

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for LaBarge Vineyards, LLC
Consistency Rezone & Development Plan

Hearing Date: April 13, 2011
Staff Report Date: March 25, 2011
Case Nos.: 10RZN-00000-00002
10DVP-00000-00008
Environmental Document: Negative Declaration
11NGD-00000-00002

Deputy Director: Doug Anthony
Division: Development Review
Supervising Planner: John Karamitsos
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OWNER:

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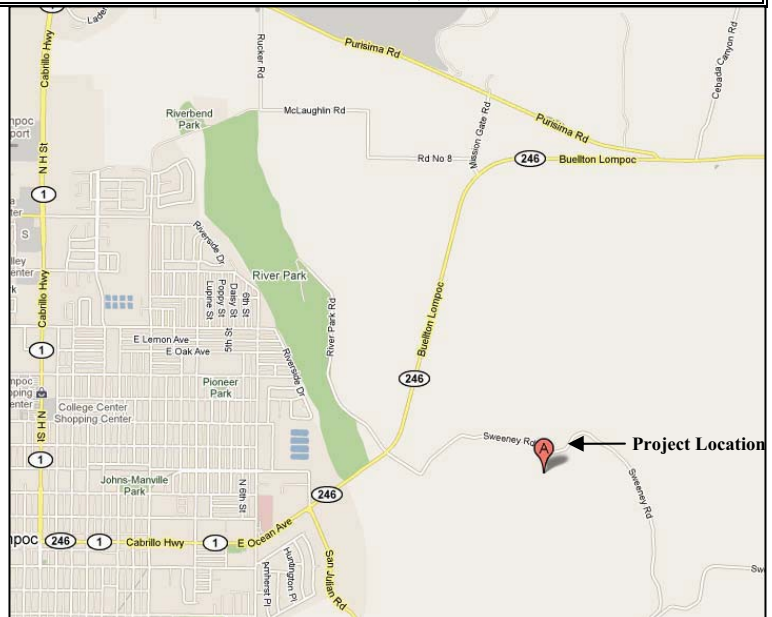
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Application Complete: October 8, 2010
Processing Deadline: 60 days from approval of ND



The site is identified as Assessor's Parcel Number 099-420-007 located approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246, commonly known as 2380 Sweeney Road, Fourth Supervisorial District.

1.0 REQUEST

Hearing on the request of Michael Manzo of B3 Architects, agent for LaBarge Vineyards, LLC, owner, to consider Case Nos. 10RZN-00000-00002, & 10DVP-00000-00008 [applications filed on May 17, 2010] proposing to rezone 10.42 acres from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop a new Tier II winery of approximately 14,358 square feet, single family residence of approximately 2,500 sq. ft., and approximately 1,700 sq. ft. detached garage and;

Adopt the Negative Declaration (11NGD-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories:

Aesthetics/Visual Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding.

The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria Public Library located at 421 South McClelland Street, Santa Maria, CA 93454. The application involves Assessor's Parcel Number 099-420-007 located approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246, commonly known as 2380 Sweeney Road, Fourth Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 10RZN-00000-00002 & 10DVP-00000-00008 marked "Officially Accepted, County of Santa Barbara, April 13, 2011, 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. Recommend that the Board of Supervisors make the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors adopt the Negative Declaration and adopt the mitigation monitoring program contained in the conditions of approval.
3. Adopt the resolution (Attachment D), recommending that the Board of Supervisors approve the project 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 for a recommendation to the Board of Supervisors based on the following sections of the County Land Use and Development Code (LUDC):

- 3.1** LUDC Section 35.104.050.A.1 requires the Planning Commission to hold at least one noticed public hearing on the proposed rezone. LUDC Section 35.104.050.A.2 states that the Planning Commission's recommendation on the proposed rezone shall be transmitted to the Board of Supervisors in the form of a written recommendation. LUDC Section 35.104.050.B.1 requires the Board of Supervisors to hold a public hearing and take final action on the matter.

- 3.2** Pursuant to LUDC Sections 35.21.30.C & 35.82.080.B.3 all Development Plans which have 20,000 ft² of gross floor area or more shall be placed under the review authority of the Planning Commission.
- 3.3** LUDC Section 35.80.020 states that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case, the highest jurisdiction is the Board of Supervisors, due to the consistency rezone. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

4.0 ISSUE SUMMARY

4.1 Consistency Rezone

The subject parcel is currently zoned 40-AG under the Santa Barbara County Ordinance 661. In order to develop the proposed winery, a rezone to AG-II-40 under the Santa Barbara County Land Use & Development Code (LUDC) is required.

4.2 Development Plan

The proposed project would allow for the development of a winery located on the 10.42 gross-acre parcel. Winery standards (case production, vineyard acreage requirements, setback requirements, special events, etc.) establish the proposed project as a Tier II winery. While Tier II wineries may be approved with a tasting room, and 8 special events per year with a maximum of 150 attendees per event, no public wine tasting or special events are proposed as a part of this project. Tier II wineries require annual case production equal to 1,000 cases of wine per one acre of vineyard located on the project site. Wine production would be limited to a maximum of 5,000 cases annually, which requires 5 acres of vineyard to be planted on the site.

Access to the project site would be provided by an existing private driveway accessed from Sweeney Road. Sweeney Road is a two lane improved public road of approximately 24 feet in width extending from SR 246. Sweeney Road currently serves much of the development in the project site area which includes a recently approved Tier III Winery, known as Sweeney Canyon Winery, located approximately 3,000 feet west of the subject parcel. This winery includes a public tasting room, and 10 special events per year with a maximum of 200 attendees. Caltrans has reviewed the proposed project and has requested that future discretionary projects proposing to take access from Sweeney Road to SR 246 be required to provide a Traffic Impact Study in order to determine the need for any necessary access improvements.

4.3 Vineyards and Wineries in the Sweeney Canyon Area

The applicant is not requesting to conduct public special events or wine tasting as a part of the winery permit. However, with the approval of County permits on land zoned agricultural, it is possible to have numerous events of various frequency, intensity and duration (LUDC 35.42.260.F). Private gatherings can be conducted without a permit. As such, there is a possibility that there could be several events going on in the nearby vicinity of the proposed project at any given time. Permitted winery special events support the County's wine tourism industry during specific weekend days and it is foreseeable that wineries may want to promote their wines during this period via hosting a special event.

There are approximately 8 permitted wineries which are located in the vicinity of the proposed project site (please see Attachment K, Sweeney Canyon Area Wineries). Of these wineries, special events are permitted to be conducted at Melville, Sanford, Foley Estates, and the recently permitted Sweeney Canyon, LLC Winery. Sweeney Canyon, LLC was permitted under the current LUDC winery regulations.

Melville Winery is located approximately 6 miles northeast of the project site. This site is 18.26 acres in size and is permitted for 12 annual special events per year with a maximum of 150 attendees. Sanford Winery is located on a 483 acre parcel on Santa Rosa Road which is approximately 5.5 miles southeast of the project site. This winery is permitted for 7 annual special events. Five of these events are permitted with a maximum of 100 attendees, and two with a maximum of 250 attendees. Foley Estates Winery is located on a 448 acre parcel on Highway 246. This winery is permitted to conduct 24 annual special events with a maximum of 200 attendees per event. The Sweeney Canyon, LLC Winery was approved by the Santa Barbara County Board of Supervisors on August 10, 2010. This winery is located on Sweeney Road, approximately ½ mile east of the proposed project site and is permitted for ten special events per year with a maximum of 100 attendees per event.

The Eastern Lompoc area is developed with numerous vineyards, many of which could be developed with wineries in the future with the approval of County permits and could potentially include wine tasting rooms (please see Attachment L, Eastern Lompoc Vineyards). In addition, the City of Lompoc's Wine Ghetto is an assemblage of small wine production and tasting facilities located in the Sobhani Industrial Park, which is approximately 1.5 miles west of the proposed project site.

The proposed project conforms with County policies to promote agricultural uses and support agricultural expansion and intensification in appropriate locations. Structural designs, project location, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Rural area, Agriculture with 40 acre minimum parcel size (A-II-40)
Ordinance, Zone	Ordinance 661, 40-AG
Site Size	10.42 acres (gross), 10.1 acres (net)
Present Use & Development	Planted with approximately 5.22 acres of vineyard; no structural development
Surrounding Uses/Zone(s)	North: Agriculture, Residential Development; 40-AG South: Agriculture, Residential Development & Equestrian uses; 40-AG East: Agriculture, Residential Development; 40-AG West: Agriculture, Residential & Equestrian uses; 40-AG
Access	Private 20 foot wide driveway of approximately 650 feet in length accessed via Sweeney Road
Public Services	Water Supply: Private onsite water well Sewage: Private septic systems (2 proposed) Fire: Santa Barbara County Fire Station #51

5.2 Setting

Slope/Topography: The subject parcel is located adjacent to the Santa Ynez River. The proposed project would be set back approximately 570 feet from the top-of-bank of the Santa Ynez River. Topography of the project site ranges from fairly level (0-5%) at the northern end of the site with steeper slopes trending southward to the Santa Ynez River. The highest elevation is a knoll in the center of the parcel.

Flora: A site visit was conducted by Melissa Mooney, P&D Biologist on June 17, 2010. The majority of the subject parcel has been cleared of native vegetation due to ongoing agricultural uses. The south side of the subject parcel contains coastal sage scrub dominated by California sage brush and coyote brush. The types of vegetation found on the site during the June 17, 2010 site visit included non-native, weedy vegetation, and planted barley.

Fauna: No wildlife was observed on the June 17, 2010 site visit. Expected wildlife on the subject parcel is typical for the northern areas of Santa Barbara County, and would include birds, raptors, Pacific tree frog, Western fence lizard, bullfrogs, mosquito fish, stickleback, crayfish, black-tailed deer, striped skunk, raccoon, coyote, gray fox, California ground squirrels, Botta's pocket gophers, California meadow voles, and brush rabbits. While the project site is located within the territory of the least Bell's vireo and the southwestern willow flycatcher, these species were not detected during June 2009 surveys, and are assumed to not be breeding along this stretch of the Santa Ynez River.

Archaeological Sites: There are no known sites of historic or prehistoric significance on or within the vicinity of the project parcel as indicated on the County's archaeological resource maps.

Soils: The primary soil type found on the subject parcel is MpG, Mine Pits & Dumps, Class VIII soil. The northern edge of the subject parcel contains TnC, Tierra Sandy Loam, slopes 2-9%, Class IV soil. No prime soils are present on the subject parcel.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 570 feet north of the top-of-bank of the Santa Ynez River. No surface water bodies or drainage courses are present on the subject parcel.

Existing Structures: The parcel is currently developed with approximately 5.22 acres of planted vineyard. There is no existing structural development on the subject parcel.

Project Site and Surrounding Land Uses: The proposed project site is located on the south side of Sweeney Road approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246. The subject parcel is planted with approximately 5.22 acres of vineyard. The Santa Ynez River borders the subject parcel on the south. Proposed structures would be located a minimum of approximately 570 feet from the top-of-bank of the Santa Ynez River. The subject 10.42 gross acre parcel is bordered on the north, south and east by parcels zoned 40-AG. These parcels are mainly developed with low intensity agricultural uses and single family dwellings, and equestrian uses.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	Winery: 14,358 sf Residence: 2,500 sf Detached Garage: 1,700 sf Total: 18,558 sf	Allowable w/ Final Development Plan, LUDC Sec. 35.82.080
Max. Height of Structure(s)	26 feet	Allowable per LUDC Sec. 35.42.280
Building Coverage (footprint)	Winery: 11,238 sf Residence: 4,117 sf Detached Garage: 1,700 sf Impervious surface: 47,991 sf Total: 65,046 sf (15% site)	No maximum limit identified in 40-AG zone or AG-II-40 zone.
Roads Parking (un-covered) Walkways	17 parking spaces proposed	Employees: 2 spaces Offices/lab/admin: 8 spaces Production storage: 6 spaces Total # Required: 16 spaces
Open space Vineyard Landscaping	5.22 acres 87,855 sq. ft.	N/A for 40-AG zone district. Development Plan requires landscaping plan pursuant to LUDC Section 35.34.30.

Statistics		
Item	Proposed	Ordinance Standard
Number of Dwelling Units	Proposed: 2,500 sf single family residence	Allowed per Ordinance 661 & LUDC
Employees/Residents	10 Maximum	N/A
Grading	8,000 cu. yd. cut 5,000 cu. yd. fill	N/A for AG-II-40 zone district

5.4 Description

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

Consistency Rezone (10RZN-00000-00002)

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

Development Plan (10DVP-00000-00008)

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

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

Wine Production. In accordance with LUDC Section 35.42.280.C.3, wine production would be limited to a maximum of 5,000 cases annually. The wine produces onsite would come from grapes grown on the property (approximately 5.22 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County ordinance requirements. Winery processes

would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in food grade plastic vats, or oak barrels. Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush (September through November) extended hours may be necessary. During regular operation, a maximum of 4 employees would be involved in the wine production operations with general winery staff increasing to approximately 10 during crush season. Seventeen parking spaces are proposed onsite, and would be maintained for employee and winery use.

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

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

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

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

5.5 Background Information

The project site has been historically been utilized for farming purposes. The project site was previously developed with a recently demolished modular trailer of approximately 1,700 sq. ft. The subject parcel was created as Lot C of Parcel Map #10,681 recorded on September 18, 1967 in book 3, pg. 9 of official records.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (11NGD-00000-00002) was prepared for the proposed project (see 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. 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 (Attachment C).

6.1.1 Impacts/Mitigation

Mitigation measures required to reduce potentially significant impacts on **Aesthetics/Visual Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding** were accepted by the applicant on January 5, 2011 and are included in the recommended conditions of approval (Attachment B). The Draft Mitigated Negative Declaration (MND) was circulated for public comment and review for an initial 30 days (January 19, 2011 through February 17, 2011). Written comments were received from: Santa Barbara County Air Pollution Control District (February 16, 2011), Santa Barbara County Fire Department (February 8, 2011), Santa Barbara Local Agency Formation Commission (January 26, 2011), Caltrans (February 17, 2011), and Environmental Health Services (January 24, 2011). The comments received have been reviewed and edits to the Final Mitigated Negative Declaration have been incorporated into the document and shown as strike-through and underline. The comment letters/emails referenced above are also included in the Final Mitigated Negative Declaration as Attachment 7.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<i>Land Use Development Policies</i>	
<i>Land Use Designation: Agriculture, A-II-40, 40-AG zone district under Ordinance 661.</i>	Consistent: The proposed consistency rezone would allow the property to be rezoned to AG-II-40 under the updated Santa Barbara County

REQUIREMENT	DISCUSSION
	<p>Land Use & Development Code. The proposed development plan for a Tier II winery would be allowed in an AG-II-40 zone district. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Land Use Development Policy 3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</i></p>	<p>Consistent: The project site is located within a rural area of the County, approximately 1.5 miles northeast of the City of Lompoc. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Land Use Development Policy 4: Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Consistent:</p> <p><u>Water:</u> Water for proposed project would be provided by an existing private water well which has been shown to provide a sufficient flow rate to serve the proposed project.</p> <p><u>Sewer:</u> Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board approved waste discharge system. Two additional septic systems utilizing leach lines and in conformance with Environmental Health Services requirements are proposed to provide disposal for domestic uses on site. Percolation tests all suggest adequate septic capability. Adherence to Environmental Health Services, and the Regional Water Quality Control Board requirements for new systems would ensure that impacts would be less than significant.</p> <p><u>Roads:</u> Access would be provided by an all weather driveway of approximately 20 feet in width with an approximately total length of 650 feet.</p> <p>All necessary services are adequate to serve the proposed project. Therefore, the proposed</p>

REQUIREMENT	DISCUSSION
	project is consistent with this policy.
<i>Hillside and Watershed Protection Policies</i>	
<p><i>Hillside and Watershed Protection Policy 1:</i> <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>Consistent: Estimated grading quantities for the proposed project are 8,000 cu. yd. cut, and 5,000 cu. yd. fill. Excess cut material would be distributed across the site at depths not to exceed 12 inches and outside of the 100 foot setback from the top-of-bank of the Santa Ynez River. Construction activities would be required to occur during the dry season so that potential erosion and run-off is minimized. All graded areas would be required to be re-seeded if they are left exposed for more than four weeks. No substantial changes in site topography would be required, and grading would generally conform to existing contours of the project site. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policy 2:</i> <i>All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>Consistent: The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. No grading on slopes with a gradient of more than 20% would occur for the development of the proposed winery. The project site is situated in an area that does not impact any oak trees or native vegetation, and would be setback approximately 570 feet from the top of bank of the Santa Ynez River. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policy 5:</i> <i>Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping</i></p>	<p>Consistent: The proposed project would be required to re-seed graded areas to avoid erosion. Grading activities would also be required to be conducted during the dry season unless an approved erosion control plan is in effect. Adherence to these conditions would ensure erosion is minimized. Therefore, the proposed project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>practices.</i></p>	
<p>Hillside and Watershed Protection Policy 6 <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p>	<p>Consistent: Public Works Project Clean Water has reviewed the project and has issued a condition letter included in Attachment B which requires the applicant to submit for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study; or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping. Therefore, the proposed project is consistent with this policy.</p>
<p>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 along coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent: The proposed project would require a grading permit and an erosion control permit from the Building and Safety Division of P&D. Implementation of the provisions of the grading permit would ensure consistency with this policy. The project would also be required to prepare a Storm Water Pollution Prevention Plan and to implement Best Management Practices to reduce erosion and sedimentation impacts. The project would also be required to conform to the Regional Water Quality Control Board's General Waste Discharge Requirements and obtain a permit if necessary. Therefore, the proposed project is consistent with this policy.</p>
<p>Stream and Creek Policy 1 <i>All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased run-off, sedimentation, bio-chemical degradation, or thermal pollution.</i></p>	<p>Consistent: If grading activities are proposed to be conducted during the wet season, the proposed project would be conditioned to require an approved erosion control plan to be in place. Furthermore, proposed septic systems would be reviewed and approved by Environmental Health Services (domestic uses), and Regional Water Quality Control Board (process wastewater) to ensure sewage</p>

REQUIREMENT	DISCUSSION
	<p>does not impact the Santa Ynez River. Therefore, the proposed project is consistent with this policy.</p>
<i>Flood Protection Policies</i>	
<p><i>Flood Policy 1:</i> All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p>	<p>Consistent: The proposed project would require an approved drainage plan to ensure proper drainage over the project site area. The proposed project site is not located within a 100-year flood plain, and all proposed development would be setback approximately 570 feet from the top of bank of the Santa Ynez River. In addition, the Santa Barbara County Flood Control District has reviewed the proposed project and issued conditions which are included in Attachment B, Conditions of Approval. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Flood Policy 2:</i> Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control work, i.e., dams, stream channelizations, etc.</p>	<p>Consistent: As mentioned above, the proposed development associated with the winery would be constructed approximately 570 feet from the top-of-bank of the Santa Ynez River, and outside of the 100-year flood plain. The additional structures on the site would increase storm water run-off due to the increased amount of impervious surfaces including roadways and building footprints. However, due to the relatively small increase in the amount of impervious surfaces in relation to the distance of proposed development to the top-of-bank of the Santa Ynez River, the proposed project would not be expected to have adverse impacts on the river. In addition, the project would not contribute to, or expose persons to flood hazards. Therefore, the proposed project is consistent with this policy.</p>
<i>Cultural Resources Policy</i>	
<p><i>Historical and Archaeological Policy 2:</i> When developments are proposed for lots where archaeological or other cultural sites are</p>	<p>Consistent: Based on the results of a Phase I Archaeological Investigation (conducted by</p>

REQUIREMENT	DISCUSSION
<p><i>located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p>	<p>David Stone, M.A., RPA of Dudek, dated August, 2010), there are no known archaeological sites located on the subject parcel, or in the immediate area. Therefore, the proposed project is consistent with this policy.</p>
Conservation Element Policy	
<p>Ecological Communities policy: <i>Unique ecological areas should be identified and preserved. Changes in natural or re-established topography, vegetation, biological communities should be minimized in an attempt to avoid the destruction of natural habitats.</i></p>	<p>Consistent: The proposed project would be setback approximately 570 feet from the top-of- bank of the Santa Ynez River. In addition, a site visit completed by the Planning and Development Staff Biologist indicates that there are no known threatened, endangered, or sensitive plant or animal species located on the subject parcel. Therefore, the project is consistent with this policy.</p>
Visual Resources Policies	
<p>Visual Resource 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 the 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 to not intrude into the skyline as seen from public viewing places.</i></p>	<p>Consistent: The proposed structures would be have a maximum height of 26 feet and would not be visible from SR 246 due to the distance the subject parcel is setback from the Highway (approximately 1 mile), and surrounding topographical features. The proposed project would be visible from Sweeney Road. Due to the topography of the project site in relation to the scale of the proposed structures, and existing and surrounding structures, the proposed project would not cause an obstruction of a scenic view or vista. The visual character of the area includes scattered residential and commercial buildings interspersed with low intensity agricultural uses such as equestrian uses and orchards. The proposed project would be consistent with the surrounding area architecturally and in terms of use and would not significantly change the visual character of the area. Therefore, the proposed project is consistent with this policy.</p>
<p>Visual Resource Policy 5: <i>Utilities, including</i></p>	<p>Consistent: The project would be conditioned</p>

REQUIREMENT	DISCUSSION
<i>television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i>	to place all new utility lines underground, and is consistent with this policy.
<i>Agricultural Element Policies</i>	
<p><i>Agricultural Element, Goal I:</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.</i></p> <p><i>Agricultural Element, Policy II.D:</i> <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>Consistent: The proposed project would facilitate the existing agricultural operations taking place onsite. The construction of the proposed winery would not substantially hinder or diminish the agricultural capabilities or potential for the subject parcel. Therefore, the proposed project is consistent with these policies.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Consistency Rezone

Approval of the proposed rezone would amend the current zoning of 40-AG under Ordinance 661 to AG-II-40 (Agricultural, 40-acre minimum parcel size) under the Santa Barbara County Land Use and Development Code (LUDC). The AG-II zone district is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the County’s Comprehensive Plan Maps. The proposed winery facility would comply with all applicable requirements of the AG-II zone district.

6.3.2 Wineries (LUDC Section 35.42.280)

6.3.2.1 Winery Standards

The winery standards address allowed case production, vineyard acreage requirements, frequency and size of public events, etc. The proposed project is a Tier II Winery. Wineries of this permitting level are typically allowed a tasting room, 8 special events per year, and an annual case production equal to 1,000 cases of wine per one acre of vineyard located on the project site.

Section 35.42.280.C.2

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

Consistent: The project site is currently planted with approximately 5.22 acres of vineyard which would allow the winery to produce a maximum of 5,000 cases of wine annually. The applicants have indicated that upon project completion they plan on producing a maximum of 5,000 cases annually which would meet this requirement.

- b. *The production capacity of the winery shall not exceed 50,000 cases per year.*

Consistent: The applicants are proposing to produce a maximum of 5,000 cases per year.

- c. *The winery may include a tasting room. However, the floor area of the tasting room shall not exceed 400 square feet or 10 percent of the winery structural development area located on the winery premises, whichever is greater.*

Consistent: No public tasting room is proposed as a part of the project.

- d. *Winery structural development located within the winery premises shall not exceed 20,000 square feet.*

Consistent: Winery structural development located within the winery premises is proposed at 14,358 square feet.

- e. *Winery special events occurring on the winery premises shall not exceed eight per year and the attendance at each event shall not exceed 150 attendees.*

Consistent: No public special events are proposed as a part of the project. Events occurring on the property that are not defined as a winery special event could include luncheons, parties, wine industry events, and private gatherings of the owner or employees where the general public does not attend.

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 5.22-acres of vineyard and on other local agricultural lands located within Santa Barbara County.

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

Consistent: The applicants propose to sell only 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: Structures and outdoor uses associated with the winery would be setback approximately 130 feet from the adjacent lots to the east, and west, and 150 feet to the adjacent lot to the south.

- 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: Structures and outdoor uses associated with the proposed winery would be setback approximately 500 feet from the existing residence located on the adjacent lot to the east, and approximately 350 feet from the existing residence located on the adjacent lot to the west.

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: The Fire Department and the Public Works Roads Division have reviewed the project and have conditionally approved the proposed access (condition letters are included as attachments to this staff report and are a part of the conditions of approval).

- 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: The driveway would serve the winery location but would not serve any other properties, 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 by the North Board of Architectural Review (NBAR), and would obtain preliminary and final NBAR approval prior to zoning clearance issuance.

- 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 includes a landscape plan which would sufficiently screen it from Highway 246.

- 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 winery development is proposed to be constructed at a maximum height of 26 feet.

- 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 that all exterior lighting is of low intensity, low height and hooded 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 project conforms to all design criteria for parking contained in the wineries section of the ordinance in addition to the parking regulations section of the ordinance.

- 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 the proposed landscaping and building designs.

- 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 19 permanent parking spaces for employee and winery uses. No oversized parking spaces are required since the project is not proposing public wine tasting or special events.

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

Consistent: The project would be conditioned to prohibit parking along Sweeney Road, and a parking management plan would be implemented. No trail easements exist in the vicinity.

- 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: Adequate parking provisions have been incorporated into the 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: No public special events are proposed as a part of this project.

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: Special Condition #22 requires the submittal of a solid waste

management plan to the Environmental Health Services Division of the Public Health department for review and approval.

- 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 via a dedicated alternative treatment and disposal system, including the beneficial reuse of winery wastewater in accordance with the CA Regional Water Quality Control Board standards for wineries.

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: No tasting room is proposed as a part of the project.

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

Consistent: No tasting room is proposed as a part of the project.

- 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: No tasting room is proposed as a part of the project.

- 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: No tasting room is proposed as a part of the project.

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 public special events are proposed as a part of the project.

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: No amplified music is proposed.

- (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 public special events are proposed.

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

Consistent: The proposed project would be required to comply with all Fire Department requirements via permit conditions and permit compliance.

- (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 via permit conditions and permit compliance.

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.

- (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 special event.*

Consistent: No public special events are proposed.

- 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 (see Attachment B).

- 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 project would limit construction hours between 8 a.m. and 5 p.m. Monday through Friday per the County's standard construction noise mitigation measures.

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee (SDRC) on June 17, 2010. Several County Departments have applied conditions of approval to the project which are included in Attachment B.

6.5 Design Review

The North Board of Architectural Review (NBAR) conceptually reviewed the proposed project on February 26, 2010. The NBAR's comments included consideration of free-form rubble on

the top of walls, re-studying the proportion/level of design for the proposed garage associated with the single family dwelling, and to provide landscaping and roof plans when the project returns for preliminary review following project approval by the Board of Supervisors.

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 (per unit or 1,000 sf)	Estimated Fee	Fee due at
Transportation	\$523.00 per peak hour trip	\$2,124.00	Land Use Clearance
Fire (\$0.10/sf.)	\$1,856 (sfd & commercial)	\$1,856.00	Final Inspection

7.0 APPEALS PROCEDURE

- A Zoning Map Amendment recommended for approval is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.
- A Zoning Map Amendment denied by the Commission may be appealed to the Board of Supervisors within the 10 days following the action of the Commission.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval with attached Departmental letters
- C. Final Mitigated Negative Declaration
- D. Draft Ordinance/Resolution
- E. APN Sheet
- F. Site Plan
- G. Grading and Drainage Plan
- H. Floor Plans
- I. Elevations

LaBarge Vineyards, LLC Consistency Rezone & Development Plan
Case Nos. 10RZN-00000-00002 & 10DVP-00000-00008
Hearing Date: April 13, 2011
Page 25

- J. Preliminary Landscape Plan
- K. Sweeney Canyon Area Wineries
- L. Eastern Lompoc Vineyards

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

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

1.2 FINDING OF NO SIGNIFICANT EFFECT

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

1.3 LOCATION OF DOCUMENTS

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

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

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

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

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

make all of the following findings:

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

The rezone will bring the subject parcel into conformance with the current ordinance, the County's Land Use and Development Code (LUDC). The rezone will not change the fundamental intent of the current zone district. The subject parcel is currently zoned for agricultural use and will remain zoned for agricultural use. All types of agriculture allowed under the current zone district will be allowed under the proposed zoning district. Rezoning the parcel will also facilitate permitting for new agricultural uses supporting the vineyards onsite. Therefore, the project is in the interests of the general community welfare.

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

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

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

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

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

3.0 DEVELOPMENT PLAN FINDINGS

3.1 A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final

Development Plan the review authority shall first make all of the following findings:

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

The project site is approximately 10.42 gross acres and is located in a rural area of the County surrounded by parcels developed with single family dwellings, equestrian uses, and low intensity agricultural uses. The project will be consistent with the surrounding area architecturally, and will not significantly change the visual character of the area. Due to the project's location and existing structural development, no impact to a scenic view or vista will occur as a result of the project. The Board of Architectural Review has reviewed and conceptually approved the structures to ensure visual compatibility. Final Board of Architectural Review approval is required following Board of Supervisor approval. Upon completion of development, the site will contain approximately 65,046 square feet of total development which represents approximately 15% in total lot coverage. Approximately 5.0 acres of the site will remain open area. The physical characteristics, shape and size of the site are adequate to support both the project. Therefore, the project is consistent with this finding.

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

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

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

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

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

Domestic water and sewage service will be provided to the project by an existing water well. Domestic wastewater will be accommodated via a septic disposal

system in compliance with EHS requirements. Process wastewater will be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. Adequate fire and police protection are available to serve the project. Therefore, the project is consistent with this finding.

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

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

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

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

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

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

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

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

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

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

ATTACHMENT B: CONDITIONS OF APPROVAL

LaBarge Vineyards, LLC Consistency Rezone & Development Plan

Date: April 13, 2011

I. PROJECT DESCRIPTION

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

Consistency Rezone (10RZN-00000-00002)

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

Development Plan (10DVP-00000-00008)

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

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

Wine Production. In accordance with LUDC Section 35.42.280.C.3, wine production would be limited to a maximum of 5,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.22 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County ordinance requirements. Winery processes would include grape crushing, de-stemming,

fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in food grade plastic vats, or oak barrels. Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush (September through November) extended hours may be necessary. During regular operation, a maximum of 4 employees would be involved in the wine production operations with general winery staff increasing to approximately 10 during crush season. Seventeen parking spaces are proposed onsite, and would be maintained for employee and winery use.

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

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

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

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

II. MITIGATION MEASURES from NEGATIVE DECLARATION 11NGD-00000-00002

Aesthetics/Visual Resources

- 2. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of

the project for review and shall obtain final BAR approval prior to issuance of zoning clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

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

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

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

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

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

Cultural Resources

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

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

Fire Protection

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

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

Geologic Processes

- 7. Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be **implemented** for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (www.countysb.org/government/county_ordinance_code_Chapter_14_14-9 and 14-29 – refer to Erosion and Sediment Control Plan Requirements.) **PLAN REQUIREMENTS:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

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

Hazardous Materials/Risk of Upset

- 8. Special Condition – Hazardous Materials Business Plan.** In the event that storage, handling, or use of hazardous materials within the provisions of AB 2185/2187 occur

onsite, the applicant shall implement a Hazardous Materials Business Plan (HMBP). **Plan Requirements and Timing:** Prior to occupancy clearance, the applicant shall submit a HMBP to Fire Department for review and approval. The plan shall be updated annually and shall include a monitoring section. The components of HMBP shall be implemented as indicated in the approved Business Plan.

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

Noise

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

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

- 10. Special Condition – Restriction of Amplified Sound.** All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Amplified sound shall only be permitted between the hours of 11:00 a.m. to 6:00 p.m., and the sound level shall not exceed 65db. **PLAN REQUIREMENTS AND TIMING:** This requirement shall be clearly indicated in all contracts with those renting/leasing the site for special events.

MONITORING: Permit compliance staff shall respond to complaints.

Public Facilities

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

construction. All materials shall be recycled prior to Final Building Inspection Clearance.

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

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

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

Transportation/Circulation

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

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

Water Resources/Flooding

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

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

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

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

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

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

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

P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

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

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

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

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

and grading plans. **TIMING:** The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance issuance.

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

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

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

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

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

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

MONITORING: The Owner/Applicant shall demonstrate to compliance monitoring staff that the trash enclosure was constructed consistent with NPDES requirements prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public

Works-Water Resources Division staff will periodically inspect thereafter to ensure proper maintenance. The Owner shall make the site available to P&D for periodic inspections of the trash areas for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

III. PROJECT SPECIFIC CONDITIONS

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

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

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

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

23. Rules-14 Final DVP Expiration. Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

24. Rules-07 DP Conformance. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit #1, dated April 13, 2011.

V. COUNTY RULES AND REGULATIONS

25. Rules-03 Additional Permits Required. The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant

has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

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

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

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

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

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

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

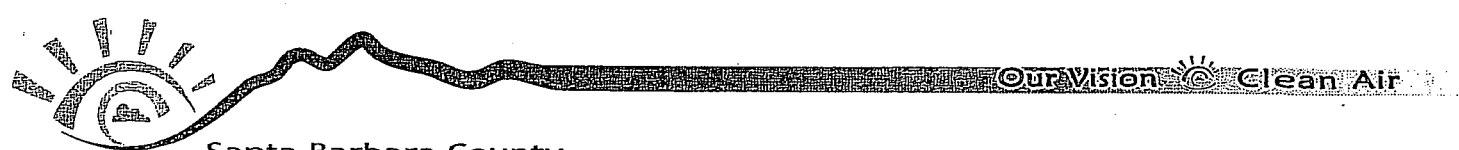
30. Mitigation Rules-31 Mitigation Monitoring Required. The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
2. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
3. Note the following on each page of grading and building plans “This project is subject to mitigation and/or condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Negative Declaration #11NGD-00000-00002.”
4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

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

32. Rules-23 Processing Fees Required. Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

- 33. Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
- 34. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 35. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.



Santa Barbara County
Air Pollution Control District

July 12, 2010

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

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

Dear Ms. Carmichael:

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

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

Air Pollution Control District staff offers the following suggested conditions:

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

July 12, 2010

Page 2

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

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

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

July 12, 2010

Page 3

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

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

Santa Barbara County
PUBLIC Health
DEPARTMENT

Environmental Health Services

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

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

Jennifer Bernstein, *Interim Director of Environmental Health*

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

FROM: Paul Jenzen
Environmental Health Services

DATE: January 24, 2011

SUBJECT: Case No. 08DVP-00000-00008

Lompoc Area

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

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

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

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

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

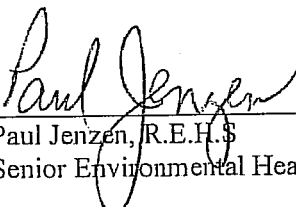
Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

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

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

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

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



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

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

Memorandum

DATE: June 10, 2010

TO: Dana Carmichael
Planning and Development
Santa Maria

FROM: Russ Sechler, Inspector 
Fire Department

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

RECEIVED
JUN 11 2010
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT



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

DETERMINATION OF APPLICATION INCOMPLETENESS

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

1. Revised plans must include a complete access plan showing the following:

- Width of access
- Percent of slope (including a profile section view)
- Type of paving or surface material to be used
- Turnouts (if required)
- Turnaround (if required)
- Structural section view showing how the access will be constructed

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

2. Provide a complete Stored Water Fire Protection System Plan. This plan must show and note all of the elements of a Stored Water Fire Protection System Plan as outlined in Santa Barbara County Fire Department Development Standard #3.

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

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

PLAN STATUS

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

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

GENERAL NOTICE

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

PRIOR TO BUILDING CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET

7. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property. Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
8. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Driveway width shall be a minimum of 20 feet.

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

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

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

11. Four fire hydrants shall be installed.

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

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

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

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

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

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

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

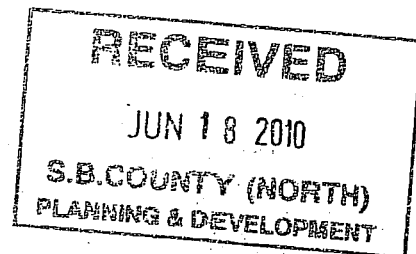
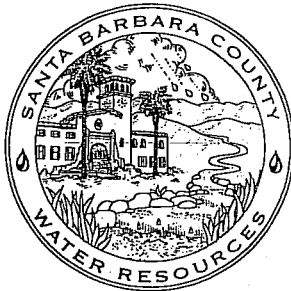
ADVISORY


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

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

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

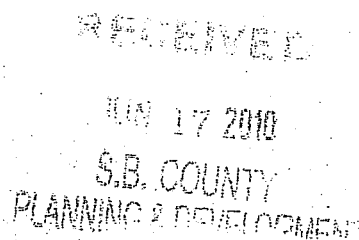
RS:mkb



Santa Barbara County Public Works Department
Flood Control  Water Agency

June 17, 2010

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



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

Dear Ms. Carmichael:

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

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated February 2010 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/StdConditionsFeb2010.pdf>).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Prior to Issuance of Development Permits

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code. Project Plans shall indicate the Top of Bank of the Santa Ynez River and the corresponding 200-ft development setback.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.

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

3. Prior to Occupancy Clearance

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

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: _____



Nick Bruckbauer
Development Review Engineer

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



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

PROJECT

 CLEAN WATER
 Santa Barbara County

SCOTT D. MCGOLPIN
 Director

THOMAS D. FAYRAM
 Deputy Director

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

June 21, 2010

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

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

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

Dear Ms. Carmichael

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

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

These policy guidelines state:

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

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

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

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

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

The following additional provisions apply to this application:

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

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

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

At a minimum, the submittal(s) must:

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

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

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

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

Sincerely,

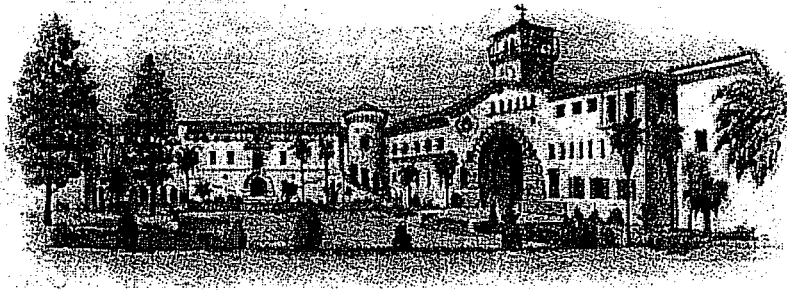


Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

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

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



March 17, 2011

TO: Dana Carmichael, Planner
Development Review

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

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

Traffic Mitigation Fees

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

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

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

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

Sight Distance

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

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

Driveways/Drive Aisles

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

Street Sections/Pavement Traffic Index

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

Encroachment/Excavation Permit

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

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

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

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

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

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

Traffic Controls

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

Off-Site Road Improvements

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

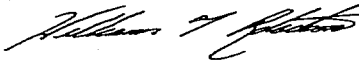
Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's.

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

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

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

Sincerely,

 03/17/2011

William T. Robertson

Date

cc: 10DVP-00000-00008

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
F:\Group\Transportation\TRAFFIC\Transportation Planning\Development Review\WINE\LaBarge Development Plan 10DVP-Cond.doc



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

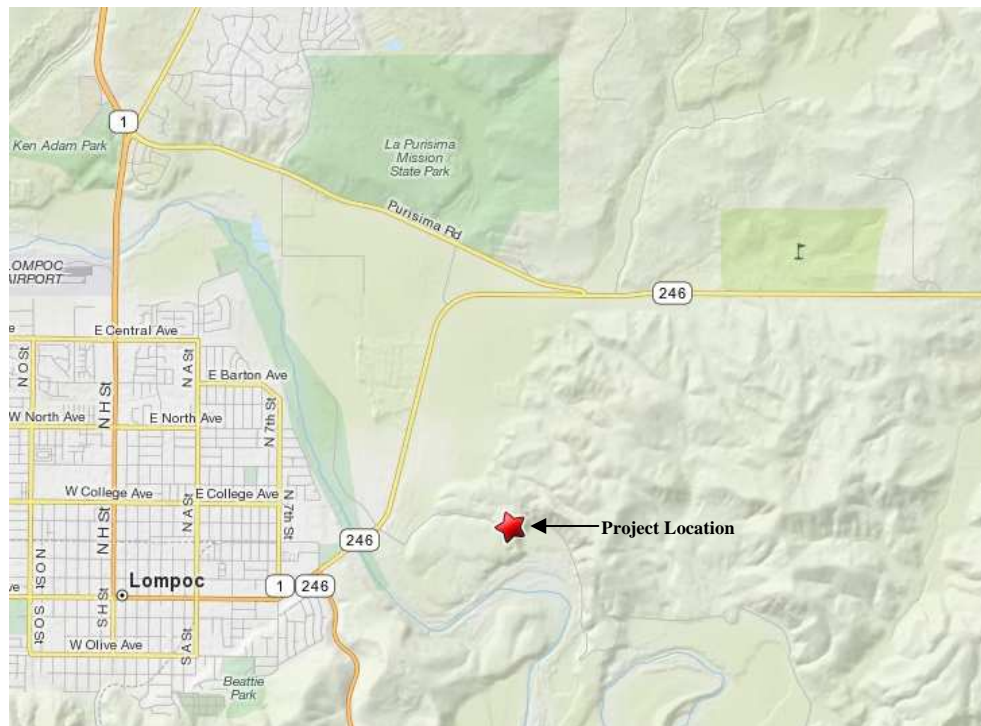
Final Mitigated Negative Declaration

11NGD-00000-00002

LaBarge Vineyards, LLC
Consistency Rezone and Development Plan

Case Nos. 10RZN-00000-00002 & 10DVP-00000-00008

March 15, 2011



Owner:

LaBarge Vineyards, LLC
844 Meigs Road
Santa Barbara, CA 93109
(805) 845-8581

Agent:

Michael Manzo
B3 Architects
1222 State Street Ste. 250
Santa Barbara, CA 93101
(805) 966-1547

Engineer:

Flowers & Associates
201 N. Calle Cesar Chavez
Ste. 100
Santa Barbara, CA 93103
(805) 966-2224

1.0 REQUEST/PROJECT DESCRIPTION

Consistency Rezone (10RZN-00000-00002)

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

Development Plan (10DVP-00000-00008)

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

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

Wine Production. In accordance with LUDC Section 35.42.280.C.3, wine production would be limited to a maximum of 5,000 cases annually. The wine produced onsite would come from grapes grown on the property (approximately 5.22 acres), and other sites in Santa Barbara and San Luis Obispo Counties in accordance with County ordinance requirements. Winery processes would include grape crushing, destemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Fermentation would occur in food grade plastic vats, or oak barrels. Winery production would normally occur daily and between the hours of 8:00 a.m. and 5:00 p.m. However, during peak crush (September through November) extended hours may be necessary. During regular operation, a maximum of 4 employees would be involved in the wine production operations with general winery staff increasing to approximately 10 during crush season. 17 parking spaces are proposed onsite, and would be maintained for employee and winery use.

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

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

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

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

2.0 PROJECT LOCATION

The application involves Assessor Parcel No. 099-420-007 located approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246, commonly known as 2380 Sweeney Road, Fourth Supervisorial District. (See Attachment A for Vicinity Map)

2.1 Site Information	
Comprehensive Plan Designation	Agriculture, A-II-40
Zoning District, Ordinance	40-AG, Ordinance 661
Site Size	Gross: 10.42 acres, Net: 10.1 acres
Present Use & Development	Currently planted with approximately 5.22 acres of vineyard
Surrounding Uses/Zoning	North: Agriculture, Residential Development; 40-AG South: Agriculture, Residential Development & Equestrian uses; 40-AG East: Agriculture, Residential Development; 40-AG West: Agriculture, Residential & Equestrian uses; 40-AG
Access	Private 20 foot wide driveway accessed from Sweeney Road
Public Services	Water Supply: Private water well Sewage: Private Septic Systems (2 proposed) Fire: Santa Barbara County Fire Station #51 Schools: Lompoc Unified School District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The subject parcel is located adjacent to the Santa Ynez River. The proposed project would be set back approximately 570 feet from the top-of-bank of the Santa Ynez River. Topography of the project site ranges from fairly level (0-5%) at the northern end of the site with steeper slopes trending southward to the Santa Ynez River. The highest elevation is a knoll in the center of the parcel.

Flora: A site visit was conducted by Melissa Mooney, P&D Biologist on June 17, 2010. The majority of the subject parcel has been cleared of native vegetation due to ongoing agricultural uses. The south side of the subject parcel contains coastal sage scrub dominated by California sage brush and coyote brush. The types of vegetation found on the site during the June 17, 2010 site visit included non-native, weedy vegetation, and planted barley.

Fauna: No wildlife was observed on the June 17, 2010 site visit. Expected wildlife on the subject parcel is typical for the northern areas of Santa Barbara County, and would include birds, raptors, Pacific tree frog, Western fence lizard, bullfrogs, mosquito fish, stickleback, crayfish, black-tailed deer, striped skunk, raccoon, coyote, gray fox, California ground squirrels, Botta's pocket gophers, California meadow voles, and brush rabbits. While the project site is located within the territory of the least Bell's vireo and the southwestern willow flycatcher, these species were not detected during June 2009 surveys, and are assumed to not be breeding along this stretch of the Santa Ynez River.

Archaeological Sites: There are no known sites of historic or prehistoric significance on or within the vicinity of the project parcel as indicated on the County's archaeological resource maps.

Soils: The primary soil type found on the subject parcel is MpG, Mine Pits & Dumps, Class VIII soil. The northern edge of the subject parcel contains TnC, Tierra Sandy Loam, slopes 2-9%, Class IV soil. No prime soils are present on the subject parcel.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 570 feet north of the top-of-bank of the Santa Ynez River. No surface water bodies or drainage courses are present on the subject parcel.

Existing Structures: The parcel is currently developed with approximately 5.22 acres of planted vineyard. There is no existing structural development on the subject parcel.

Project Site and Surrounding Land Uses: The proposed project site is located on the south side of Sweeney Road approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246. The subject parcel is planted with approximately 5.22 acres of vineyard. The Santa Ynez River borders the subject parcel on the south. Proposed structures would be located a minimum of approximately 570 feet from the top-of-bank of the Santa Ynez River. The subject 10.42 gross acre parcel is bordered on the north, south and east by parcels zoned 40-AG. These parcels are mainly developed with low intensity agricultural uses and single family dwellings, and equestrian uses.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the on the ground conditions described above.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

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

Existing Setting: The project site is located on the south side of Sweeney Road, approximately 1.5 miles east of the City of Lompoc. The subject parcel is not visible to travelers on Highway 246 due to surrounding topographical features including rolling hills, and the distance the subject parcel is setback from SR 246 (approximately 1 mile). Portions of the subject parcel are visible from Sweeney Road. Land uses on surrounding parcels consist primarily of single-family homes, equestrian uses, and cultivated agriculture.

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

Impact Discussion:

(a, b) Less than significant with mitigation: The subject 10.42 gross acre parcel is bordered on all sides by parcels zoned 40-AG under Ordinance 661. These parcels are mainly developed with low intensity agricultural uses, equestrian uses, and single family dwellings. The proposed project consists of: 1) a rezone from to the 40-AG zoning (under the out-dated Ordinance 661) to the current AG-II-40 (under the Santa Barbara County Land Use and Development Code (LUDC), which provides for development of the proposed winery; and 2) a development plan allowing the construction of a Tier II winery and single family dwelling.

Proposed grading activities would include approximately 8,000 cu. yd. cut, and 5,000 cu. yd. fill. Proposed development has been sited primarily on the southern and central portions of the subject parcel. The proposed project would include structures with a maximum height of 26 feet, and would not be readily visible from SR 246 due to the distance the subject parcel is setback from the Highway (approximately 1 mile), and surrounding topographical features. The proposed project would be partially visible from Sweeney Road. Sweeney Road is not a designated scenic highway, and the proposed project has been designed to be compatible with the visual character of the area. The proposed project would not be readily visible from the La Purisima State Mission State Historic Park which is located approximately 1.5 miles north. The proposed winery could result in potentially significant impacts to the visual character of the area. The Santa Barbara County Land Use and Development Code (LUDC) requires development plans to receive Board of Architectural Review approval prior to zoning clearance issuance. As a result, the proposed project would not obstruct any scenic vista or view open to the public or create a visually offensive site open to public views and would be compatible with the visual character of the area. Therefore, impacts would be **less than significant** with mitigation requiring the review and approval of the Board of Architectural Review prior to zoning clearance issuance.

(c, d) *Less than significant with mitigation.* Project development is subject to the County of Santa Barbara Land Use Development Code (LUDC), which requires exterior lighting that is hooded and directed downward onto the subject parcel. Development plan approval requires review and approval from the appropriate regional Board of Architectural Review. The Northern Board of Architectural Review (NBAR) has provided conceptual review of the project on February 26, 2010. The NBAR's comments included consideration of the use of free-form rubble for the top of the wall, re-studying the proportion/level of design for the proposed garage associated with the single family dwelling, and to provide landscape and roof plans. The proposed project has been approved to return for Preliminary NBAR review after discretionary approval. With the implementation of the mitigation measures listed below, impacts from night lighting, and structural incompatibility would be **less than significant**.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since public views of the project would be limited by surrounding natural topography. The recently approved Sweeney Canyon, LLC winery located on Sweeney Road would not create a cumulatively significant impact relative to the currently proposed project. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: Adherence to the following mitigation measures would reduce potentially significant impacts associated with visual resources to less than significant levels. Residual impacts would be less than significant.

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

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

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

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

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

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

4.2 AGRICULTURAL RESOURCES

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

Existing Setting: The project site is located on Sweeney Road in an area defined by agricultural uses consisting of horse operations, cattle grazing, vineyards, and orchards. The recently approved Sweeney Canyon, LLC Winery is located approximately ½ mile west of the subject parcel. Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County’s major producing industry with a gross production value of over \$1.1 billion (Santa Barbara County 2008 Crop Production Report). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County’s rural character.

County Environmental Thresholds: The County’s Agricultural Resources Guidelines (republished October 2008) describes a methodology, the weighted point system, to determine the agricultural productivity and suitability of a parcel. As a general guideline, an agricultural parcel of land should be considered to be viable if it is of sufficient size and capability to support an agricultural enterprise independent of any other parcel. The guidelines utilize a weighted point system to serve as a preliminary screening of a project’s potential impacts during the Initial Study process. The point system evaluates physical environmental resources rather than economics or production units. This approach is consistent with CEQA emphasis on physical environmental impacts and not social or economic impacts (State CEQA Guidelines Section 15131). Values are assigned to nine physical characteristics including parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, the parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the lot line adjustment would result in parcels that score less than 60 points.

Impact Discussion:

(a, b) Less than significant impact. The subject 10.42 gross acre parcel is currently planted with approximately 5.22 acres of vineyards. The proposed project, consisting of: 1) a Rezone to bring the parcel into current zoning; and 2) a Development Plan for a winery onsite, would support agricultural operations onsite (vineyards). The subject parcel is not enrolled in an Agricultural Preserve Program, and does not contain prime soils, or farmland of Statewide or local importance. Therefore, impacts to agricultural resources would be **less than significant**.

Cumulative Impacts: The proposed winery would secure long term use of the property for agriculture and would contribute to the region’s agriculture and wine making industry. Therefore, the project’s contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture would be **less than significant**.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.3 AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		
Greenhouse Gas Emissions	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Emissions equivalent to or greater than 10,000 metric tons of CO ₂ per year from stationary sources during long-term operations?			X		
e. Emissions equivalent to or greater than 1,100 MT of CO ₂ e per year or 4.6 MT CO ₂ e/Service Population (residents + employees) per year from other than stationary sources during long-term operations?			X		
f. Emissions equivalent to or greater than 6.6 MT CO ₂ e/Service Population (residents + employees) per year for plans (General Plan Elements, Community Plans, etc.)?			X		

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

County Environmental Threshold:

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

- emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only; and

- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

Impact Discussion:

(a) *Less than significant impact.* The proposed winery would generate air pollutants in the form of vehicle emissions associated with new employees, visitors to the site, administrative functions, and ethanol emissions from wine fermentation.

Emissions from Vehicle Trips

The sum of all proposed uses onsite, including operation of the vineyard, single family dwelling, and administrative functions would generate a maximum of 90 average daily trips (ADT), and 23 peak hour trips (PHT) ("worst case scenario"). Please see Section 4.15, Transportation/Circulation for additional details.

The Urbemis air emissions modeling program version 9.2.4 (Attachment 6) indicates the following air emissions would result: ROC Emissions = **0.87 lbs/day**, NO_x Emissions = **1.20 lbs/day**. This is less than the County's adopted threshold of significance of 25 lbs/day from traffic only.

Emissions from Wine Fermentation and Aging

Fermenting and aging wine produces ethanol emissions that are considered reactive organic compounds. The fermentation period begins when the grapes are harvested and lasts until the wine is produced. White wine ferments for a longer period of time than red wine. However, red wine produces more ethanol emissions than white wine. Additional ethanol emissions are produced while the wine is being aged throughout the year. There are a number of variables involved when calculating the amount of reactive organic compounds that are produced from the wine making process. The following figures are used for calculating the amount of emissions for the proposed LaBarge Winery. They are based on standards from the Air Pollution Control District and information obtained from the wine maker. The following assumptions are made:

- During fermentation red wine emits 6.20 lbs of ethanol per 1000 gallons; white wine emits 2.50 lbs of ethanol per 1000 gallons (source: ARB, March 2005)
- Annual Production: 71,326 gal/yr (red), 47,551 gal/yr (white)
- Daily Production: 5,760 gal/cycle (red), 960 gal/cycle (white)
- Fermentation period is assumed to be 7 days for red wine and 15 days for white wine
- Annual Aging/Storage: 27.83 lb/1,000 gal-yr (red), 25.83 lb/1,000 gal-yr (white)
- Daily Aging/Storage: 0.0762 lb/1,000 gal-day (red), 0.0708 lb/1,000 gal-day (white)

The proposed winery would produce a maximum of 5,000 cases of wine annually. Approximately 90% of the total cases (4,500 cases) would be red wine and 10% of the cases (500 cases) would be white wine. The wine would be aged primarily in oak barrels. The calculations are based on all of the red and white wine fermenting and 100% of the red and white wine aging at total peak production to account for a peak day during the harvest when the most grapes have been picked, aged and fermented.

The ethanol emissions produced from the aging and fermenting of the wine would be as follows. Note that the following calculations are based on information specific to the LaBarge Winery, and the information can vary based on different picking, aging and fermenting techniques.

Table 1: LaBarge Winery Annual Wine Emissions (ethanol):

Process	Red Usage	White Usage	Units	Red Emission Factor	White Emission Factor	Units	Red lb/yr	White lb/yr
Fermentation	10,699	1,189	gal/yr	6.20	2.50	lb/1,000 gal	66	3
Aging/Storage	5,349	594	gal/yr	27.83	25.83	lb/1,000 gal	149	15
Sub total:							215	18
							234 lb/year	

Table 2: LaBarge Winery Daily Wine Emissions (ethanol)

Process	Red Usage	White Usage	Units	Red Emission Factor	White Emission Factor	Units	Red lb/day	White lb/day
Fermentation	3,210	357	gal/cycle	6.20	2.50	lb/1,000 gal	2.84	0.06
Aging/Storage	4,280	297	gal/day	0.0762	0.0708	lb/1,000 gal-day	0.33	0.02
Sub total:							3.17	0.08
							3.25 lb/day	

Using APCD defaults, ROC emissions from one firewater pump or emergency generator are estimated to be 0.39 and 0.40 lbs/day, for a total of 0.79 lb/day.

Winemaking Total Project Emissions: 3.17 lbs/day ROC from red wine fermentation & aging/storage
 0.08 lbs/day ROC from white wine fermentation & aging/storage
 0.79 lbs/day ROC from equipment
Total: 4.04 lbs/day ROC from wine making

Total Project Emissions (Winemaking/fermenting + winery daily vehicle trips)
 4.04 lbs/day ROC (winemaking) + 0.87 lbs/day ROC (vehicle emissions) = **4.91 lbs/day ROC**
 0 lbs/day NOx (winemaking) + 1.20 lbs/day NOx (vehicle emissions) = **1.20 lbs/day NOx**

The total emissions associated with the proposed project would not exceed the 55 lbs/day threshold of significance, or 25 lbs/day threshold for a significant impact to air quality from vehicle emissions. Therefore, the emissions produced by activities associated with the proposed project are considered a **less than significant** impact to air quality.

(b) Less than significant impact. The operation of a wine processing facility including processing of grapes and wine storage is not expected to create substantial smoke, ash or odor. Therefore, impacts would be **less than significant**.

(c) Less than significant impact. Project-related grading activities would require 8,000 cu. yd. cut, and 5,000 cu. yd. fill. Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM₁₀, with the implementation of standard dust control measures that are required for all new development in the County. Emissions of

ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis.

However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the Air Pollution Control District to reduce construction-related emissions of ozone precursors to the maximum extent feasible. The application of standard dust control measures by the Air Pollution Control District under the County Air Quality Management Plan would ensure potential nuisance dust impacts are reduced to **less than significant** levels.

(d-f) Less than Significant Impact: Greenhouse Gas Emissions / Global Climate Change

Background:

Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydro fluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth’s surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

Methodology:

The County’s methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop an inventory of GHG emissions and a Climate Action Strategy and Climate Action Plan based on this data. Until County-specific data becomes available and significance thresholds applicable to GHG emissions are developed and formally adopted, the County will follow an interim approach to evaluating GHG emissions. This interim approach will look to criteria adopted by the Bay Area Air Quality Management District (BAAQMD), summarized below, for guidance on determining significance of GHG emissions.

Table 3: Greenhouse Gas (GHG) Significance Emission Chart

Significance Determination Criteria	
GHG Emission Source Category	Operational Emissions
Other than Stationary Sources	1,100 Metric Tons (MT) of CO ₂ e/yr OR 4.6 MT CO ₂ e/SP/yr (residents + employees)
Stationary Sources	10,000 MT/yr
Plans	6.6 MT CO ₂ e/SP/yr (residents + employees)

With respect to emissions from wine fermentation and production, the winery could be considered a stationary source. However, given emissions from vehicle trips generated by winery operations, the “other than stationary source” criterion could also apply. Both the stationary and other than stationary significance criteria are accordingly discussed below.

CO₂ Emissions

The only GHG gas emission produced during fermenting, aging and storing of wine is CO₂. ~~Since fermenting red wine produces more CO₂ emissions than white wine, the following calculations conservatively assume~~

~~that all wine production is red wine.~~ Average daily trips from winery operations are another source of CO₂ emissions.

Table 4: LaBarge Winery CO₂ Emissions

Process	Red Usage	White Usage	Units	Red Emission Factor	White Emission Factor	Units	Red CO ₂ (lbs/yr)	White CO ₂ (lbs/yr)
Aging/Storage	10,701	1,189	gal/yr	882	819	lbs/1,000 gal	9,438	1,049
Subtotal:							9,438	1,049
2,240 lbs =1 metric ton							4.2 Metric Tons/year	0.47 Metric Tons/Year

Urbemis air emissions modeling program version 9.2.4 (Attachment 5) using the “worst case scenario” of 90 vehicle trips per day, indicates the following CO₂ air emissions would result: Emissions = **820 lbs/day** ((820 lbs/day x 365 days/year) / 2240 lbs/metric ton) = **133.61 Metric Tons/Year**.

Total CO₂ Emissions = 4.67 Metric Tons/year-Winery Emissions
133.61 Metric Tons/year – Worst Case Scenario - Vehicle Emissions
138.28 Metric Tons/year

The Winery’s combined emissions from wine production and vehicle trips of 138.28 metric tons/year is well under both the 10,000 MT criterion of CO₂ for stationary sources and the 1,100 MT of CO₂ criterion for other than stationary sources that would be considered significant. Therefore, **GHG emissions** from the project as proposed would have **a less than significant impact**.

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

Mitigation and Residual Impact: Adherence to the Air Pollution Control District conditions of approval and standard requirements would mitigate potential short term air quality impacts from construction. Long term air quality impacts from operation of the proposed facility would be **less than significant**. No additional mitigation is required. Residual impacts would be **less than significant**.

4.4 BIOLOGICAL RESOURCES

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

Existing Setting:

Vegetation and Flora: The 10.42 gross acre project site is currently planted with approximately 5.22 acres of vineyard and does not contain any structural development. The project site area is mostly devoid of vegetation and flora with the exception of the southern edge of the property which extends down to the edge of the existing riparian habitat and Santa Ynez River which is located offsite of the subject parcel. The south side of the subject parcel contains coastal sage scrub dominated by California sage brush and coyote brush. The types of vegetation found on the site during the June 17, 2010 site visit included non-native, weedy vegetation, and planted barley.

County Environmental Thresholds: Santa Barbara County’s Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Thresholds Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Riparian Habitats: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

Native Grasslands: In general, project created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

Impact Discussion:

(a-c) A loss or disturbance to, reduction in the numbers, restriction in the range, or in the extent, diversity or quality, of native species. *Less than significant.* No federal or state protected plant species or plant community is located on the subject parcel. Sensitive wetland communities occur north and east of the subject parcel. The proposed project would be setback 540 feet from the top-of-bank of the Santa Ynez River, which would allow for a sufficient buffer from sensitive areas. There would be no reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements) as project site area is devoid of native vegetation. Impacts would be **less than significant**.

(d,f) An impact on non-native vegetation whether naturalized or horticultural if of habitat value. *Less than significant impact.* The majority of the project site has been cleared of native and non-native vegetation. Vineyards occupy approximately 5.22 acres of the 10.42 acres subject parcel. The project site area is dominated by ruderal vegetation, especially non-native annuals. The ruderal vegetation provides little or no quality habitat value. Therefore, impacts would be **less than significant**.

(e) The loss of healthy specimen trees. *No impact.* The subject parcel does not contain any native specimen trees. Therefore, there would be no impacts to healthy specimen trees as a result of the proposed project.

(g) A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals. *Less than significant impact.* No effects on threatened and/or endangered species are expected as a result of the proposed project. The following threatened and/or endangered species were analyzed for occurrence, and potential impacts as a result of the proposed project:

California Tiger Salamander (CTS). The subject parcel is just outside the CTS home range according to the U.S. Fish and Wildlife Service Map dated June, 2007. The nearest potential ponds are LOMP-12 &

-13 which are located 2.5 miles due east of the project site, and the nearest known breeding ponds would be LOMP-4 located 3.8 miles to the northeast and LOAL-43 located 3.8 miles to the east. Due to intervening barriers between known ponds within migratory distances (1.2 miles). Thus, there would be no restriction in the range or reduction in the numbers of California tiger salamanders.

California red-legged frogs (CRLF): CRLF are known to reside in the Santa Ynez River both upstream and downstream of the project site. The nearest downstream location is approximately 7 miles away, on Vandenberg Air Force Base. Full protocol level surveys were not conducted for the proposed project due to the discontinuous surface water flow of the river along the project site, and the presence of bullfrogs and crayfish which are both introduced species that are detrimental to red-legged frog numbers, and whose presence usually means there is a very low likelihood that red-legged frogs are in the vicinity.

Southern Steelhead: The Southern Steelhead is a federally endangered species and a CA species of special concern. Steelhead are a form of rainbow trout, reproducing in freshwater, but spending much of its life cycle in the ocean where greater feeding opportunities provide a greater growth rate and size. Southern steelhead have been documented in the Santa Ynez River for many years, and are still known to occur within the drainage. Steelhead are expected to move past the project site during times of high flows.

Least Bell's vireo: The Least Bell's vireo is a Federal and State Endangered species strongly associated with willow-cottonwood riparian habitat with a healthy understory. This species was formerly more common as a summer resident in Santa Barbara County and throughout much of coastal southern California and the central valley, but now breeds locally only in the upper Santa Ynez River (Lehman, 1994). Protocol level surveys conducted by Kathleen Whitney in 2003 at the Grefco Site, located just downstream of the Hwy 246 bridge, did not produce documentation of any Least Bell's vireos in the area. Protocol level surveys were not conducted for this species for the proposed project because they are not expected to utilize this portion of the river channel.

Southwestern willow flycatcher: The southwester willow flycatcher is a federally endangered species which is most regularly found in riparian vegetation, particularly willows. A population was found in the early 1990's along the lower Santa Ynez River, between Lompoc and the river mouth. These birds are considered rare spring and fall transients, passing through Santa Barbara County during the second half of May and the beginning of June and then again in late August thru late September. The proposed development associated with the winery and single family dwelling would be located at a minimum of 540 feet from the top of bank of the Santa Ynez River which would ensure that impacts to the Southwestern willow flycatcher, if present, are less than significant.

(h-j) A reduction in diversity or numbers of animals onsite, deterioration of existing fish or wildlife habitat, or introduction of barriers to movement of any resident or migratory fish or wildlife species. *Less than significant impact.* The proposed project would be constructed in areas which are devoid of vegetation, and setback at a minimum of 540 feet from the top-of-bank of the Santa Ynez River. The building locations do not infringe upon known migration paths of any resident or migratory fish or wildlife species, and therefore, neither the diversity nor the population number of any species would be restricted by the development of the site. Therefore, impacts would be **less than significant**.

(k) Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife. *Less than significant impact with mitigation.* The proposed project would introduce additional human activity and development to the site. Grading and construction for the new winery development would increase the potential for erosion and down slope sedimentation which could ultimately diminish the quality of existing habitat for fish and other wildlife. Impacts would be potentially significant. Inclusion of the following mitigation measures addressing sediment control included in the Geological Resources section would reduce impacts to **less than significant** levels.

Cumulative Impacts: Since the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County’s biological resources.

Mitigation and Residual Impact: See mitigation measure Geo-02. ~~No mitigation is required.~~ Residual impacts would be **less than significant**.

4.5 CULTURAL RESOURCES

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

Existing Setting: For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. The applicant provided a Phase 1 Archaeological Investigation completed by David Stone, M.A., RPA, dated August, 2010 which indicated absence of potentially significant prehistoric and historic materials on the subject parcel.

County Environmental Thresholds: The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), “Has yielded, or may be likely to yield, information important in prehistory or history”. If an archaeological site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a “unique archaeological resource” are contained in Section 21083.2 of the Public Resource Code, which states that a “unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

Impact Discussion:

(a-c) Less than significant impacts. There are no known recorded prehistoric or historic archaeological sites on the subject parcel or in the project site vicinity. A Phase I Archaeological Investigation completed by David Stone, M.A., RPA of Dudek, dated August, 2010 concluded that based on reliability of the archaeological surface survey (excellent ground surface visibility due to recent grading activities) and the absence of potentially significant prehistoric and historic materials within the proposed development area, the proposed project improvements are not considered to have the potential to impact significant or important prehistoric or historic cultural remains as defined in the County Cultural Resource Guidelines. Therefore, the proposed project would not be expected to disrupt, alter, destroy or adversely affect a recorded prehistoric or historic archaeological site, disrupt or remove human remains, or increase the potential for trespassing, vandalizing, or sabotaging archaeological resources. Impacts would be **less than significant**.

(d) Less than significant impact with mitigation. The potential for undiscovered cultural resources to exist onsite is low. However, previously unidentified cultural resources could be discovered during site development resulting in a potentially significant impact. Adherence to the standard archaeological discovery clause would reduce potentially significant impact to cultural resources to **less than significant** levels.

(e-g) Less than significant impacts. There are no known religious, sacred, or educational sites on the subject parcel or in the project site vicinity. Based on the results of the Phase I Archaeological Investigation, the proposed project is not expected to adversely affect a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethical group. There would not be an increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred or ceremonial places. As a result, impacts would be **less than significant**.

Cumulative Impacts: Since the project would not impact known cultural resources, it would not be likely to have a cumulatively considerable effect on the County's cultural resources.

Mitigation and Residual Impact: The following mitigation measure would reduce the project's cultural resource impacts to a **less than significant** level. With the incorporation of this measure, residual impacts would be **less than significant**.

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

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

4.6 ENERGY

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

Existing Setting: The subject parcel does not contain any structural development.

Impact Discussion:

(a,b) Less than significant impact. The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed winery use would not result in a substantial increase in energy demand. Existing energy sources would have sufficient capacity to serve the project. Therefore, impacts would be **less than significant**.

Cumulative Impacts: The project's contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.7 FIRE PROTECTION

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

Existing Setting: The project site, due to its location in a rural area with significant amounts of open space, and flammable vegetation, is designated a high fire hazard area. High fire hazard areas are those regions of the County which are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Department and is serviced by Fire Station #51 located at 3510 Harris Grade Road, Lompoc. Emergency access to the site would be provided via a private driveway accessed from Sweeney Road. Standard Santa Barbara County Fire Department requirements for commercial development in designated high fire hazard areas are applicable to this property.

County Environmental Thresholds: Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 persons (generally 1 engine company per 12,000 people, assuming there are three fire fighters per station). The emergency response time standard is 5 minutes or less.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings, and 1,250 gpm at 20 psi residual for commercial developments.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers. In addition, all structures located outside the urban limit line shall have interior fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road). Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.
- Vegetation clearance requirements:
 - **Zone 1** – Extends 30 feet out from buildings, structures, decks, etc. Remove all flammable vegetation or other combustible growth within 30 feet of any structure or within 50 feet of any structure in areas determined to be high hazard. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in such a manner that they do not readily transmit fire from native vegetation to the structure.
 - **Zone 2** – Thin out and remove additional vegetation an additional 70 feet from the structure for a total of 100 feet. The inspecting officer may require an additional 100 feet of thinning or removal (for a total of 200 feet) due to high fire hazard.
 - **Note** – Special attention should be given to the use and maintenance of ornamental plants known or thought to be high hazard plants when used in close proximity to structures. Examples include Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and pampas grass. These plantings should be properly maintained and not allowed to be in mass plantings that could transmit fire from the native growth to any structure.

Impact Discussion:

(a,b) *Less than significant impact with mitigation.* The proposed project would introduce additional development within a high fire hazard area. The County of Santa Barbara's Fire Department has reviewed the proposed project and issued a condition letter dated June 10, 2010 requiring: 1) provisions for adequate access and addressing, 2) Review and approval of plans for stored water fire protection

system, 4) water pressure requirements, 5) Installation of 4 fire hydrants, 6) Fire Department fire pump requirements, 7) Sprinkler installation requirements, and 8) Permits for storage of hazardous materials and/or waste prior to operation. With implementation of the conditions in the Santa Barbara County Fire Department's letter dated June 10, 2010, and implementation of mitigation measure 5 requiring the proposed landscaping plan to utilize fire resistance native species within 50 feet of development would reduce potential high fire hazard impacts resulting from the proposed project to **less than significant** levels.

(c-e) Less than significant impact. The proposed development would be served by Santa Barbara County Fire Station # 51, located at 3510 Harris Grade Road in Lompoc. Adherence to the Fire Department's condition letter would ensure for adequate water pressure, fire hydrants, and access to the property. The future construction of the proposed winery would not hamper any proposed fire prevention techniques. Therefore, potential impacts would be **less than significant**.

Cumulative Impacts: Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's fire hazard impacts to a **less than significant level**. Residual impacts would be **less than significant**.

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

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

4.8 GEOLOGIC PROCESSES

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

Existing Setting: The project site is located in a vicinity of the County which has been given an overall Category II Low Problem Rating for geologic hazards by the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for landslides, soil creep, liquefaction, expansive soils, and compressible/collapsible soils. The project site has a moderate potential for high groundwater and high potential for seismic activity.

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

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development, and the Department of Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.

3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) Less than significant impact. The Seismic Safety and Safety Element characterizes the project site as containing a geologic hazard designation of Category II, which “have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development.” A soils report would be required by the Building and Safety Division to ensure proper building techniques are implemented to ensure structural soundness. Therefore, the proposed project would not be exposed to, or create, significant geologic hazards. Impacts would be **less than significant**.

(b, e) Less than significant impact with mitigation. The proposed project includes grading approximately 8,000 cu. yd. cut, and 5,000 cu. yd. fill. The grading and site preparation activities associated with the winery, single family residence, and detached garage could have potentially significant impacts associated with increased wind or water erosion of the site. In order to mitigate potentially significant impacts resulting from proposed grading activities, mitigation measures have been added which require the review and approval of a grading and drainage plan, and limiting grading to the dry season unless grading control measures are in place and are determined to be adequate to accommodate grading during the rainy season. Construction activities would be required to occur during the dry season so that potential erosion and run-off is minimized. All graded areas would be required to be re-seeded if they are left exposed for more than four weeks. With incorporation of the following mitigation measures, impacts would be **less than significant**.

(c-d, i, j, l) Less than significant impact. The primary soil type found on the subject parcel is MpG, Mine Pits & Dumps, Class VIII soil. The northern edge of the subject parcel contains TnC, Tierra Sandy Loam, slopes 2-9%, Class IV soil. No prime soils are present on the subject parcel. There are no significant geologic, paleontological, or physical features in the project area which would be disturbed. Standard building code provisions require seismic standards in construction. Impacts would be **less than significant**.

(g) Less than significant impact. Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board approved waste discharge system. Two additional septic systems utilizing leach lines and in conformance with Environmental Health Services requirements are proposed to provide disposal for domestic uses on site. Percolation tests all suggest adequate septic capability. Adherence to Environmental Health Services, and the Regional Water Quality Control Board requirements for new systems would ensure that impacts would be **less than significant**.

(h) No impact. No extraction of mineral or ore is proposed as part of the proposed project.

(f) Less than significant impact. There are no designated watercourses or water bodies located on the property. The subject parcel is located adjacent to the Santa Ynez River. However, the proposed project would be setback at a minimum of 570 feet from the top-of-bank of the Santa Ynez River, which would minimize any potentially significant impacts to the river to **less than significant** levels.

(k) Less than significant impact. The proposed project would consist of: 1) Construction of a new winery of approximately 14,358 sq. ft., and 2) Construction of a new approximately 2,500 sq. ft. single family dwelling with approximately 1,700 sq. ft. detached garage. Proposed development is likely to produce some minor ground vibration associated with movement of large equipment and excavation. The nearest sensitive receptor (private residences) are located on adjacent parcels approximately 500 feet east, and 500 feet west. Due to the proximity of nearby residences, a mitigation measure has been added in Section 4.12, Noise, which restricts construction days and hours. With implementation of this mitigation measure, the ground

vibration involved in the proposed construction would not disturb receptors located at this distance from the site, and potentially significant impacts would be reduced to **less than significant** levels.

Cumulative Impacts: Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's geologic impacts to less than significant levels. With the incorporation of these measures, residual impacts would be less than significant.

6. **Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be **implemented** for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 ([www.countysb.org/government/county_ordinance_code Chapter 14 14-9](http://www.countysb.org/government/county_ordinance_code_Chapter_14_14-9) and 14-29 – refer to Erosion and Sediment Control Plan Requirements.) **PLAN REQUIREMENTS:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

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

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?		X			
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Existing Setting: The proposed project site does not contain any known hazardous materials in sufficient quantities to pose a public health risk. For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department’s Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

County Environmental Thresholds:

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

Impact Discussion:

(a, c-e) Less than significant impacts. There are no known toxic disposal sites or active oil wells located on the subject parcel. The proposed project would not involve the exposure to hazards from oil or gas pipelines or oil well facilities. The project would not establish any interference with emergency evacuation plans. As a result, impacts to public health or safety resulting from the proposed project would be **less than significant**.

(b) Less than significant impact with mitigation. Wine production operations as well as vineyard cultivation typically involves the use of several materials classified as hazardous in the California Health and Safety Code, including nitrogen, carbon monoxide, and sulfur dioxide gases. County Fire Department regulations require the establishment of a Hazardous Materials Business Plan (HMBP), which specifies the use, quantities, storage, transportation, disposal, and upset procedures for hazardous materials in accordance with State and County regulations, by requiring: 1) Owner / Operator Identification; 2) Chemical Description Page 3) Map of storage 4) Emergency Response Plan; and 5) Employee Training.

Since the project includes storage areas and fermentation areas, impacts would be potentially significant, and therefore, an HMBP would be required. This measure would ensure that no significant public exposure hazard or contamination of air, water or land would result from potential use of hazardous materials at the project site, and would reduce potentially significant impacts to **less than significant** levels.

(f-h) No Impacts. There are no existing oil and/or gas pipelines and/or oil well facilities located on the subject parcel. Therefore, the proposed project would not be expected to adversely impact public safety, exposure to hazards, or contaminate the public water supply.

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

Mitigation and Residual Impact: The following measure would reduce impacts from hazardous materials to less than significant levels. Residual impacts would be less than significant.

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

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

4.10 HISTORIC RESOURCES

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

Existing Setting: The subject parcel does not contain any structural development.

County Environmental Threshold: Historic Resource impacts are determined through use of the County’s Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

Impact Discussion:

(a, b) No impacts. The subject parcel does not contain any structural development. Therefore, there would be **no impacts** to historical resources as a result of the proposed project.

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

Mitigation and Residual Impact: No mitigation measure is required. Residual impacts would be **less than significant**.

4.11 LAND USE

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

Existing Setting: The project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, equestrian uses, and low intensity residential development. The subject parcel is planted with approximately 5.22 acres of vineyard. There are no existing structures located on the subject parcel.

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

Impact Discussion:

(a,b,h) Less than significant impacts. Rezone: The subject parcel is currently zoned 40-AG under Santa Barbara County Ordinance 661. In order to approve the proposed winery project and update the current zoning, a consistency rezone to AG-II-40 under the Santa Barbara County Land Use & Development Code is required. The land use designation for the subject and surrounding parcels to the north, east, and south is currently A-II-40, agriculture, 40 acre minimum parcel size. The proposed rezone to AG-II-40 with corresponding A-II-40 land use designation is appropriate for the proposed project site area. Therefore, impacts on land use resulting from the proposed rezone would be less than significant.

Development Plan: The operation of a winery, and single family dwelling uses on the proposed project site including production facilities, and administrative offices are all consistent with the existing and/or future development in this region of the county. The project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, equestrian uses, and low intensity residential development. The subject parcel would continue to take access from Sweeney Road. The Santa Barbara County Fire Department, Public Works Roads Division, and CALTRANS have reviewed the proposed project and have determined that Sweeney Canyon Road is adequate to serve the proposed project. The Fire Department requires that prior to the erection of combustible materials all access ways (public or private) shall be installed and made serviceable. In addition, driveway widths shall be a minimum of 20 feet. The Santa Barbara County Land Use and Development Code (LUDC) defines a Winery Special Event as follows:

“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 events, fundraising 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 the individual wineries, the normal patronage of a tasting room, and private gatherings of the owner or employees where the general public does not attend.”

No public wine tasting or special events are proposed as a part of the project. However, the winery could have winery events with less than 80 attendees which are not considered special events for wineries as defined in the Santa Barbara County Land Use and Development Code, as well as an unlimited number of charitable, non-commercial events. These types of events as described above would typically be held within the winery or outdoor areas. These winery events could potentially involve the use of amplified sound. Therefore, a mitigation measure has been added in Section 4.12, Noise, which limits amplified sound to the hours between 11 a.m. and 6 p.m.

No provisions for a “commercial” kitchen are proposed as a part of the project. Commercial catering kitchens can be permitted in association with wineries provided that the kitchen is used by offsite caterers for approved special events, and the food is prepared offsite. Environmental Health Services (EHS) requires a permit for commercial kitchens relative to health and safety issues. While EHS permits could be obtained for a “commercial” catering kitchen, this permit would not allow associated commercial uses such as a restaurant on the site.

The proposed winery uses would be incidental and subordinate to the existing agricultural use as it would involve the importation, processing, and exploration of agricultural products. The construction of the proposed 14,358 sq. ft. winery, 2,500 sq. ft. single family residence, and 1,700 sq. ft. detached garage over the 10.42 gross acre project area is not considered a substantial loss of open space. Therefore, the

proposed structures and uses would be compatible and consistent with the existing agricultural uses of the property, and impacts would be **less than significant**.

(c, d) No impacts. The proposed construction of a new single family dwelling, employment of 4 full time employees, and the operation of the proposed winery would not be considered a significant growth-inducing project. Domestic wastewater would be served by two proposed private onsite septic systems utilizing leach lines. Process wastewater treatment would be accomplished via a dedicated alternative treatment and disposal system, including the beneficial reuse of winery wastewater in accordance with RWCQB standards for wineries. Therefore, there would not be a need for the extension of sewer lines. An existing private driveway accessed off of Sweeney Road would serve the new structures. Improvements to the public road would not be necessary to accommodate the proposed increase in traffic associated with the project.

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

(i- j) No impacts. The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

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

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.12 NOISE

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

Existing Setting: The subject property is located in a rural area approximately 1 mile east of SR 246 and approximately 1.5 miles northeast of the City of Lompoc. The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of single-family residences. The closest off-site sensitive noise receptor to the proposed winery facility are private residences located approximately 500 feet east, and 500 feet west.

County Environmental Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other

long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

Impact Discussion:

(a, c) Less than significant impacts with mitigation. Long-term impact: The proposed project includes the development of a 14,358 sq. ft. winery, 2,500 sq. ft. single family residence, and 1,700 sq. ft. detached garage. Wineries are not considered a noise sensitive use as defined by the County's Threshold and Guidelines Manual. There are no other noise producing uses nearby that may cause outdoor patrons to be exposed to noise levels in excess of 65 dB(A). The operation of the wine processing facility would not raise ambient noise levels substantially. During the majority of the time, wine production would occur between 7 a.m. and 6 p.m. and the operation would not involve crushing or processing of wine. During the harvest season (approximately September through November) when the crushing of grapes and processing of wine does occur, the hours of operation would extend into nighttime and weekend hours as harvested grapes must be processed in a timely fashion to ensure the proper sugar content.

The winery has been designed to enclose the crush pad area. Additionally, the buildings would serve to shield the residences to the east and west from any noise generated as part of crushing operations, as well as routine wine making operations. As a result, the noise produced by the project's wine processing activities would be **less than significant**. The proposed project would also include potential noise generating equipment such as generators, boilers, compressors, etc. All proposed equipment would be housed in an enclosed structure. Although this type of equipment can generate an average of 75 dB, the enclosure and the distance of the equipment from potential noise-sensitive receptors would ensure that impacts would be **less than significant**.

No public wine tasting or special events are proposed as a part of the project. However, the winery could have winery events with less than 80 attendees which are not considered special events for wineries as defined in the Santa Barbara County Land Use and Development Code, as well as charitable, non-commercial events. These winery events could potentially involve the use of amplified sound. These types of events would typically be held within the winery or in an outdoor area and would include gatherings such as parties, luncheons, and wine industry events. Therefore, a mitigation measure has been added requiring speakers to be oriented away from adjacent residences, and all amplified sound shall only be permitted between the hours of 11:00 a.m. and 6:00 p.m. With the inclusion of this mitigation measure, impacts would be **less than significant**.

(b) Less than significant with mitigation. Short-term impact: Noise generated from heavy equipment during grading and construction activities typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcels, temporary construction noise could significantly affect nearby residents. Application of the standard County measure to limit noise generating construction activity to weekdays between 8:00 a.m. and 5:00 p.m. would mitigate the project construction noise impact to **less than significant** levels.

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

Mitigation and Residual Impact: With application of the following measure, the noise impact of the project would be mitigated to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

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

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

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

MONITORING: Permit compliance staff shall respond to complaints.

4.13 PUBLIC FACILITIES

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

Existing Setting: The project site does not contain any public facilities. Police protection for the site would be provided by the County Sheriff’s Department. The closest emergency healthcare facility in relation to the project site is Lompoc Hospital.

County Environmental Thresholds: *Schools:* A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom.

Solid Waste: A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill

capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) *Less than significant impact.* The proposed project would develop a winery facility. No public wine tasting or special events are proposed. The size, scale and type of project proposed (single family residence, and wine processing facility with a maximum of 4 employees total) would not cause the need for additional police or health care services. Impacts would be **less than significant**.

(b) *Less than significant impact.* The proposed single family residence would generate less than one elementary student, and less than one High School student, which would not create the need for additional schools. Students would attend schools located within the Lompoc Unified School District. School fees would be required to offset the project's incremental impact on school facility needs. The proposed wine processing facility is primarily a commercial/light industrial use and does not include a residential component. Therefore, impacts to schools would be **less than significant**.

(c) *Less than significant impacts with mitigation.* The proposed project is expected to generate solid waste from the proposed single family dwelling and winery uses. Approximately 11.08 tons of solid waste per year is anticipated from general winery operations based on the following generation rates contained in the County Threshold Manual.

Table 5: LaBarge Winery Estimated Annual Solid Waste Generation:

Winery Information	Annual generation Rate	Solid Waste
5,081 sq. ft. (production and warehouse storage space)	0.0016 tons/year	8.13 tons/year
2,272 sq. ft. (office/lab space)	0.0013 tons/year	2.95 tons/year
Total		11.08 tons/year

The proposed single family dwelling would generate an estimated **2.86 tons per year** of solid waste (1 added single family dwelling x 3.01 persons per dwelling x 0.95 tons per person per year, based on factors derived from 1991 County Waste Generation Study and Area Planning Council Forecast 89).

The estimated total amount of 13.94 tons of solid waste generated per year is less than the 196 tons per year threshold of significance as identified in the County's Thresholds Manual. In addition, the proposed project would not exceed the 40 tons per year figure established to indicate an adverse cumulative impact on solid waste generation. The "green" waste associated with the wine making would be recycled on site pursuant to an approved EHS Solid Waste Management Plan. Only the solid waste from the winery operations and single family residence would be exported off site, potentially reaching a landfill. There is potential for employee and/or construction related trash to blow offsite. Therefore, mitigation measures have been added in order to reduce potentially significant impacts to **less than significant** levels.

(d,e) *No Impact.* The project would accommodate wastewater on site as described in section 4.8 above. No new sewer facilities would be required.

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

Mitigation and Residual Impact: The following mitigation measures would reduce the project’s public service impacts to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

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

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

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

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

4.14 RECREATION

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

Existing Setting: No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site. The proposed project site is not located near any properties or features designated by the County for public recreational activity. The parks, recreation, and trails section of the Santa Barbara County Comprehensive Plan shows a proposed on road trail to be located along Sweeney Road.

County Environmental Thresholds: The Thresholds and Guidelines Manual contains no thresholds for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Impact Discussion:

(a, b) Less than Significant Impacts with Mitigation. The proposed project would result in the development of a single family residence, and winery facility. Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. The Santa Barbara County Comprehensive Plan Parks, Recreation, and Trails Section depicts a proposed on road trail planned along the edge of Sweeney Road. In order to keep this area open for the future installation of the trail, a mitigation measure has been added in the Transportation/Circulation Section of this document prohibiting parking for winery uses along Sweeney Road. As a result, impacts would be **less than significant**.

(c) Less than significant impact. The population increase associated with project implementation would result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be **less than significant**.

Cumulative Impacts: Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact: With adherence to the mitigation measure included in Section 4.15, Transportation/Circulation, impacts would be less than significant. With incorporation of this measure, residual impacts would be less than significant.

4.15 TRANSPORTATION/CIRCULATION

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

Existing Setting: The proposed project site is located on Sweeney Road, approximately 1.5 miles northeast of the City of Lompoc. The site would take access via an existing private driveway extending from Sweeney Road that is proposed to be improved in conformance with County rural roadway standards. Sweeney Road is a two lane improved road of approximately 24 feet in width extending from SR 246. SR 246 is located approximately 6,000 feet west of the proposed project site, and is classified as a 2 lane express-way which is defined in the Santa Barbara County Circulation Element as a two lane arterial highway with at least partial control of access which may have grade separations at intersections. As a secondary type of inter-city or

community highway, Expressways carry much of the traffic between important centers of activity and employment.

County Environmental Thresholds: According to the County’s Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY RATIO GREATER THAN
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion:

(a,b) Less than significant impact. The following trip generation rates and factors are used, as averaged, to predict future traffic levels for wineries by the Santa Barbara County Public Works Transportation Division:

Table 6: Winery Traffic Generation Rates

Criteria	ADT	PHT
Facility Size (per 1,000 s.f.)	2.49	0.61
Full Time Employees	4.79	0.61
Vineyard Acreage	0.44	0.15
Per 1,000 cases	1.85	0.46

The proposed project would employ a maximum of 4 full time employees who would be at the site between the hours of 8:00 a.m. and 5:00 p.m. daily. Additional vehicle trips would include deliveries to the site, and visitors to the winery. The vehicle trips associated with the employees, deliveries to and from the facility, and visitors to the winery are identified in Table 7 using the traffic generation rates in Table 6. The truck traffic associated with normal shipping of case good (export of wine) and receiving (import of bottling equipment, etc.) are already accounted for in the basic trip generation rates used to estimate project traffic.

Table 7: LaBarge Winery Total Project Related Traffic (ADT & PHT)

Criteria	Average Daily Trips (ADT)	Peak Hour Trips (PHT)
Weekday	12	3
Weekend	80	22
Single Family Dwelling	10	1

The standard trip generation rates associated with a single-family residence is 10 Average Daily Trips (ADT) and 1 Peak Hour Trip (PHT). As a result, the proposed project would generate a **maximum of 90 ADT and 23 PHT**. The addition of this traffic onto roadways in the project area would not result in significant traffic or other transportation related impacts. Traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance. Therefore, impacts from projected vehicle trips generated by the proposed project would be **less than significant**.

(c) *Less than significant impact with mitigation.* Access would be provided by an all weather driveway of approximately 20 feet in width with an approximately total length of 650 feet accessed via Sweeney Road. The interior access roads would be improved and maintained by the owner of the site and would not require public maintenance. No new public roads would be required to serve the project. The proposed project would have no effect on existing neighborhood parking. The project proposes to provide 17 permanent parking spaces (1 handicapped), which would meet the requirements of the Santa Barbara County Land Use & Development Code. The number of parking spaces meets or exceeds County minimum requirements contained in the Santa Barbara County Land Use and Development Code (LUDC). Therefore, impacts would be **less than significant**. The use of the shoulder of Sweeney Road to accommodate additional parking demand may have potential safety impacts. Therefore, a mitigation measure requiring that all overflow parking be accommodated on site and that parking along Sweeney Road is prohibited has been added. Additionally, a County approved Parking Management Plan would be required that indicates the location of overflow parking, the emergency access points and access ways, and includes the onsite parking coordinator contact name and telephone number. Inclusion of this measure would reduce potentially significant impacts to **less than significant levels**.

Table 8: LaBarge Winery Parking Requirements

Use	Project Proposes	LUDC Requirement
Tasting rooms, reception areas, kitchens and other areas for use by patrons = 1space per 300 sq. ft. and 1 space per 2 employees for tasting rooms, reception areas, kitchens, or other areas used by patrons.	4 full-time employees =	2 spaces
Offices, laboratories, or administration = 1 space per 300 sq. ft.	2,272 sq. ft.	8 spaces
Production storage, or warehousing = 1 space per 1,000 sq. ft.	5,081 sq. ft.	6 spaces
Total number of permanent parking spaces	17 spaces	16 spaces

(d, e) Less than significant impacts. The proposed project would not affect air, rail, or waterborne traffic, or interfere with bikeways. Due to the low traffic volumes on Sweeney Road at this location and the project's potential for creating only marginal amounts of additional traffic, the proposed winery use does not present the potential to create significant traffic hazards. Impacts would be **less than significant**.

(f) Less than significant impact. The transportation division of the Public Works Department has reviewed the proposed project and has determined that the uses proposed would not cause a hazard to motorists, bicyclists, or pedestrians, and would provide adequate access. The proposed driveway would be constructed to Fire Department standards to ensure adequate safety as required by the Fire Department's condition letter. As discussed in the Land Use section of this document, the project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, equestrian uses, and low intensity residential development. The recently approved Sweeney Canyon, LLC Winery will be located approximately ½ mile west of the subject parcel. This project includes public special events and wine tasting. There are no other known commercial operations in the immediate vicinity of the proposed project site. The proposed project includes adequate parking for the proposed single family dwelling (proposed detached garage), and winery (17 onsite parking spaces). Any required overflow parking shall be accommodated onsite, and no parking along the shoulder of Sweeney Road would be permitted. As a result, impacts to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational) would be **less than significant**.

(g) Less than significant impact. Adequate site distance currently exists at the intersection of Sweeney Road and SR 246. Access to the winery would be provided by an all weather driveway of approximately 20 feet in width with an approximate total length of 650 feet accessed via Sweeney Road. The proposed driveway would be approximately 1 mile east from the intersection of SR 246 and Sweeney Road. The proposed project has been designed so that delivery trucks would be able to adequately enter and exit the winery site without difficulty. Any new interior access roads would be constructed to meet sight distance requirements, width requirements and emergency access requirements. The Fire Department has reviewed the project and has required a minimum road width of 20 feet. Adherence to these requirements would ensure safe access and safe vehicle movement. Impacts would be **less than significant**.

(h) No impacts. The project would not generate more than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan.

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

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be less than significant.

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

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

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

4.16 WATER RESOURCES/FLOODING

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

Existing Setting: The subject parcel is located adjacent to the Santa Ynez River. All proposed development would be set back at a minimum of 570 feet from the top-of-bank of the Santa Ynez River. No streams, creeks, ponds, wetlands, or other water sources are located on the subject parcel.

County Environmental Thresholds: A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses¹ of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

(a, e, g) Less than significant impact. The proposed project would not result in a change in the course or direction of nearby bodies of water. The project would not alter the flow of flood waters and would not cause the need for public flood control improvements. The proposed project would not alter the direction and rate of flow of groundwater. Impacts would be **less than significant**.

(b-d) Less than significant impacts with mitigation. The project would create minor amounts of additional storm water runoff as a result of approximately 1.50 acres of newly constructed impermeable surfaces (i.e.

¹ Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

structures, driveways, patios, etc.) Construction activities such as grading could also potentially create temporary runoff and erosion impacts. Therefore, to meet the County’s obligations under the Environmental Protection Agency’s Phase II Storm Water Regulations and the Board adopted Project Clean Water program, the Board of Supervisors has adopted new interpretive and implementation guidelines for the County’s water quality policies. New projects must prepare a Storm Water Pollution Prevention Plan that incorporates appropriate best management practices (BMPs) into project design to minimize water quality impacts to the maximum extent feasible. In order of preference these BMPs must include:

- Site design to avoid, protect and restore sensitive riparian and wetland areas;
- Minimizing impervious surfaces and directly connected impervious areas;
- Use of vegetative treatment systems (e.g., bioswales);
- Use of mechanical or structural treatment systems (e.g., storm drain filters); or
- Combinations of the measures listed above.

A final grading and drainage plan would be required to be prepared for approval by the County Flood Control and Project Clean Water (Water Resources Division). The applicant would be required to submit grading and drainage studies and plans for District review and approval, in addition to procurement of all necessary permits and easements. Adherence to the Flood Control District’s and Project Clean Water (Water Resources Division) requirements, and mitigation measures below would reduce impacts to less than significant levels. Therefore, impacts due to the volume and quality of surface water runoff would be **less than significant** with mitigation.

(e, f) Less than significant impacts. The proposed project is conditioned to require review and approval by Santa Barbara County Flood Control prior to zoning clearance issuance. The project would be constructed outside of the 100 year flood plain. The additional structures on the site would increase storm water runoff due to the increase in impervious surfaces. However, due to the relatively small increase in the amount of impervious surfaces in relation to the parcel size (10.42 acres), and the distance the project would be set back from the Santa Ynez River (570 feet), the project would not be expected to have a significant impact to watercourses, or expose people or property to water related hazards, accelerated runoff, or tsunamis, sea level rise, or sea water intrusion. Impacts would be **less than significant**.

(g-k) Less than significant impacts. Water for the proposed winery operations and domestic uses would continue to be provided by a private onsite water well. The project site is located within the Lompoc Groundwater Basin. According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, this basin has an established threshold of 12 AFY. Water duty factors for wine production can range between 3 and 15 gallons of water for each gallon of wine produced.

Table 9: LaBarge Vineyards, LLC Estimated Water Demand (Acre Feet per Year):

<p><u>Wine Production:</u> 5,000 cases/year X 2.4 gal/case X 15 gal water/gal wine = 180,000 gal/325,000 gal = 0.55 AFY</p>
<p><u>Employees:</u> 20 gal/day/employee (Uniform Plumbing Code) X 4 employees X 365 days/325,000 gal = 0.09 AFY</p>
<p><u>Landscaping:</u> Approximately 1-acre of landscaping (Table 8b of the Environmental Thresholds and Guidelines Manual) = 1 AFY</p>
<p><u>Single family dwelling:</u> 0.98 AFY per single family dwelling (Santa Barbara County Thresholds and Guidelines Manual) = 0.98 AFY</p>
<p>Total Water Demand : 2.62 AFY</p>

The total water demand for the proposed wine production facility based on the high end of the range of water used in wine production is **2.62 AFY**. The total water demand is less than the threshold of significance of 12 AFY per year for the Lompoc Ground Water Basin identified by the County Threshold Manual. Therefore, impacts to groundwater would be **less than significant**.

(I) Less than significant impact with mitigation. The proposed project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. As a result, the project has been conditioned to require the implementation of Low Impact Development (LID), also known as Best Management Practices (BMP). LID is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing / treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. Almost all components of the urban environment have the potential to serve as an IMP. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally well to new development, urban retrofits, and redevelopment / revitalization projects. Impacts resulting from the proposed project would be **less than significant** with mitigation requiring the incorporation of Best Management Practices (BMP's), and the implementation of a Storm Water Pollution Prevention Plan.

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

Mitigation and Residual Impact: The following mitigation measures are required to reduce potentially significant impacts on water resources to **less than significant** levels. Residual impacts would be **less than significant**.

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

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

- 14. WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive

biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

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

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

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

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

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

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

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

18. **NPDES-22 Storm Water Retention-Parking Area BMPs.** The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. The BMPs shall be described and detailed on the site, grading and drainage

and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner for commercial/industrial sites and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to zoning clearance issuance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections. **PLAN REQUIREMENTS:** The location and type of BMP shall be shown on the site, building and grading plans. **TIMING:** The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance issuance.

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

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

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

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

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

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

MONITORING: The Owner/Applicant shall demonstrate to compliance monitoring staff that the trash enclosure was constructed consistent with NPDES requirements prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public Works-Water Resources

Division staff will periodically inspect thereafter to ensure proper maintenance. The Owner shall make the site available to P&D for periodic inspections of the trash areas for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted:

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

5.2 Comprehensive Plan (check those sources used):

<u>X</u>	Seismic Safety/Safety Element	<u>X</u>	Conservation Element
<u>X</u>	Open Space Element	<u>X</u>	Noise Element
	Coastal Plan and Maps	<u>X</u>	Circulation Element
	ERME	<u>X</u>	Agricultural Element

5.3 Other Sources (check those sources used):

<u>X</u>	Field work	<u>X</u>	Ag Preserve maps
<u>X</u>	Calculations	<u>X</u>	Flood Control maps
<u>X</u>	Project plans	<u>X</u>	Other technical references (reports, survey, etc.)
<u>X</u>	Traffic studies	<u>X</u>	Planning files, maps, reports
<u>X</u>	Records	<u>X</u>	Zoning maps
<u>X</u>	Grading plans	<u>X</u>	Soils maps/reports
<u>X</u>	Elevation, architectural renderings		Plant maps
<u>X</u>	Published geological map/reports	<u>X</u>	Archaeological maps and reports
<u>X</u>	Topographical maps	<u>X</u>	Other: Agricultural Planner

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

- I. Project-Specific Impacts which are of unknown significance levels (Class I): None
- II. Project Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics / Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials / Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources / Flooding.
- III. Potentially significant adverse cumulative impacts: None

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

8.0 PROJECT ALTERNATIVES: N/A

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

Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The proposed AG-II-40 zoning of the site allows for the uses and densities proposed.

Comprehensive Plan

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County’s Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be included but are not limited to the project:

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

10.0 RECOMMENDATION BY P&D STAFF

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

_____ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

X Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

_____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing X Without Public Hearing

PREVIOUS DOCUMENT: None

PROJECT EVALUATOR: Dana Carmichael, Planner **DATE:** March 15, 2011

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

_____ I agree with staff conclusions. Preparation of the appropriate document may proceed.

_____ I DO NOT agree with staff conclusions. The following actions will be taken:

_____ I require consultation and further information prior to making my determination.

SIGNATURE: _____ **INITIAL STUDY DATE:** _____

SIGNATURE: _____ **NEGATIVE DECLARATION DATE:** _____

SIGNATURE: _____ **REVISION DATE:** _____

SIGNATURE: _____ **FINAL NEGATIVE DECLARATION DATE:** _____

12.0 ATTACHMENTS

1. Overall Site Plan
2. Grading & Drainage Plan
3. Floor Plans
4. Elevations
5. Preliminary landscape plan
6. Urbemis 2007 Version 9.2.4 Air Emissions Results
7. Comments Received:
 - a) Air Pollution Control District dated February 16, 2011
 - b) Department of Forestry and Fire Protection dated January 25, 2011
 - c) Santa Barbara County Fire Department dated February 8, 2011
 - d) Caltrans email dated February 17, 2011
 - e) Santa Barbara County Environmental Health Services dated January 24, 2011

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

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT) RESOLUTION NO.: _____
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING) CASE NO.: 10RZN-00000-00002
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBER 099-420-007 FROM 40-AG to AG-II-40)
_____)

WITH REFERENCE TO THE FOLLOWING:

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

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

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

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

AYES:

NOES:

ABSTAIN:

ABSENT:

JOE H. VALENCIA, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

Exhibit 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

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

Case No. 10RZN-00000-00002

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

SECTION 1

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

SECTION 2

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

SECTION 3

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

SECTION 4

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

SECTION 5

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

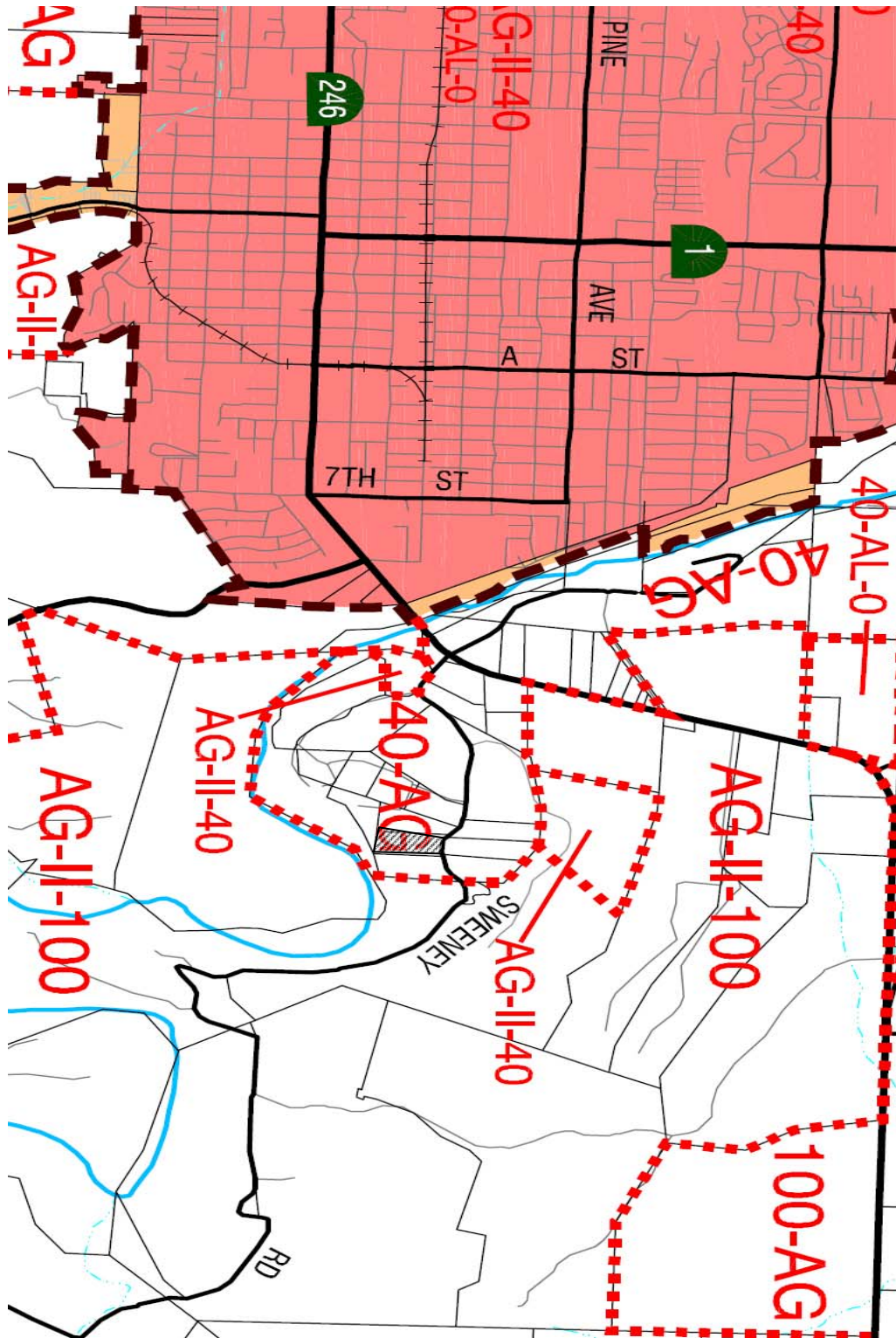
By: _____
Deputy Clerk

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

DENNIS A. MARSHALL
County Counsel

By: _____
Deputy County Counsel

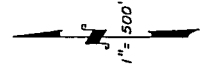
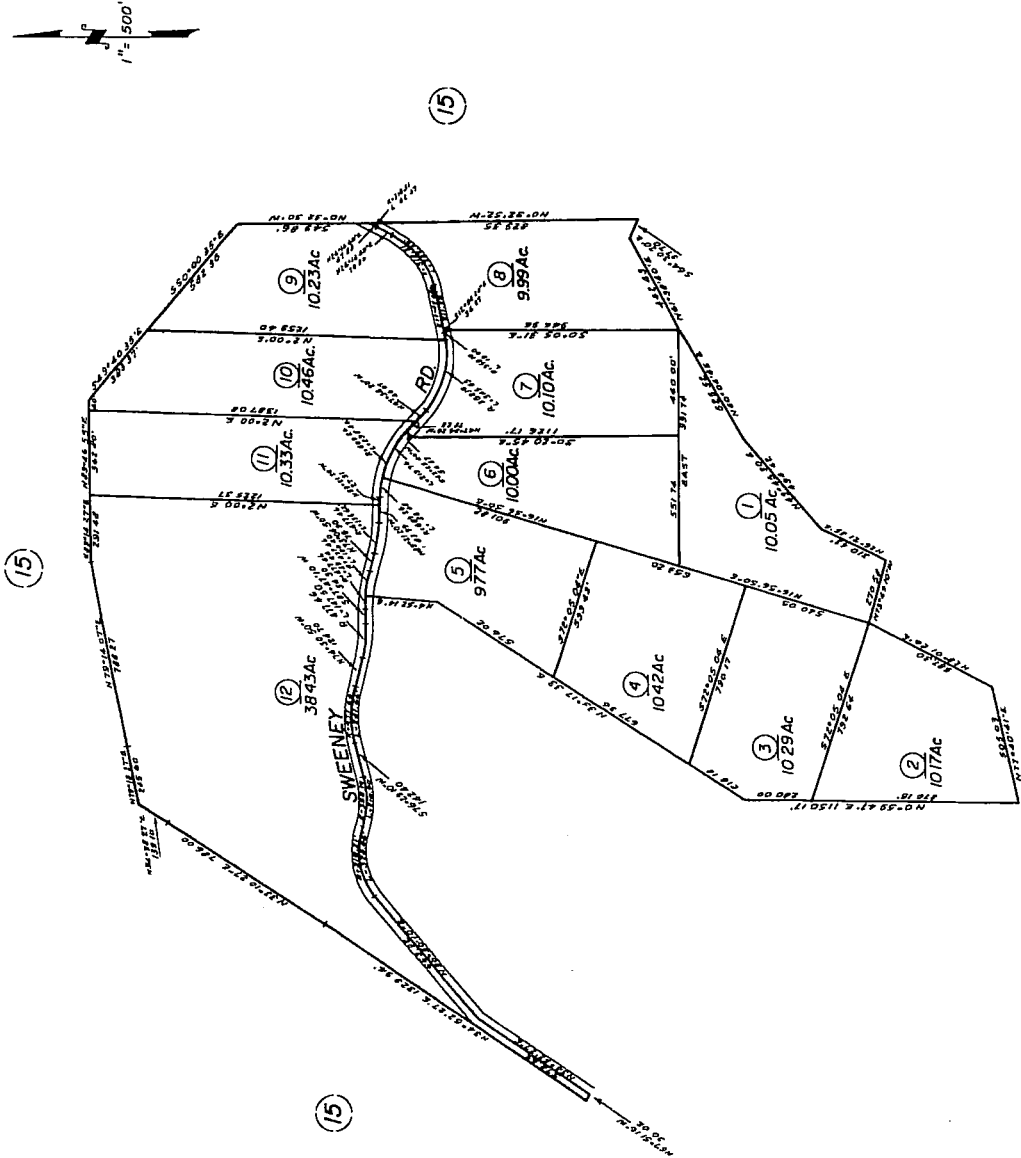
ZONING MAP



POR. RANCHO SANTA RITA

Tax Area Code

99-42



(15)

(15)

(15)

Assessor's Map Bk. 99 - Pg. 42
County of Santa Barbara, Calif.

(LD/68)

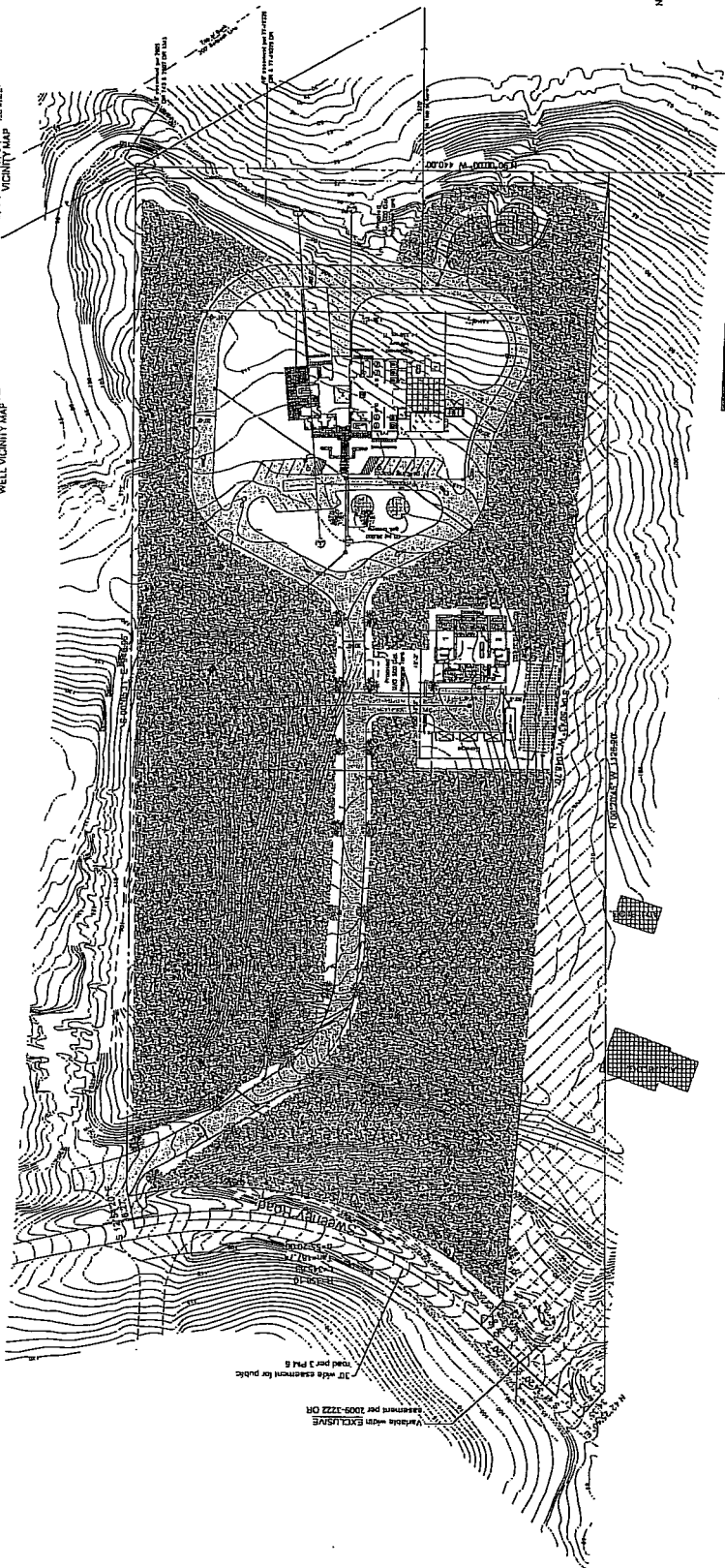
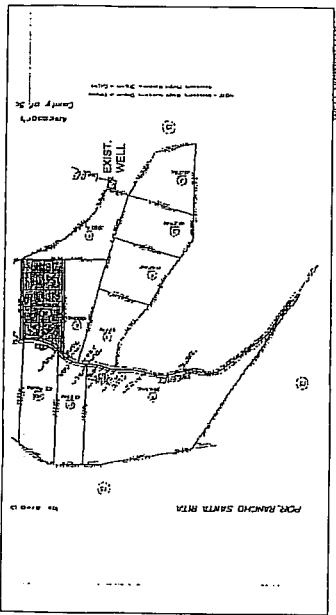
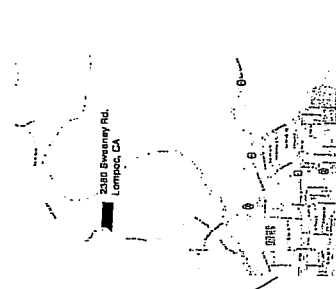
NOTE - Assessor's Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

ATTACHMENT F



La Barge
Vinery
2300 S. Highway Road
Lompoc, California
LA 06
87502
Drawing:
Site Plan

Scale:
1" = 40'
A-1.1



RECEIVED
SEP 13 2010
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Parcel Information:
APN: 099-428-007
AREA: 10.43 ACRES (gross)
10.1 ACRES (net)

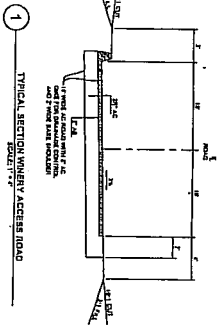
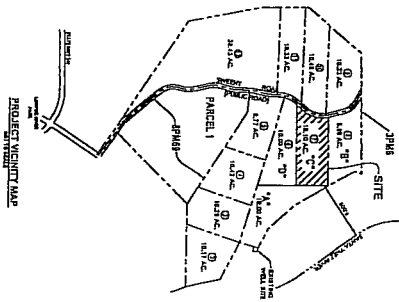
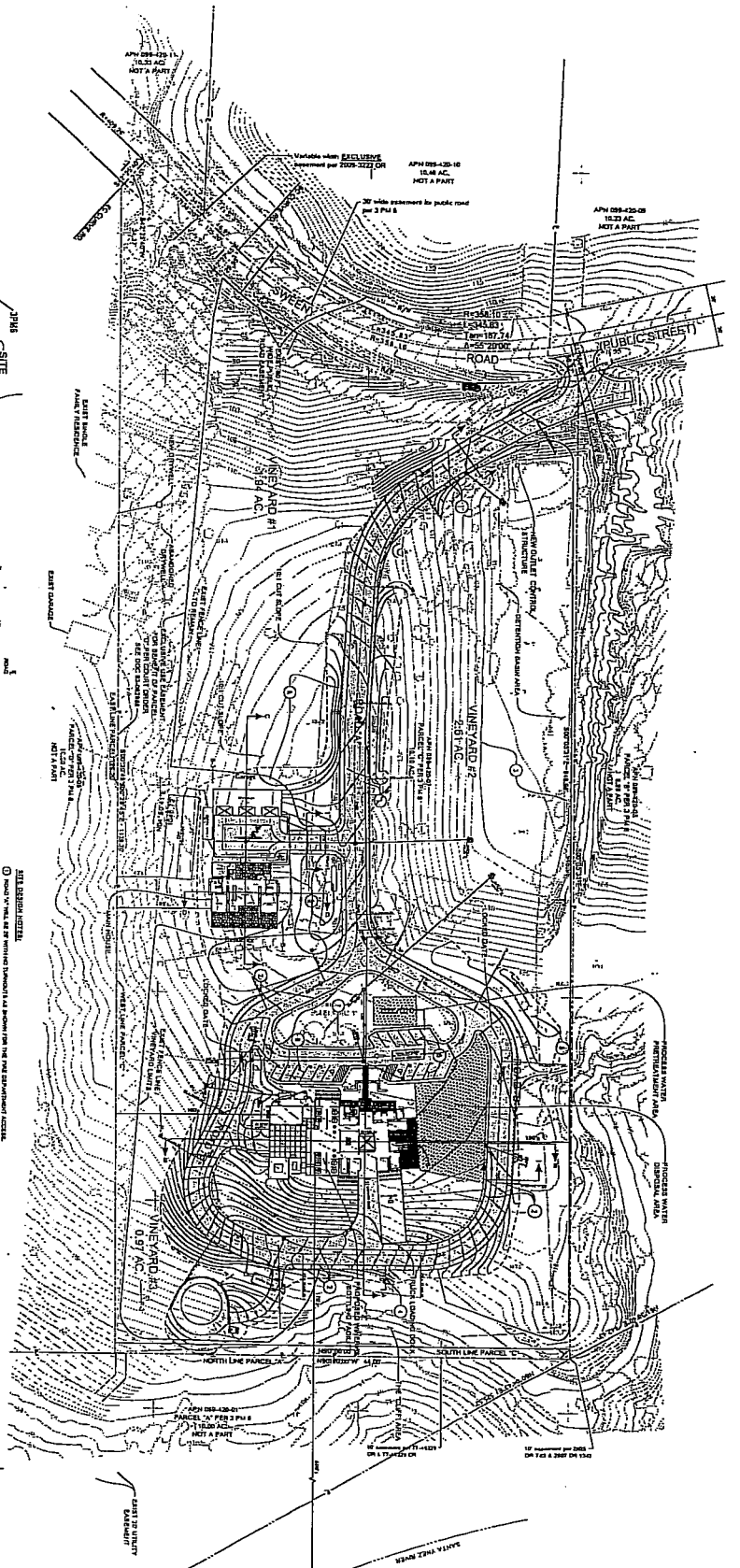
Food Plots:
Winery: 11,236
Residence: 4,117
Camping: 1,700
Miscellaneous: 47,891
Total: 65,046
15% Site Coverage

Square Footage:
Winery: 14,358
Residence: 2,500
Camping: 1,700
Winery: 227,050
5.22 Acres

Legend:
Winery Area
Fire Hydrant
Fire Lane Sign

DATE TO BE USED IN DEVELOPMENT PLAN
DATE TO BE USED IN REGULATORY REVIEW PLAN
DATE TO BE USED IN REGULATORY REVIEW PLAN





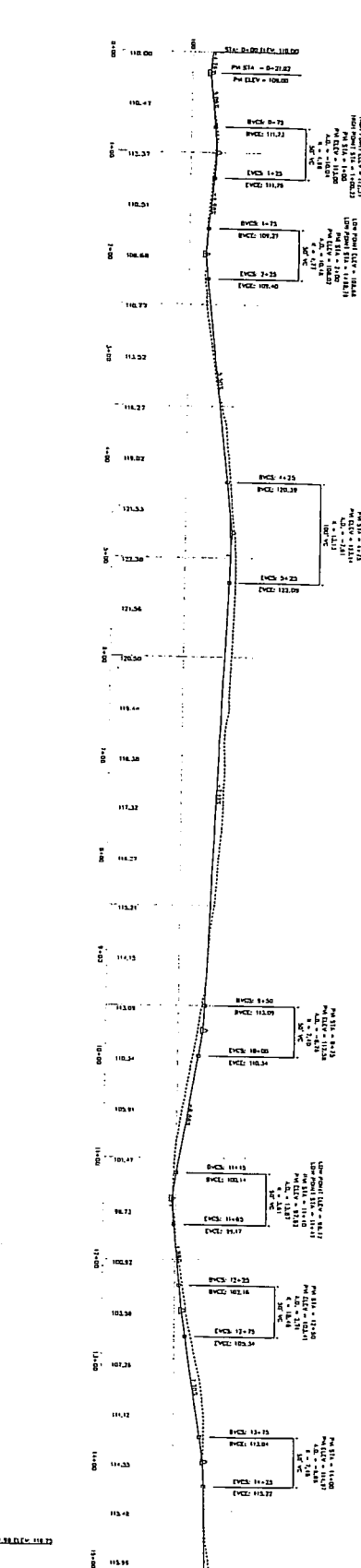
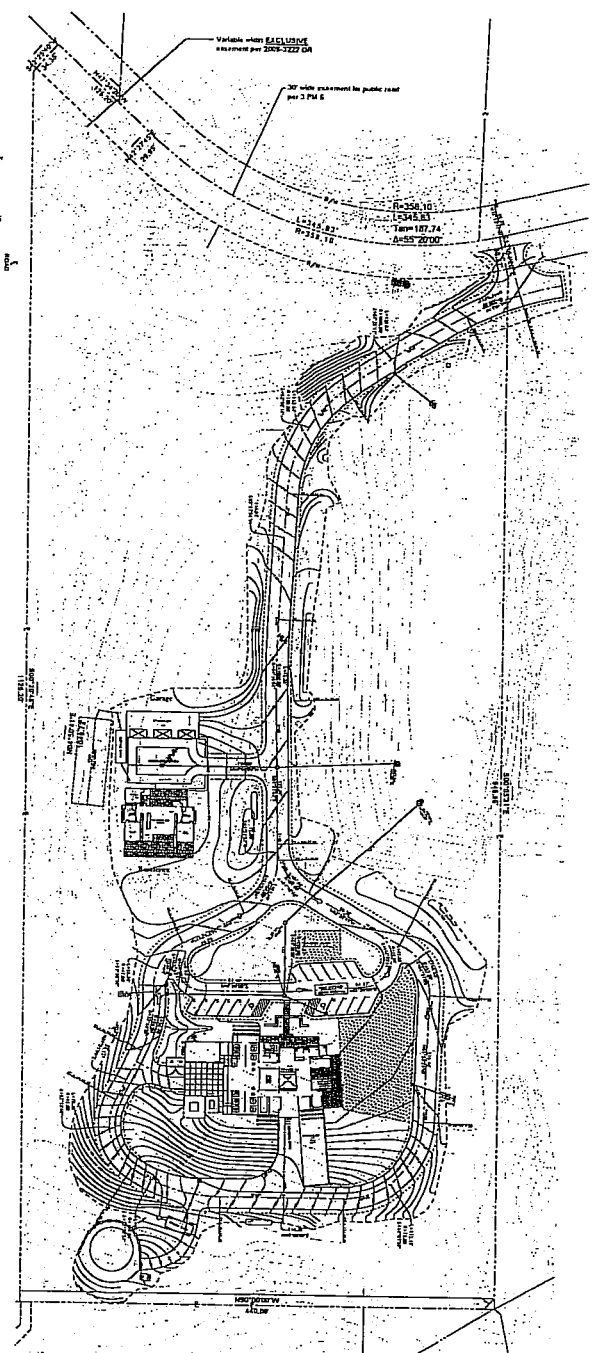
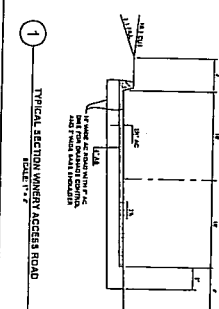
UTILITY SERVICE PROVIDED	CONNECTION TYPE
WATER	UNDERGROUND
SEWER	UNDERGROUND
ELECTRIC	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND
TRASH	UNDERGROUND
TELEVISION	UNDERGROUND
POWER	UNDERGROUND

- 1. Show all utility lines and structures as shown on the final development plan.
- 2. All utility lines shall be installed in accordance with the applicable codes and standards.
- 3. All utility lines shall be installed in accordance with the applicable codes and standards.
- 4. All utility lines shall be installed in accordance with the applicable codes and standards.
- 5. All utility lines shall be installed in accordance with the applicable codes and standards.
- 6. All utility lines shall be installed in accordance with the applicable codes and standards.
- 7. All utility lines shall be installed in accordance with the applicable codes and standards.
- 8. All utility lines shall be installed in accordance with the applicable codes and standards.
- 9. All utility lines shall be installed in accordance with the applicable codes and standards.
- 10. All utility lines shall be installed in accordance with the applicable codes and standards.

SITE HYDROLOGY CALCULATIONS (CSI)			
AREA	PERCENT	COEFFICIENT	CONTRIBUTION
1000	10%	0.10	100
2000	20%	0.20	400
3000	30%	0.30	900
4000	40%	0.40	1600
5000	50%	0.50	2500
6000	60%	0.60	3600
7000	70%	0.70	4900
8000	80%	0.80	6400
9000	90%	0.90	8100
10000	100%	1.00	10000

RECEIVED
 SEP 13 2010
 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT

PRELIMINARY GRADING & DRAINAGE PLAN
 LA BRIDGEWAY AND VINEYARD
 2800 LOMPOG AVENUE
 LOMPOG AREA
 APN: 094-420-007
 PREPARED BY:
 FORNBERG & ASSOCIATES, INC.
 415 N. G Street, Suite 200
 San Jose, CA 95131
 TEL: 415.763.8888



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 SEP 13 2011
 S. BARCE WINERY (INC.)
 P.L.B. - DRG & DEVELOPMENT

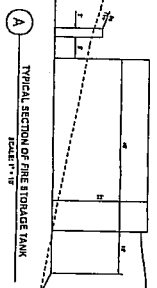


PRELIMINARY DRIVEWAY PLAN & PROFILE
 LA BARCE WINERY AND VINEYARDS
 2380 SYMENET ROAD
 AVILA BEACH, CA 93426
 APRIL 08-04-09-01
 SHEET 013
 FLOWERS & ASSOCIATES, INC.
 2116 East Coast Street, Suite 101
 San Marcos, CA 92069
 Telephone: (760) 434-2222
 FAX: (760) 434-2222

W.D. 09583

S00'093.1'E
946.96'

S00'204.5'E
1126.20'



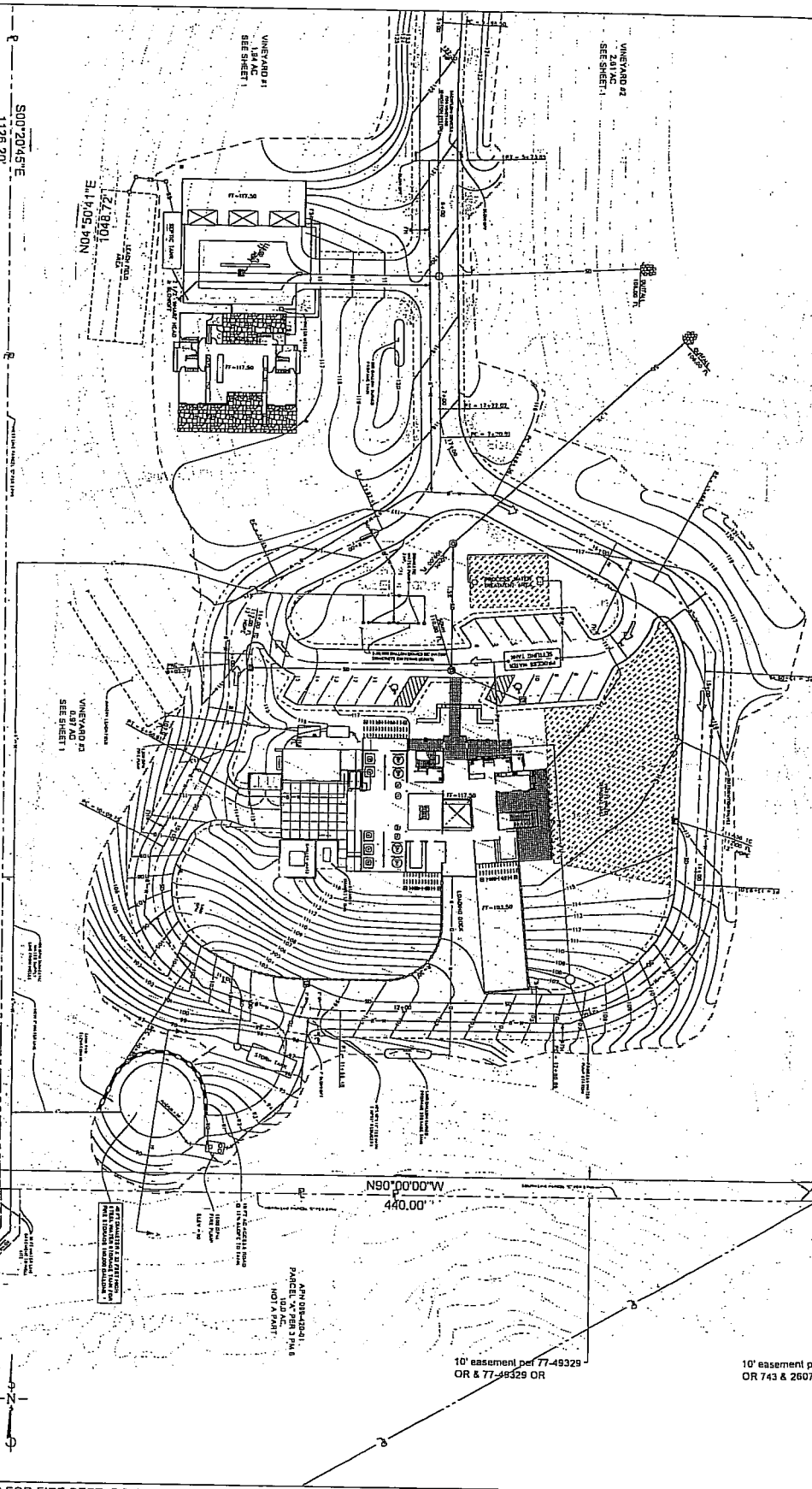
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 SEP 13 2010
 B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT



FLOWERS & ASSOCIATES, INC.
 2811 N. 1st Street, Suite 200, Portland, Oregon 97228
 (503) 281-1111
 FAX: (503) 281-1112
 W.D. 3875

PRELIMINARY WATER SYSTEM PLAN
 LA BARBE VINEYARD AND VINEYARDS
 2880 SWERNERY ROAD
 CLATSOP AREA
 ASTORIA, OREGON 97103
 PROJECT NO. 0907

SCALE: 1" = 20'



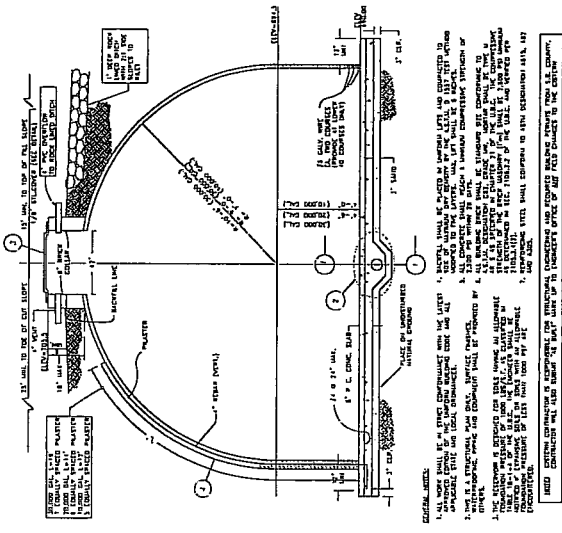
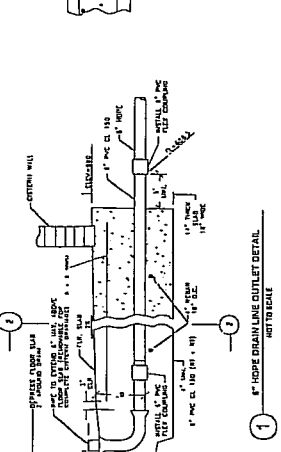
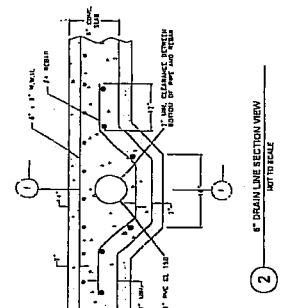
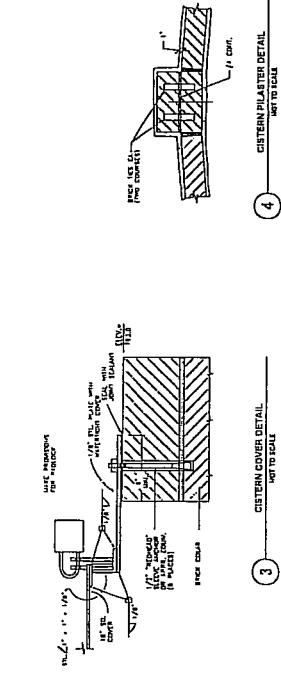
10' easement per 77-49329
 OR & 77-49329 OR

10' easement per 2605
 OR 743 & 2607 OR 1343

WATER SYSTEM IMPROVEMENTS
 LA BARGE WINERY AND VINEYARDS
 2380 SWEENEY ROAD
 LOMPOC AREA
 APN: 089-428-007
 SHEET 1 OF 1
 FLOWERS & ASSOCIATES, INC.
 1714 East Coast Street, Suite 100, Lompoc, CA 93426
 TEL: 805.735.1111
 FAX: 805.735.1112

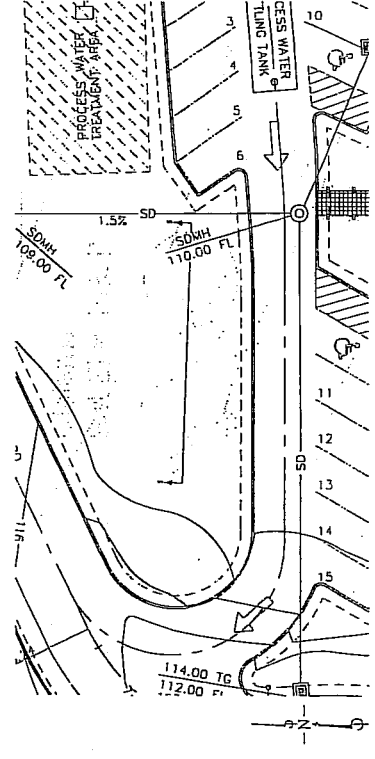
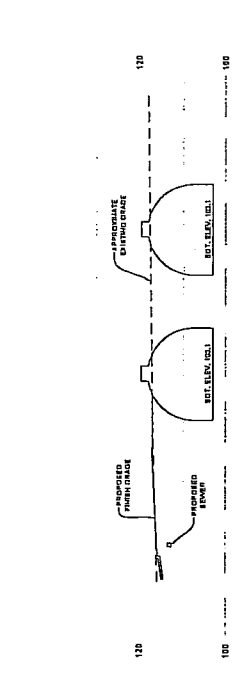
RECEIVED
 SEP 13 2010
 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT

W.C.D. 9353



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE LOCAL JURISDICTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.





1322 2nd Street, Suite 200
San Francisco, CA 94103
415.774.1111
www.b3engineers.com

Notes:
1. THIS IS A
PRELIMINARY
DRAWING
FOR INFORMATION
ONLY.
2. THIS DRAWING
IS NOT TO BE
USED FOR
CONSTRUCTION
OR FOR ANY
OTHER PURPOSE
WITHOUT THE
WRITTEN
CONSENT OF
THE ENGINEER.



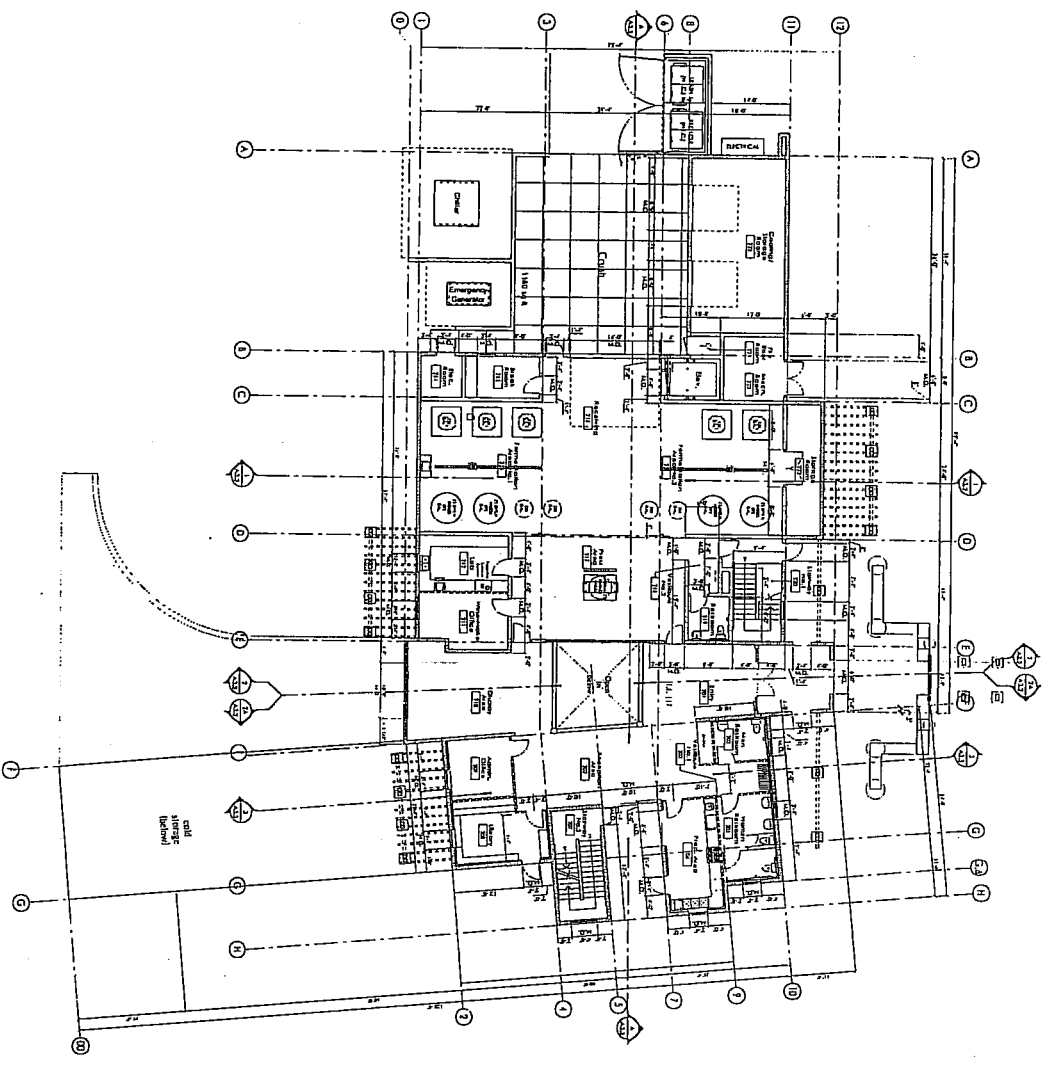
LA BARGE
Winery
2380 Swanery Road
Lompoc, California
94646
577-4100
Drawing:
Winery
Main Floor Plan

Scale: 1/8" = 1'-0"
A-2.2

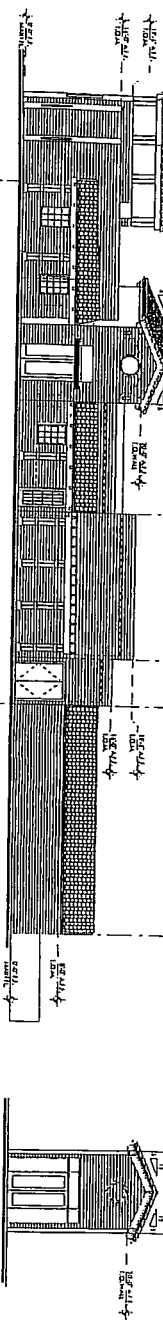
RECEIVED
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S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

WINERY MAIN LEVEL FLOOR PLAN

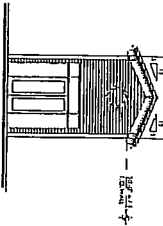
1/8" = 1'-0"



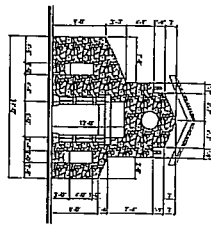
ATTACHMENT I



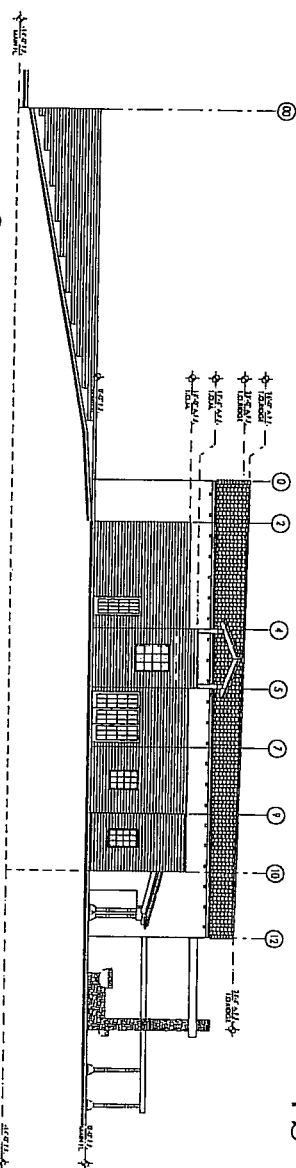
1 NORTH ELEVATION



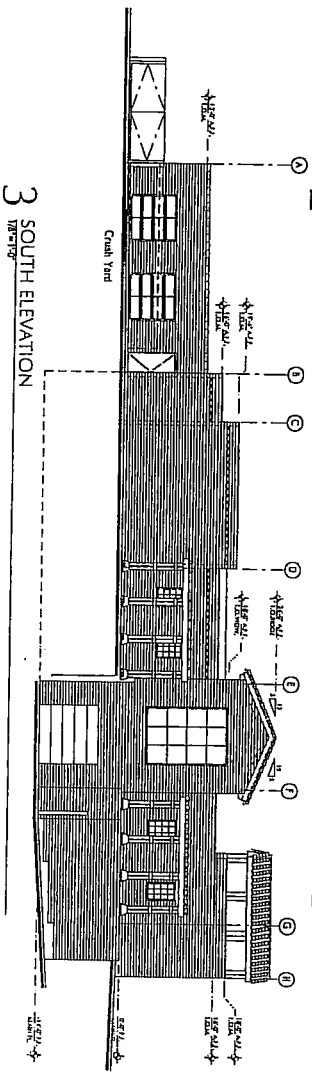
1b NORTH ENTRY DOOR ELEV.



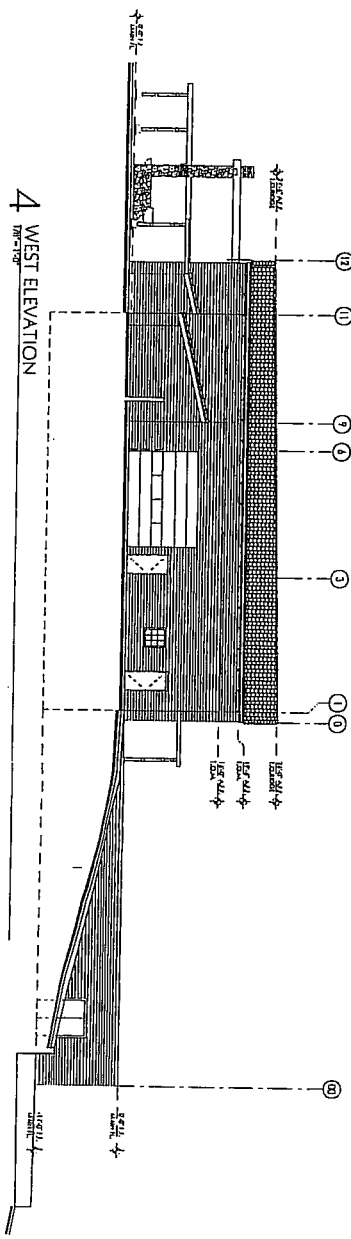
1c NORTH ENTRY ELEV.



2 EAST ELEVATION



3 SOUTH ELEVATION



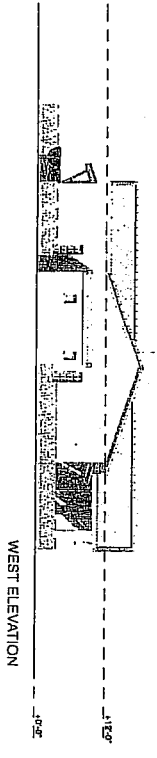
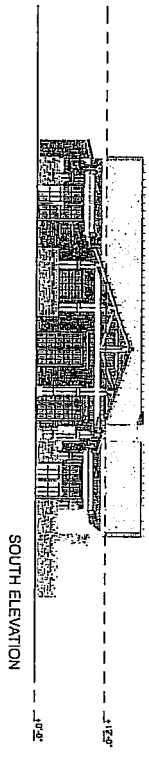
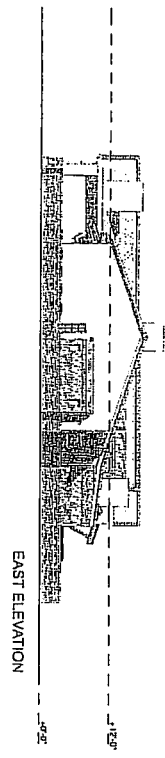
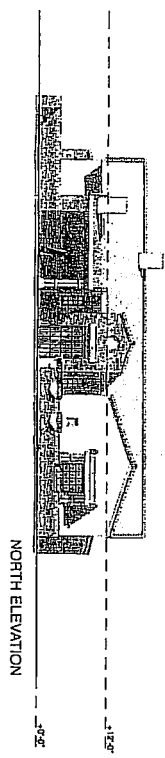
4 WEST ELEVATION

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 PLANNING & DEVELOPMENT

La Barge
 Winery
 2300 Sweetney Road
 Lompoc, California
 Job No: 877-000
 Drawing:
 Winery
 Elevations
 Scale:
 1/4" = 1'-0"
 A-3.0

Notes:
 * 06.28.10
 DEVELOPMENT
 PLAN
 * 06.28.10
 DEVELOPMENT
 PLAN





Issues:
 08.26.10
 ISSUE FOR REVIEW

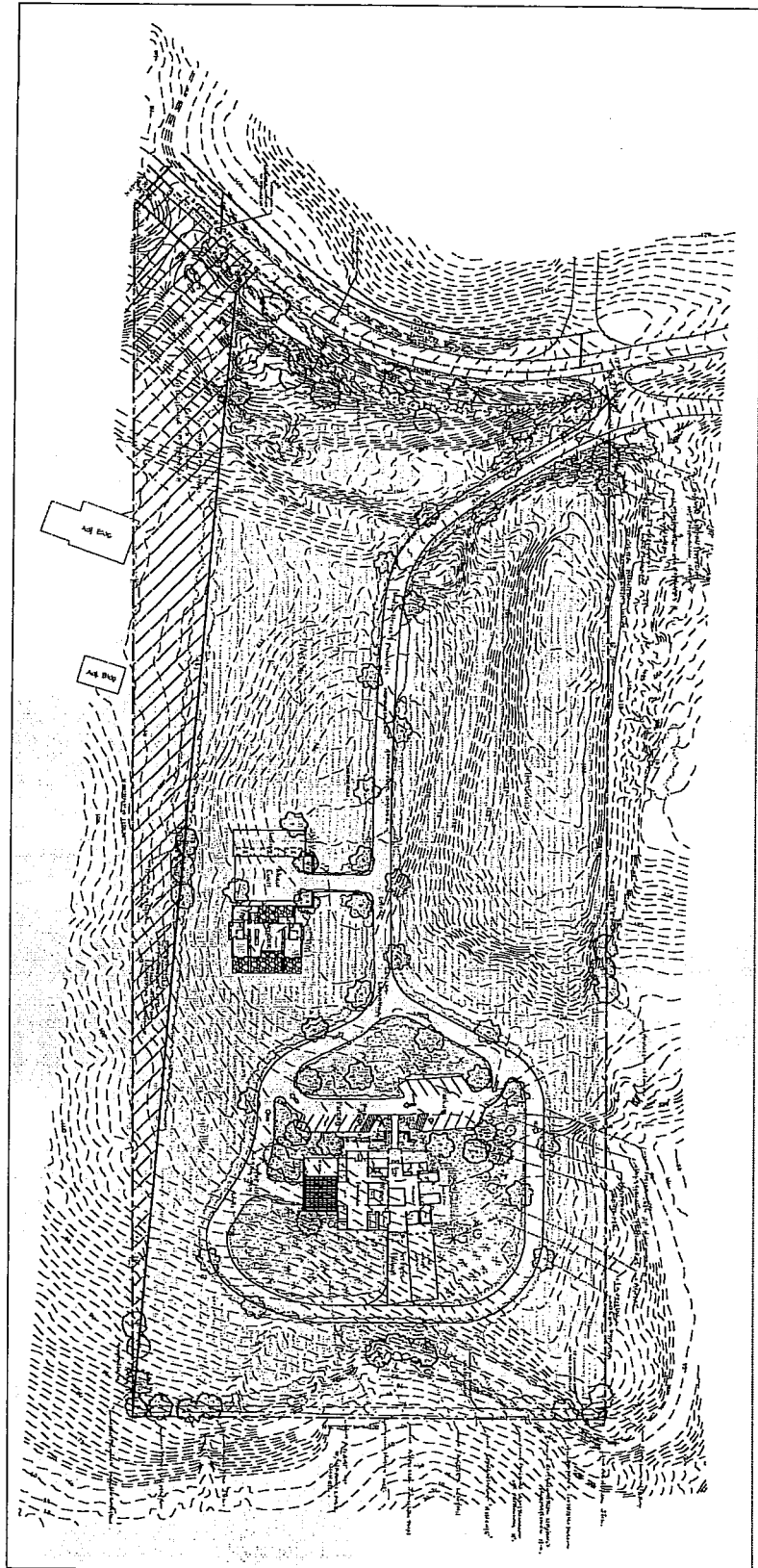
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 S.B. COUNTY (NORTH)
 PLANNING & DEVELOPMENT



La Barge
 Residence
 2280 Serrano Road
 Longwood, California
 Job No.:
 077-0101

Drawn by:
 Residential Sketch
 Elevations

Scale: 1/4" = 1'-0"
 A-3.1



PRELIMINARY LANDSCAPE PLAN



SCALE: 1" = 40'

PRELIMINARY PLANT LIST LABARGE WINERY

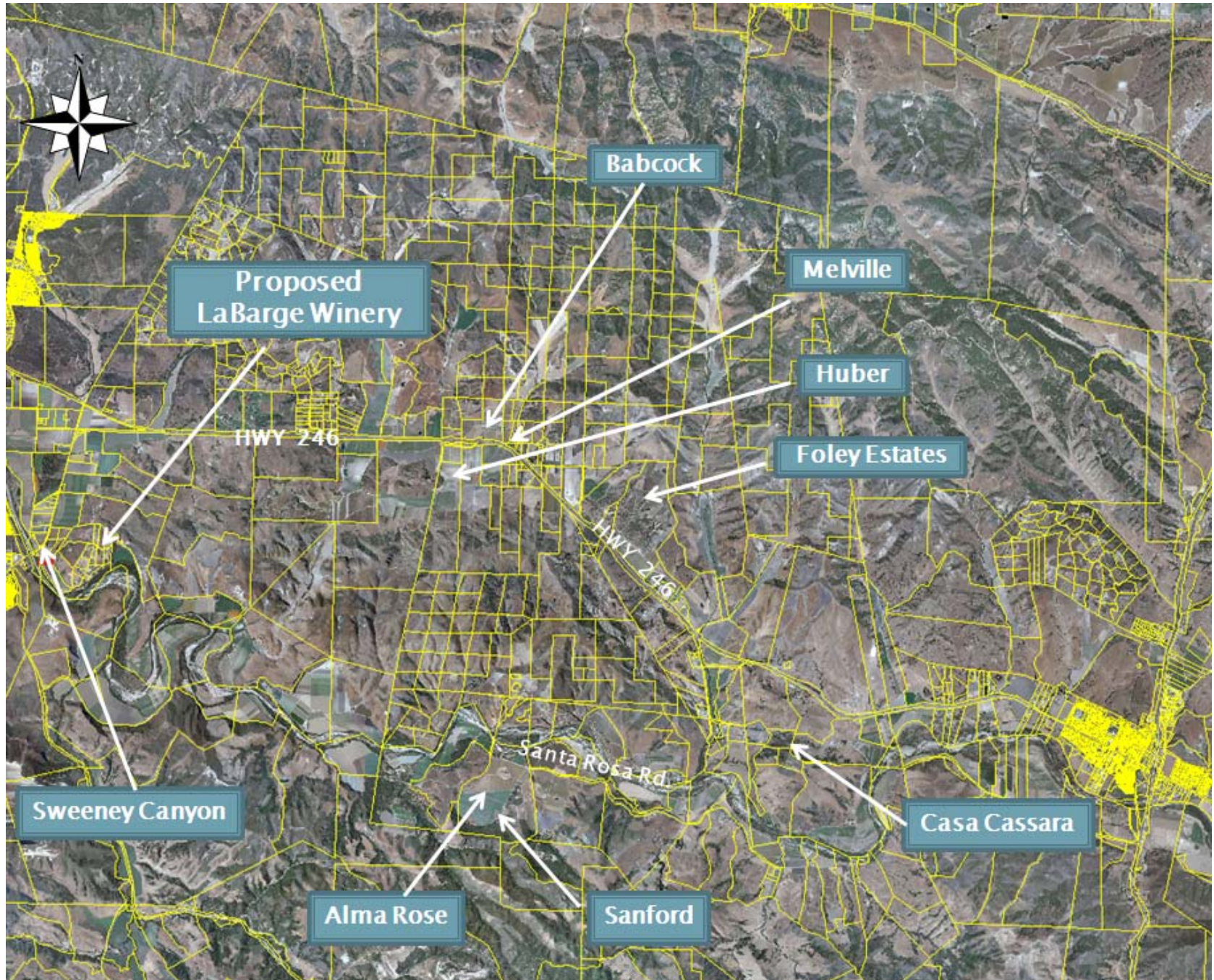
Code	Size	Botanical Name	Common Name	Notes
1000	12" DIA.	AMALANUS	AMALANUS	
1001	12" DIA.	AMALANUS	AMALANUS	
1002	12" DIA.	AMALANUS	AMALANUS	
1003	12" DIA.	AMALANUS	AMALANUS	
1004	12" DIA.	AMALANUS	AMALANUS	
1005	12" DIA.	AMALANUS	AMALANUS	
1006	12" DIA.	AMALANUS	AMALANUS	
1007	12" DIA.	AMALANUS	AMALANUS	
1008	12" DIA.	AMALANUS	AMALANUS	
1009	12" DIA.	AMALANUS	AMALANUS	
1010	12" DIA.	AMALANUS	AMALANUS	
1011	12" DIA.	AMALANUS	AMALANUS	
1012	12" DIA.	AMALANUS	AMALANUS	
1013	12" DIA.	AMALANUS	AMALANUS	
1014	12" DIA.	AMALANUS	AMALANUS	
1015	12" DIA.	AMALANUS	AMALANUS	
1016	12" DIA.	AMALANUS	AMALANUS	
1017	12" DIA.	AMALANUS	AMALANUS	
1018	12" DIA.	AMALANUS	AMALANUS	
1019	12" DIA.	AMALANUS	AMALANUS	
1020	12" DIA.	AMALANUS	AMALANUS	

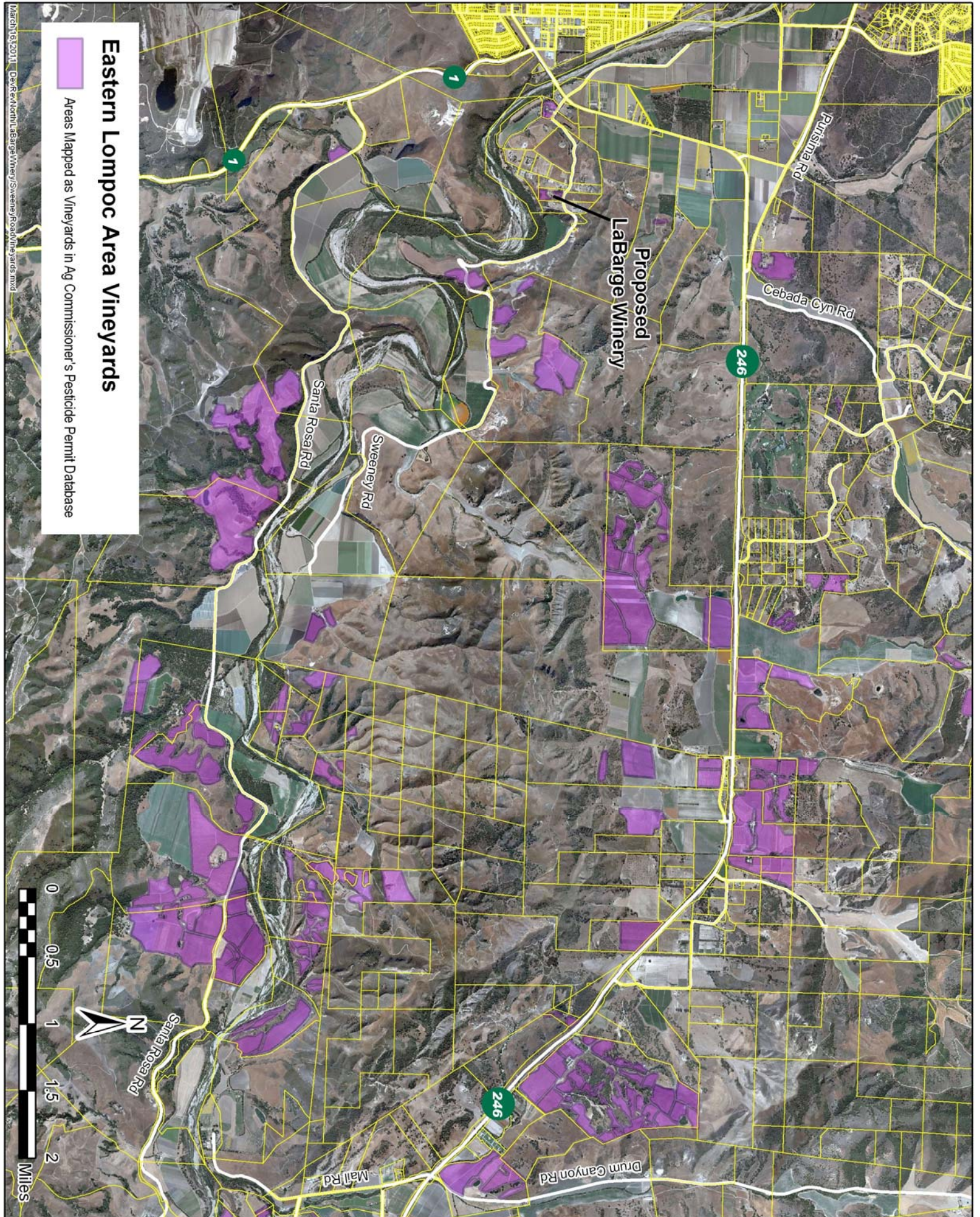
SHRUBS AND ORNAMENTALS

Code	Size	Botanical Name	Common Name	Notes
2000	12" DIA.	AMALANUS	AMALANUS	
2001	12" DIA.	AMALANUS	AMALANUS	
2002	12" DIA.	AMALANUS	AMALANUS	
2003	12" DIA.	AMALANUS	AMALANUS	
2004	12" DIA.	AMALANUS	AMALANUS	
2005	12" DIA.	AMALANUS	AMALANUS	
2006	12" DIA.	AMALANUS	AMALANUS	
2007	12" DIA.	AMALANUS	AMALANUS	
2008	12" DIA.	AMALANUS	AMALANUS	
2009	12" DIA.	AMALANUS	AMALANUS	
2010	12" DIA.	AMALANUS	AMALANUS	
2011	12" DIA.	AMALANUS	AMALANUS	
2012	12" DIA.	AMALANUS	AMALANUS	
2013	12" DIA.	AMALANUS	AMALANUS	
2014	12" DIA.	AMALANUS	AMALANUS	
2015	12" DIA.	AMALANUS	AMALANUS	
2016	12" DIA.	AMALANUS	AMALANUS	
2017	12" DIA.	AMALANUS	AMALANUS	
2018	12" DIA.	AMALANUS	AMALANUS	
2019	12" DIA.	AMALANUS	AMALANUS	
2020	12" DIA.	AMALANUS	AMALANUS	



ATTACHMENT K: SWEENEY CANYON AREA WINERIES





Proposed
LaBarge Winery

Eastern Lompoc Area Vineyards



Areas Mapped as Vineyards in Ag Commissioner's Pesticide Permit Database

