2,000 square feet, and an agricultural accessory structure of approximately 1,200 square feet. The proposed project will require less than 800 cubic yards of cut and no fill. The property is a 24.40 parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-250-033, located at **2370 Refugio Road** in the Santa Ynez Area, Third Supervisorial District. (Continued from 01/15/10)

CBAR COMMENTS:

- The proposed design for the structure looks good; consider options for minimizing the contrasting elements of the entry gate structure and reinforcing stylistic compatibility with the proposed winery.
- Landscape screening of the facility is necessary. Existing landscaping which, at maturity, will provide some screening from principle public views should be depicted.
- Proposed parking location is appropriate. Carefully consider turning radius for wine production equipment onsite.
- Darker fencing along SR 154 would be desirable; CBAR recognizes the expense of the polymer treatment on the existing fence, and the difficulties of making such a change that presents.
- Story Poles should be erected a minimum of 11 days prior to the Friday of the next CBAR meeting for the project. Approximately 8 poles should be erected, depicting building ridgelines and walls. Survey stakes will also be used.
- Consider the addition of a shade element from the parking area to the winery structure.

Project received further conceptual review only. Lash absent. No action taken. Applicant may return for further conceptual review.

ATTACHMENT D-3: CBAR MINUTES 6-11-10

COUNTY OF SANTA BARBARA



**CENTRAL
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: June 11, 2010**

Solvang Municipal Court
1745 Mission Drive, Suite C
Solvang, CA 93463
(805) 934-6250

Bethany Clough, **Chair**
C. Puck Erickson-Lohnas, **Vice-Chair**
Kris Miller Fisher
Greg C. Donovan
Robin Brady

Erich Brown, **Alternate**
Lowell Lash, **Alternate**
John Karamitsos, **Supervising Planner**
Leticia I. Rodriguez, **CBAR Secretary**

6. **09BAR-00000-00203 Vincent Vineyards & Winery Tier II Santa Ynez**
09DVP-00000-00034 (Tammy Weber, Planner) Jurisdiction: DVP
10SCC-00000-00003

Request of Ray Severn, agent for owner, Tony Vincent, to consider Case No. 09BAR-00000-00203 for a **site visit of a new winery building of approximately 5,737 square feet and entrance signs**. The following structures currently exist on the parcel: a residence of approximately 7,000 square feet, a pool house of approximately 1,000 square feet, a secondary residence of approximately 2,000 square feet, and an agricultural accessory structure of approximately 1,200 square feet. The proposed project will require less than 800 cubic yards of cut and no fill. The property is a 24.40 parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-250-033, located at **2370 Refugio Road** in the Santa Ynez Area, Third Supervisorial District. (Continued from 01/15/10 and 05/14/10)

Site visit only. No action taken.

7. **09BAR-00000-00203 Vincent Vineyards & Winery Tier II Santa Ynez**
09DVP-00000-00034 (Tammy Weber, Planner) Jurisdiction: DVP
10SCC-00000-00003

Request of Ray Severn, agent for owner, Tony Vincent, to consider Case No. 09BAR-00000-00203 for **further conceptual review of a new winery building of approximately 5,737 square feet and entrance signs**. The following structures currently exist on the parcel: a residence of approximately 7,000 square feet, a pool house of approximately 1,000 square feet, a secondary residence of approximately 2,000 square feet, and an agricultural accessory structure of approximately 1,200 square feet. The proposed project will require less than 800 cubic yards of cut and no fill. The property is a 24.40 parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-250-033, located at **2370 Refugio Road** in the Santa Ynez Area, Third Supervisorial District. (Continued from 01/15/10 and 05/14/10)

PUBLIC COMMENT:

- Shannon Casey
- Bob Field

CBAR COMMENTS:

- Staff memo, discussing setback requirements from SR 154 and surrounding residences, and associated trade-offs of adjustments to either, is needed.

Site Design:

- Careful consideration must be given to protection of the view shed from the SR 154 scenic corridor, as well as the surrounding residents.

CENTRAL BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES
Meeting of June 11, 2010
Page 2

- Darkening of the entry gate doesn't go far enough to integrate the structure into the overall project design. Consider using stone and horizontal metal elements to address this issue.

Architecture:

- The structure is well-designed, but reduction of the building height should be considered.

Landscaping:

- Additional plant material, and increased sizes, is needed in the landscape plan. Plants should be allowed to reach maturity, and not be artificially manicured.
- Consider Valley oaks to enhance the spirit of place; large native and Mediterranean shrubs (cotoneaster, ceanothus (spinosus), coffeeberry (Mound San Bruno) to enhance the regional identity; and olives and fruit trees to enhance the agricultural identity.
- Crepe myrtle and number of roses, are too decorative, as well as predominant ground-cover.
- Where the use of decomposed granite is specified, consider darker shades or local, brown shale.

Project received further conceptual review only. Erickson-Lohnas Brown absent. No action taken. Applicant may return for further conceptual review.

There being no further business to come before the Central Board of Architectural Review, Board Member Clough moved, seconded by Brady and carried by a vote of 5 to 0 (Erickson-Lohnas and Brown absent) to adjourn the meeting until 9:00 A.M. on Friday, July 09, 2010 in the Solvang Municipal Court, Solvang, CA 93463.

Meeting adjourned at 4:48 P.M.

ATTACHMENT D-4: CBAR MINUTES 7-9-10

COUNTY OF SANTA BARBARA



**CENTRAL
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: July 09, 2010**

Solvang Municipal Court
1745 Mission Drive, Suite C
Solvang, CA 93463
(805) 934-6250

Bethany Clough, Chair
C. Puck Erickson-Lohnas, Vice-Chair
Kris Miller Fisher
Greg C. Donovan
Robin Brady

Erich Brown, Alternate
Lowell Lash, Alternate
John Karamitsos, Supervising Planner
Leticia I. Rodriguez, CBAR Secretary

6. **09BAR-00000-00203 Vincent Vineyards & Winery Tier II Santa Ynez**
09DVP-00000-00034 (Tammy Weber, Planner) Jurisdiction: DVP
10SCC-00000-00003

Request of Ray Severn, agent for owner, Tony Vincent, to consider Case No. 09BAR-00000-00203 for **further conceptual review of a new winery building of approximately 5,737 square feet and entrance signs.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet, a pool house of approximately 1,000 square feet, a secondary residence of approximately 2,000 square feet, and an agricultural accessory structure of approximately 1,200 square feet. The proposed project will require less than 800 cubic yards of cut and no fill. The property is a 24.40 parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-250-033, located at **2370 Refugio Road** in the Santa Ynez Area, Third Supervisorial District. (Continued from 01/15/10, 05/14/10, and 06/11/10)

PUBLIC COMMENT:

- **Shannon Casey**

CBAR COMMENTS:

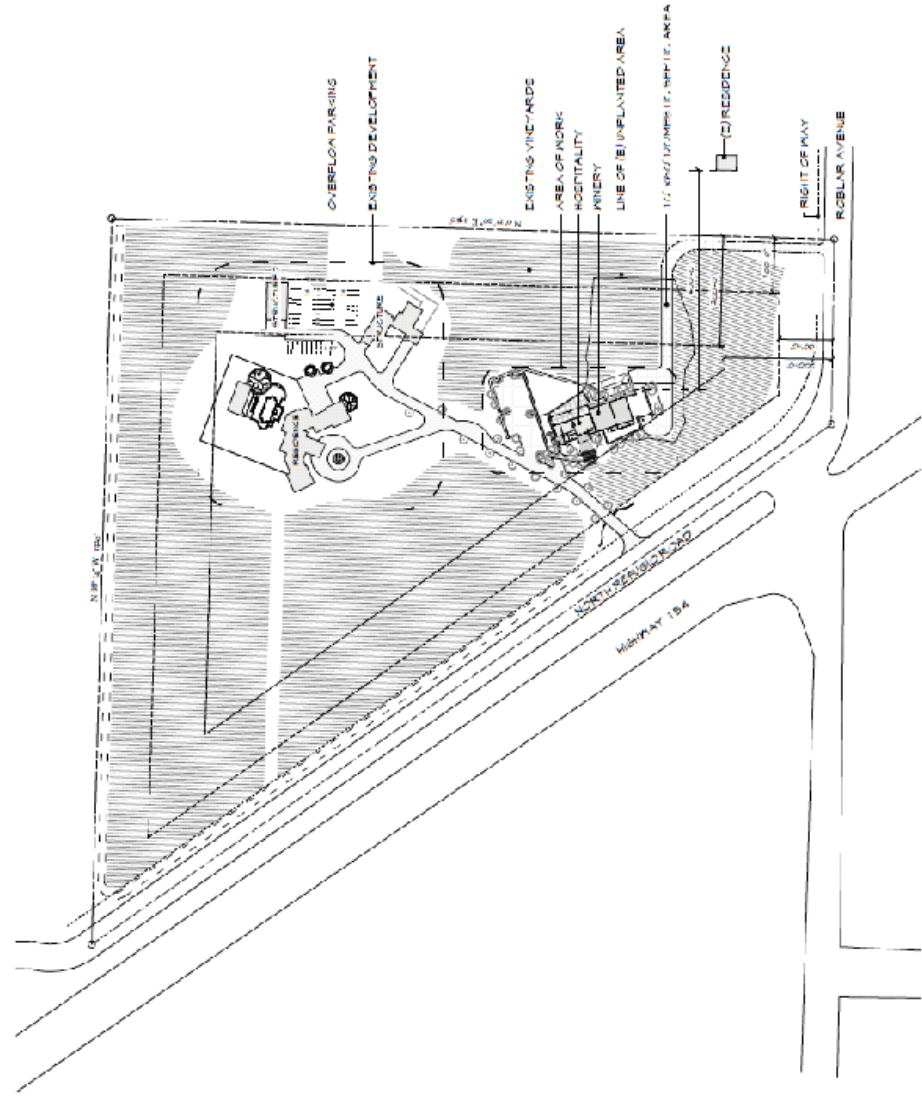
- **Landscaping is appropriate. The placement of the carpet rose under oaks may cause problems with the oaks, as their water usage needs are different, may want to further massage landscaping.**
- **Entrance gates need to be addressed, they are not compatible with winery; agent/architect may submit plans to be reviewed by one member of CBAR, prior to the project moving forward to the PC.**

Project received further conceptual review only. Erickson-Lohnas and Lash absent. No action taken. Applicant may return for preliminary approval, after Planning Commission.

Meeting adjourned at 5:33 P.M.

ATTACHMENT E: SITE, FLOOR, ELEVATION, and LANDSCAPE PLANS

Attachment E-1 A: Site Plan



PULIS
Steven D. Pulis, AIA & Associates, LLP

[illegible]VINCENT
VINEYARD &
WINERY

1992
LA
LOG OLVGS
SANTO DOY
NORTH BEACHEN

TONY VINCENT

NORTH REFUGIO RD
LOS OLIVOS
CA 93441

**OVERALL
SITE PLAN**



01.07.2020

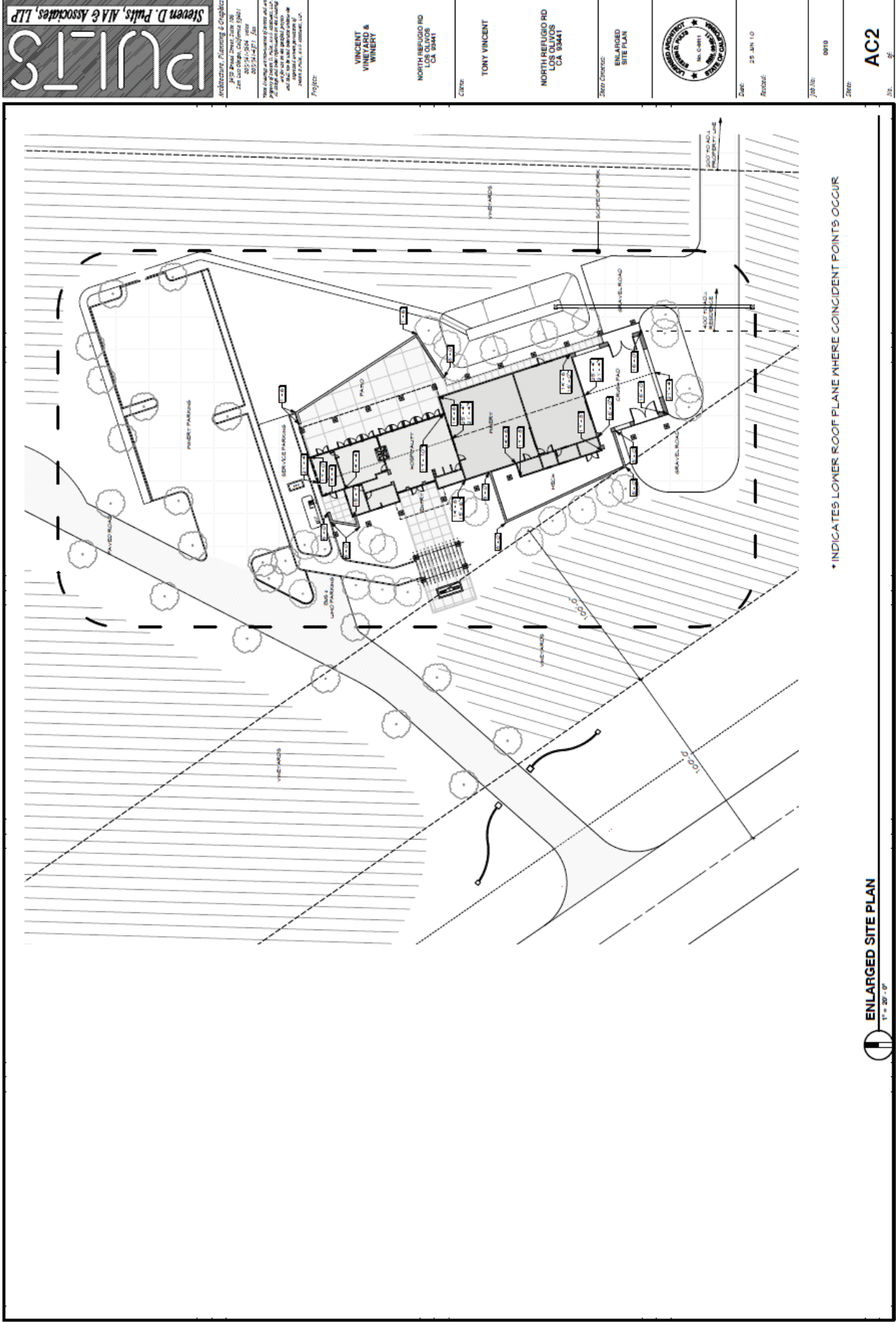
Job No. 00117

OVERALL SITE PLAN
1" = 100' ± 0"

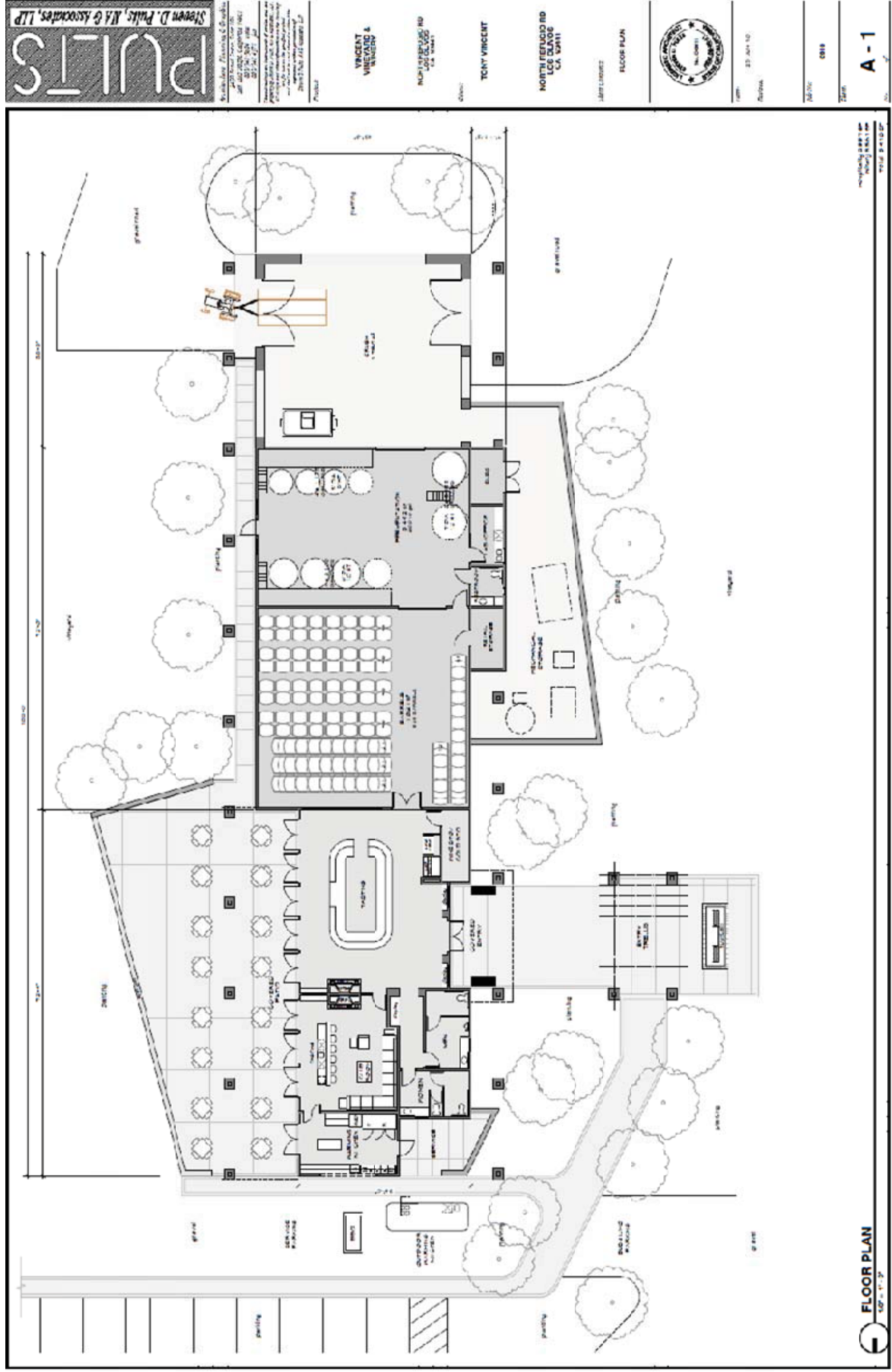
VERA
100% = P*

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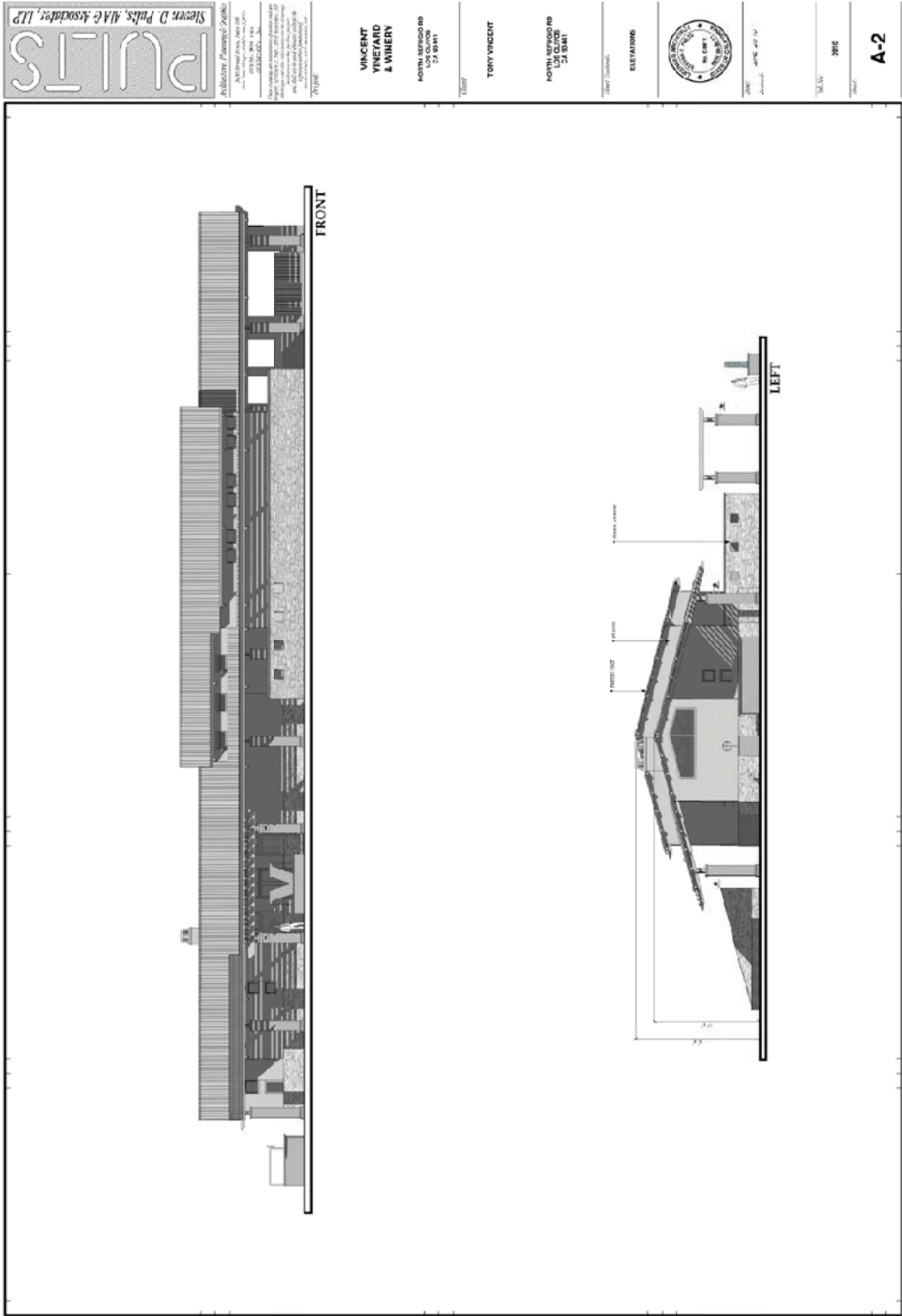
Attachment E-1B: Enlarged Site Plan



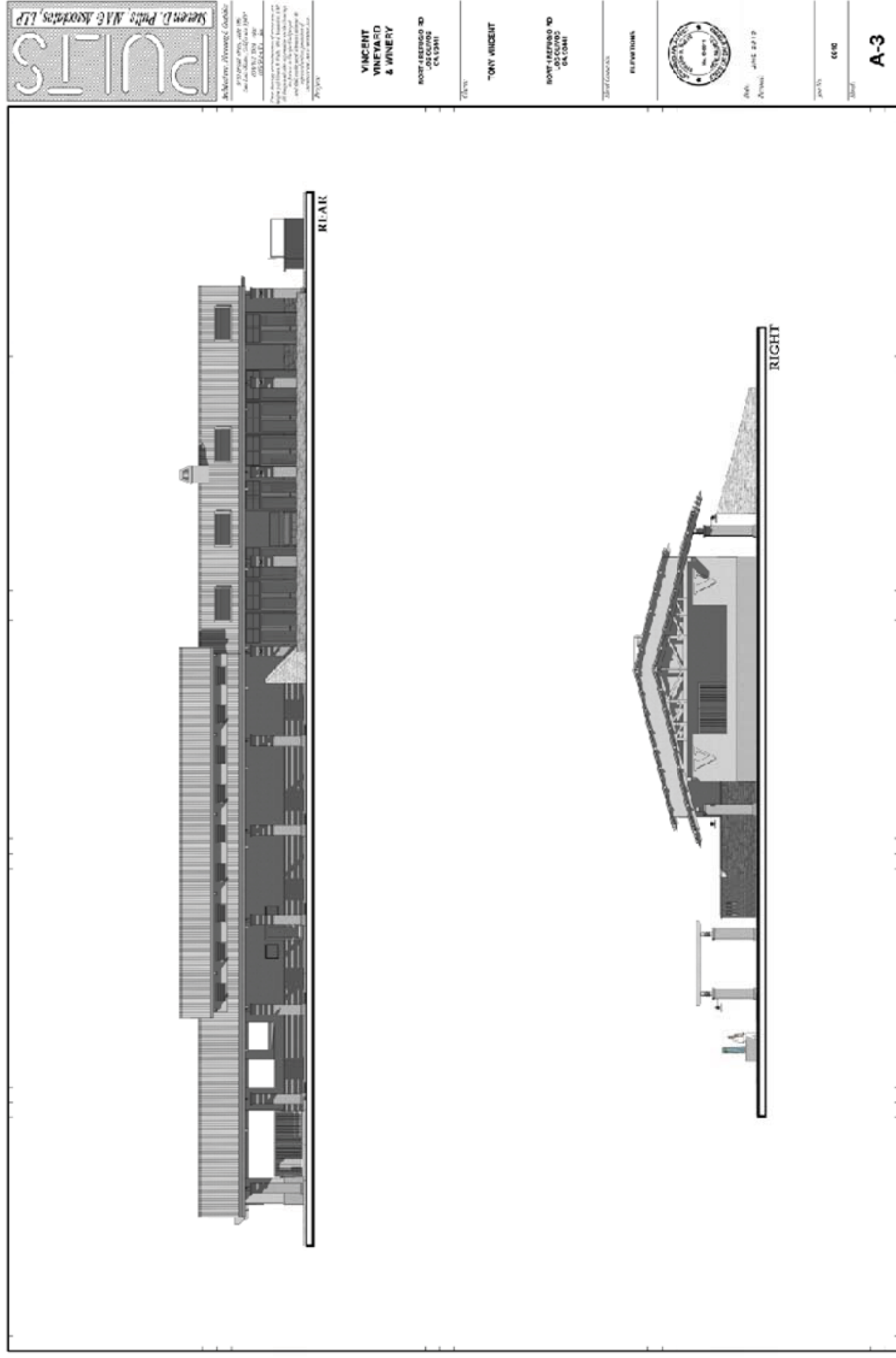
Attachment E-2: Floor Plan



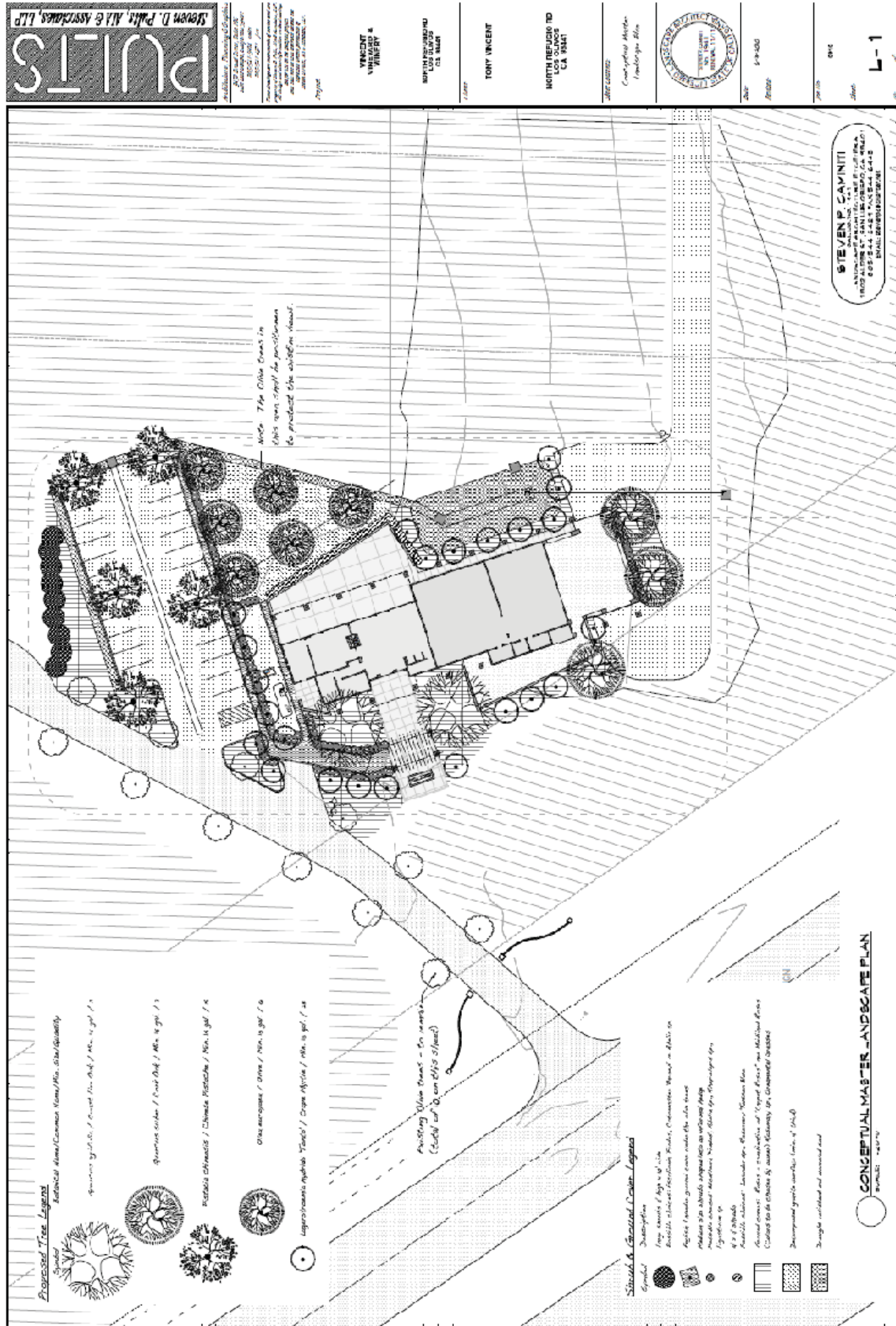
Attachment E-3: Elevations



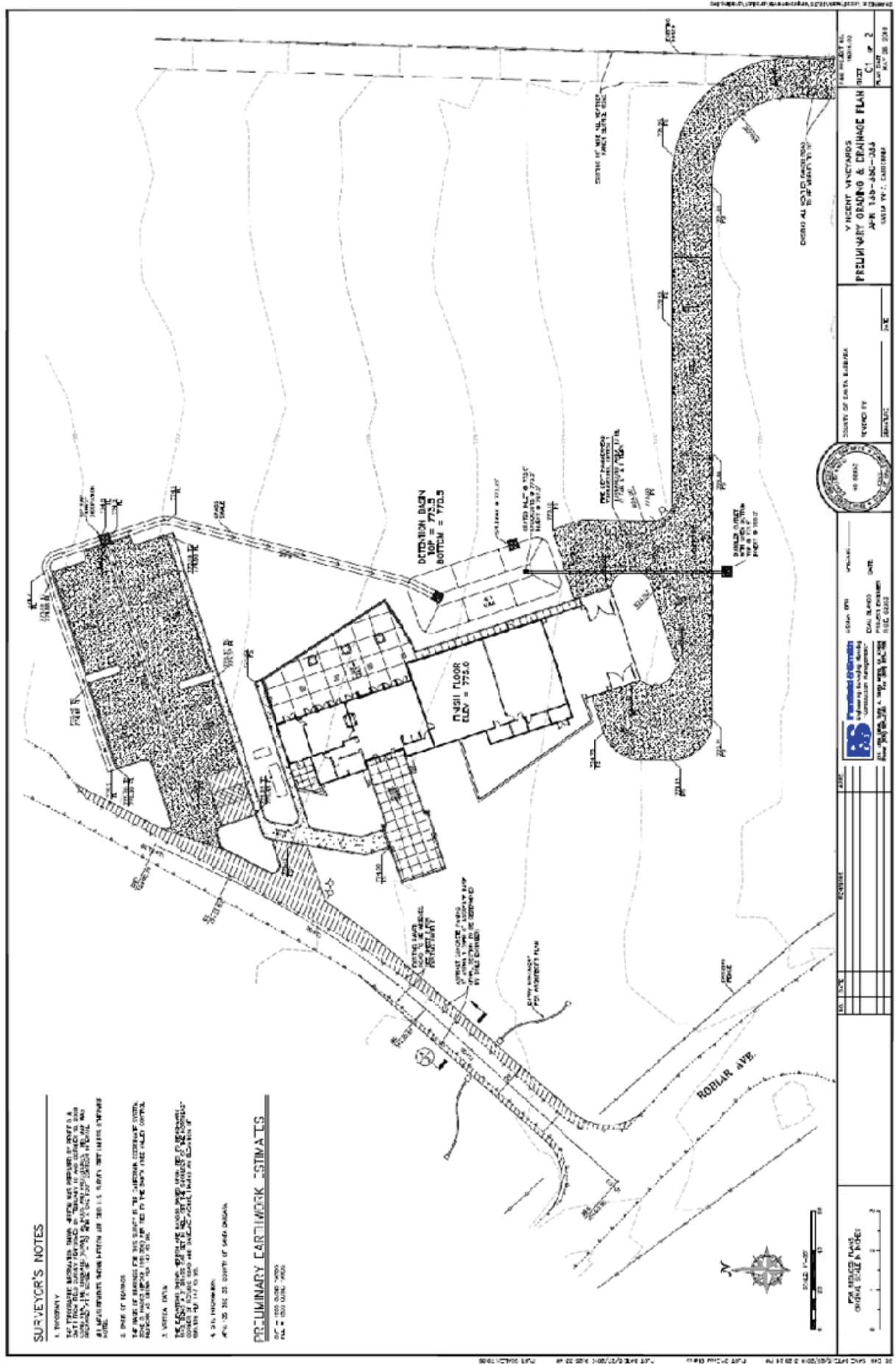
Attachment E-3: Elevations



Attachment E-4: Landscape Plan



Attachment E-5 Preliminary Grading and Drainage



VINCENT VINEYARDS PRELIMINARY GRADING & DRAINAGE PLAN APR 13-08-JSC-JCS CUST. NO. 2, CANTERBURY		COUNTY OF SANTA BARBARA ENGINEER DRAWING	SHEET NO. 1 OF 2 DATE MAY 28, 2010
PROJECT NO. 1000 0000 0000 PROJECT NAME: 1000 0000 0000 PROJECT LOCATION: 1000 0000 0000 PROJECT OWNER: 1000 0000 0000		SCALE: 1" = 100' DATE: 10/10/2010 TIME: 10:00 AM LOCATION: 1000 0000 0000	

