

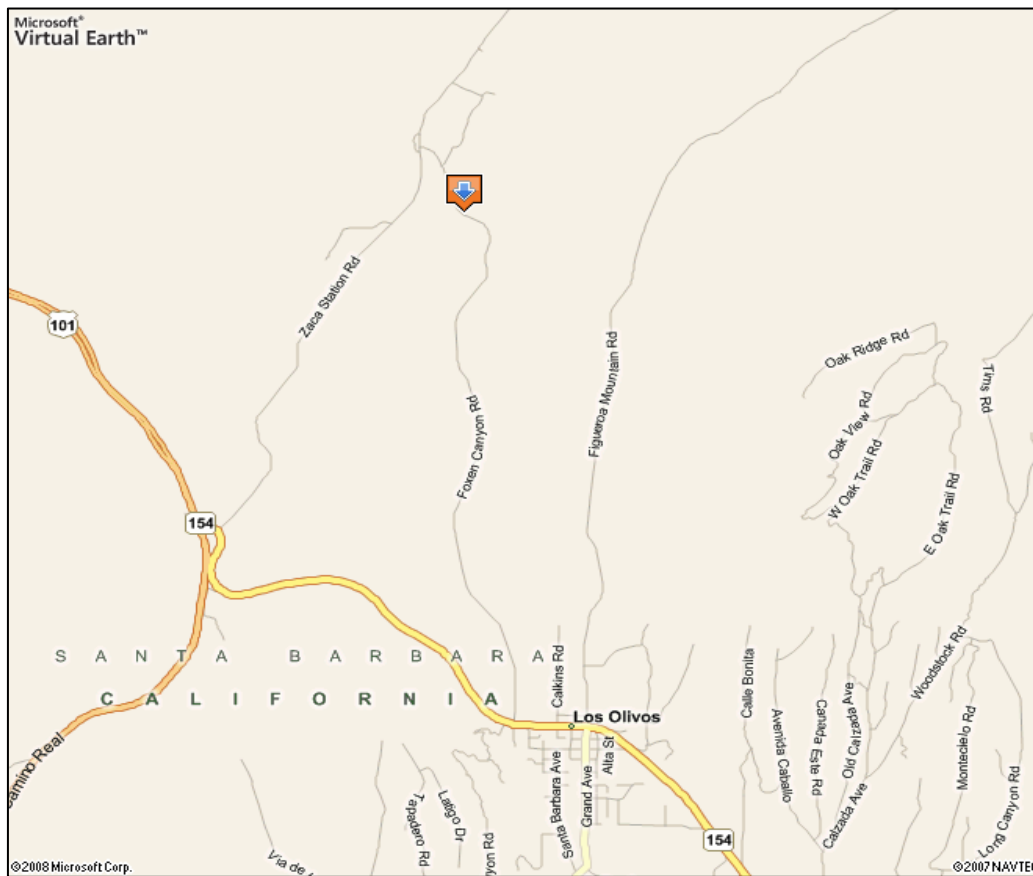


**Proposed Final Mitigated Negative Declaration
08NGD-00000-00013**

Firestone Special Events and Consistency Rezone

07CUP-00000-00026 and 07RZN-00000-00004

May 21, 2008, revised August 17, 2009



Vicinity Map

Owner/Applicant

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Limited Partnership
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N/A

1.0 REQUEST/PROJECT DESCRIPTION

Ms. Patricia ‘Tish’ Beltranena, agent for Mr. Adam Firestone, President of Firestone Farming, land owner, requests approval of the Firestone ‘Crossroads’ Special Events Center and Consistency Rezone project. The proposed project entails: 1) Rezone No. 07RZN-00000-00004 for a consistency rezone from Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O) pursuant to Ordinance 661, to Agriculture II, 40-acres minimum gross lot area (AG-II-40) pursuant to the Land Use and Development Code and 2) Conditional Use Permit No. 07CUP-00000-00026 for a special events center.

The proposed project is located on a 54.1-acre lot known as APN 133-190-014, approximately 2/3-mile southeast of the intersection of Foxen Canyon Road and Zaca Station Road at 4875 Foxen Canyon Road, Los Olivos area, Third Supervisorial District. The proposed project consists of the following components:

1.1 Consistency Rezone

The subject lot currently has a Zoning Designation of Limited Agriculture, 40-acres minimum lot area with oil drilling combining regulations (40-AL-O), pursuant to Ordinance 661. In order to be consistent with the Land Use and Development Code, the lot Zoning Designation is proposed to be rezoned to Agriculture II, 40-acres minimum gross lot area (AG-II-40) pursuant to the Land Use and Development Code in conjunction with the associated Conditional Use Permit application.

1.2 Conditional Use Permit

The Conditional Use Permit would allow a maximum of 32 annual one-day special events as follows:

- (1) Thirty events with a maximum of 250 guests
- (2) Two large events with a maximum of 1,500 guests on weekend days

Examples of types of events would be weddings, luncheons, club or association dinners, and school fundraisers.

Events would be limited to a total of eight in any month.

Events would occur predominantly on weekend days, but may also be during weekdays.

Events would be limited to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays.

Tents and/or shade structures that may be erected for events would be removed after events.

Event food service would be catered. No permanent on-site commercial kitchen is proposed.

Amplified Music/Sound

All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area.

Lighting

Existing structure and landscaping lighting would be utilized. Additional event lighting would be limited to decorative string lights and candles.

Access/Parking

Access would be provided by the existing 24-foot wide private driveway via Foxen Canyon Road. Parking for events would be provided for 150 vehicles in the existing 50,000 ft² unpaved all-weather surface parking lot north of the vineyard. Overflow parking for large events would be available for up to 600 vehicles in a four-acre irrigated pasture area northwest of the main landscaped event area. Parking attendants and temporary signage would direct vehicles during all events.

Utilities

Domestic water would be continue to be provided by an existing, private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event.

Service Personnel

Service personnel would be on-site to support individual events. For small events (up to 250-people), the estimated number of staff would include approximately five band members, 10 caterers, and five traffic and parking attendants for a total of 20 staff. For large events (up to 1,500 people), the estimate would be five band members, 12 caterers, and six traffic/parking attendants for a total of approximately 23 staff.

2.0 PROJECT LOCATION

The project site is located approximately 2/3 mile (southeast of the intersection of Foxen Canyon Road and Zaca Station Road, at 4871 and 4875 Foxen Canyon Road in the Los Olivos area, Third Supervisorial District, Assessor's Parcel Number 133-190-014.

2.1 Site Information	
Comprehensive Plan Designation	A-II (Agriculture), Rural Area
Zoning District, Ordinance	40-AL-O (Ordinance 661), Limited Agriculture with Oil Drilling, 40 acre minimum parcel size
Site Size	54.1 acres gross, 53.66 acres net
Present Use & Development	Present use: Residential, agricultural (vineyard) and special events. Present development: residence, shop/storage structure, pole barn, restroom, water well, residential septic system, 54-space parking lot.
Surrounding Uses/Zoning	North: Agricultural, 40-AG, wineries South: Agricultural, 40-AG East: Agricultural, 40-AG; AG-II-30 West: Agricultural, AG-II-40
Access	Access to special events would be provided from the east by an existing, all-weather private driveway (24 ft wide by 950 ft long) from Foxen Canyon Road. Another private all-weather drive accesses the property from the west off of Zaca Station Road.

Public Services	Water Supply Existing private onsite well Sewage: Existing private septic system (residence); proposed new private septic system (events) Fire: Santa Barbara County Fire Station 32, Santa Ynez Airport
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3.0 ENVIRONMENTAL SETTING

Slope/Topography: Slopes on the entire site are generally less than two percent. The creek margins at the southwest boundary of the parcel contain slopes of 10-20 percent. The developed area, including areas proposed for overflow parking and the new septic system and temporary toilets, contains slopes of less than two percent.

Fauna: Wildlife on-site and in the project vicinity is expected to include species typical for the rural areas of the Santa Ynez Valley, including rodents, small mammals (fox, rabbit, skunk, and opossum), deer and birds including raptors. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara county Biological Resource Maps.

Flora: Flora on-site includes native vegetation consisting of small to mature oaks and other trees; landscaping and broad expanses of grass lawns; and vineyards. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara County Biological Resource Maps.

Archaeological Sites: County records show that the project area as not been surveyed for cultural resources. No archaeological resources are recorded on the parcel. The closest recorded archaeological resource, a prehistoric Chumash village site, is more than one mile away.

Soils: The NRCS Soil Survey indicates that the soil types found on the parcel are as follows:

- Ballard Gravelly Fine Sandy Loam, 2-9 percent slopes (BbC). The soil is characterized as Irrigation Class 2, prime soil, and prime farmland if irrigated (approximately 70 percent of the parcel);
- Chamise Shaly Loam, 15-45 percent slopes (ChF). The soil is characterized as Irrigation Class 6, not prime soil, and not prime farmland (approximately 20 percent of the parcel);
- Elder Shaly Loam, 0-2 percent slopes, eroded (EnAZ). The soil is characterized as Irrigation Class 2, prime soil, and prime farmland if irrigated and protected from flooding (approximately five percent of the parcel area);
- Terrace Escarpments, Loamy (TdF). The soil is characterized as Irrigation Class 6, not prime soil and not prime farmland (approximately four percent of the parcel); and
- Linne Clay Loam, 30-40 percent slopes (LcF). The soil is characterized as Irrigation Class 6, not prime soil, and not prime farmland (approximately one percent of the parcel).

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, and estuaries): The project site is bordered on the southwest by Zaca Creek, a USGS-designated blue-line creek.

Surrounding Land Uses: The project site is surrounded on all sides by large agricultural parcels and agricultural uses including wineries, oil production, and very low-intensity residential development. The nearest residence is approximately ~~one~~ 0.43 mile to the northwest.

Existing Structures: The project parcel contains a total of 10,206 sq ft of structural development consisting of a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

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

Setting:

The visual character of the area is defined by scattered residential and agricultural buildings located on large rural parcels encompassing rolling hills and valleys. The project parcel contains a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure that are visually compatible with the surrounding terrain and uses. The existing outdoor lighting consists of (1) three areas of small hooded spotlights, one at the barn, one at the parking area, and one illuminating the cluster of trees in the grassy events area; and (2) small solar lights along the driveway.

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 (County Environmental Thresholds, pages 179 and 180). The guidelines address public, not private views.

Impact Discussion:

(a, b, d) The proposed project consists of (1) a consistency rezone from Ordinance 661 to the Land Use & Development Code and (2) a Conditional Use Permit for special events.

Rezone. The Rezone is necessary to provide for the CUP for special events, which requires that the project site be under a current zone designation. The Rezone component of the project would have no effect on aesthetic and visual resources as the structural development on the project site could occur under the Ordinance 661 agricultural designation for permitted accessory uses.

CUP. The CUP component of the project would legalize special events that have been taking place on the property for some time. The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site.

The existing structural development is aesthetically pleasing in that it is a completely restored historic home that has been moved to the site. The house and barn are visually and aesthetically consistent with the rural, agricultural setting. Intensification of use would involve (1) up to 30 annual, one-day events attended by up to 250 people and (2) up to two annual, one-day events with up to 1,500 attendees. The events would occur between the hours of 8 a.m. to 10 p.m. Sunday through Thursday and from 8 a.m. to 11 p.m. Fridays and Saturdays. The proposed special events, existing parking area, and overflow event parking would be located near the center of the parcel.

Driving from south to north along Foxen Canyon Road, the proposed project area is visible starting about 3.5 mi north of the 154/Foxen Canyon Road intersection. From this approach, the outdoor events lawn is hidden behind the barn and completely screened by landscaping. The parking lot and overflow area are also screened from the road by mature landscaping; they are visible for only about 10 seconds by a vehicle going 40 mph. Driving from north to south along Foxen Canyon Road, the proposed parking locations are about 85 percent screened by mature trees and other landscaping; they are visible for about 5 seconds when driving 40 mph. The proposed outdoor events lawn is completely screened and not visible from the road. Driving along Zaca Station Road either north to south or south to north, the parking and events area are about 50 percent screened by landscaping and visible for approximately 5 seconds at 30-35 mph. The proposed project would clearly not obstruct any scenic vista.

The proposed events would be catered and would generate trash such as paper and plastic serving products, drink containers, napkins, programs, etc. If the trash is not adequately contained, it could blow offsite, creating an aesthetically offensive view and a potentially significant impact to visual/aesthetic resources. Impacts would be less than significant with mitigation requiring trash enclosures to be placed and maintained on-site.

(c) Lighting for special events would be limited to lighting currently in place. Lighting would have the potential to escape the site and impact traffic on Foxen Canyon Road. Impacts would be less than significant with mitigation requiring all outdoor lighting to be hooded and directed so that light does not extend off-site.

Cumulative Impacts: The proposed project would not contribute to the overall development of a rural area but would provide for intensification of non-agriculture use in a rural, agricultural area. Given that the site contains existing development, no development is proposed and the structures and proposed uses are compatible with the surrounding area, the impacts would be cumulatively adverse, but less than significant.

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

1. To prevent event-generated trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of each event. Waste shall be picked up weekly or more frequently

as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to land use clearances, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all events. All trash container areas must meet the following requirements: (1) Trash container areas must divert drainage from adjoining paved areas. (2) Trash container areas must be protected and regularly maintained to prevent unintentional transport of trash.

MONITORING: P&D shall inspect the site prior to the first event, and shall respond to any trash complaints on a case-by-case basis.

2. Any exterior night lighting associated with special events on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. Thursdays through Sundays and after 11 p.m. Fridays and Saturdays. **Plan Requirements and Timing:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture, and the height of the fixtures and the hours of use shall be depicted on a Lighting Plan to be reviewed and approved by P&D prior to land use clearances.

MONITORING: P&D shall review a Lighting Plan for compliance with this measure prior to land use clearances.

4.2 AGRICULTURAL RESOURCES

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

Setting:

The proposed project parcel is approximately 54 acres, comprised of approximately 35 acres of open space, 11 acres of productive vineyards, five acres of landscaped area/lawns, and three acres of driveways and parking areas. As described in Section 3.0, above, a portion of the site contains prime soils. The most recent Santa Barbara County Important Farmland Map identifies the southern portion of the project site as Important Farmland – Grazing Lands and the northeastern portion currently under cultivation with grapes as Prime Farmland.

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Sustaining agricultural land not only protects open space but maintains the rural lifestyle prevalent in the County. Because of the key economic role and public benefits provided by agricultural lands, the County has recognized the need to preserve these lands and discourage non-agricultural uses on these lands through the CEQA Thresholds and Guidelines as well as the Agricultural Element of the Comprehensive Plan.

Impact Discussion:

(a, b) The proposed project consists of (1) a consistency rezone from Zone 40-AL-O under Ordinance 661 to the Land Use & Development Code zone designation AG-II-40 for consistency with the Land Use & Development Code, and (2) a Conditional Use Permit for special events.

Rezone. The Rezone is necessary to provide for the CUP for special events, which requires that the project site be under a current zone designation. The Rezone component of the project would have no effect on agricultural resources as the zoning would continue to be agricultural and the structural development on the project site could also occur under the Ordinance 661 agricultural designation for permitted accessory uses. The existing vineyards and prime soils would not be affected. Additionally, approval of a rezone of the parcel would be beneficial in terms of protecting the continued agricultural use by bringing it into the current zone designation. Impacts from the rezone would be less than significant.

CUP. The CUP component of the project would legalize special events that have been taking place on the property for some time. The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site.

While non-agricultural use of the site would be intensified, no new structural development is proposed, the existing vineyards would not be altered and existing development would be legalized. The special events would occur in an area that would continue to be available for agricultural activities. The proposed project would not impact ongoing agriculture because (1) the existing 11 acres of vineyard is physically separated from the event area and would not be disturbed and (2) use of the five alternative points of ingress and egress from the site would prevent vehicular interruption of harvesting operations. However, expansion and/or intensification of agricultural use on site could be marginally impaired through limitations or, the loss of, area reserved for events. Conversely, the events may promote and facilitate agricultural operations pertaining to the region (wine production and wine-industry-related events). Thus the proposed project would not adversely impact prime agricultural land or agricultural land productivity.

No development or changes to existing agricultural uses are proposed. Although parking on the approximately 5-acre overflow area may cause slight compaction of the soils, it would be a temporary, reversible effect. Thus the proposed project would not have a negative impact on any unique farmland or land of State or local importance. Impacts to Agricultural Resources 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 including, CO hotspots, 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		

Setting:

The Federal government and the State of California have established ambient air quality standards for the following pollutants: ozone (O₃); carbon monoxide (CO); nitrogen dioxide (NO₂); sulfur dioxide (SO₂); suspended particulate matter 10 microns or less in diameter (PM₁₀); fine particulate matter (PM_{2.5}); and lead (Pb). The California Air Resources Board (CARB) has also established ambient air quality standards for: sulfates (SO₄); hydrogen sulfide (H₂S); vinyl chloride; and visibility reducing particles. All these pollutants are regulated by the Air Pollution Control District (APCD) under their rules and regulations. Ozone is a regional pollutant, and the major sources of emissions in the County are associated with motor vehicles, the petroleum industry, and solvent use. Sources of PM₁₀ include grading, road dust, and vehicle exhaust.

The *Environmental Threshold and Guidelines Manual* indicates a project will not have a significant air quality impact on the environment if operation of the project will: 1) emit from all project sources, both stationary and mobile, less than 55 pounds per day for ROC (reactive organic compounds) and NO_x 2); contribute less than 800 peak hour trips to an individual intersection (thereby avoiding creation of CO hotspots); and 3) be consistent with the adopted Clean Air Plan (CAP) for Santa Barbara.

The County's significance threshold for air quality by definition provides a cumulative assessment of impacts to local air quality. According to comments received from the Air Pollution Control District (APCD) letter dated December 10, 2007, global climate change is considered a cumulative impact. The proposed project would incrementally contribute to this potential impact through vehicle emissions. However, there are presently no published thresholds for measuring the significance of a project's cumulative contribution to global climate change

Impact Discussion:

(a) The project would generate air pollutants in the form of vehicle emissions associated with special events. The vehicle trips associated with attendees and employees of special events would create organic compounds that contribute to air pollutions. The threshold for a significant impact to air quality from vehicle emissions is 25lbs/day for ROC or NO_x, and the threshold for a significant impact from all project sources, both stationary and mobile, is 55lbs/day for ROC or NO_x.

The amount of the proposed project's production of air pollutants is as follows:

Thirty (250 person + 20 service personnel) special events with 2.5 attendees per vehicle and 1 service person/vehicle = **3,600 trips/year (maximum of 120 cars per event)**.

Two (1,500 person + 23 service personnel) special events with 2.5 attendees per vehicle and 1 service person/vehicle = **1,246 trips/year (maximum of 623 cars per event)**.

The "worst case scenario" for vehicle attendance at an event would be a maximum of 623 cars. Using the Urbemis 2007 model assuming a maximum "worst case scenario" of 623 cars, the vehicle trips associated with the special events would be expected to produce **4.40 lbs/day** of ROC and **6.81lbs/day** of NO_x for a total sum of area source and operational emissions estimate of 11.21 lbs/day. The total emissions would not exceed the 25 lbs/day threshold of significance from vehicle emissions, or the 55lbs/day threshold from all project sources. Therefore, the emissions produced as a result of the proposed project would have a less than significant impact to air quality.

(b) The special events are not expected to create substantial smoke, ash or odor.

(c) Event traffic would access the site via a paved road to an all-weather surface parking area and, for larger events, an approximately 4-acre overflow parking area in an irrigated pasture. This vehicular ingress and egress during special events has the potential to create short-term nuisance dust generation; however the

parking areas are in the center of the 54-acre parcel and would not adversely affect neighbors or passerby traffic on adjacent roads. Impacts would be less than significant.

Cumulative Impacts: The project would contribute incrementally to air pollution; however, the impacts would not be considered cumulatively significant. Impacts would be less than significant and would be further reduced by incorporation of standard dust control measures of watering access-ways and parking areas prior to events.

Mitigation and Residual Impact: No 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)?					
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			

Setting:

Native vegetation on the project parcel includes small to mature oaks as well as other trees, landscaping and broad expanses of grass lawns, and vineyards. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara County Biological Resource Maps.

Animals on the site and in the project vicinity are expected to include species that are typical for the rural areas of the Santa Ynez Valley, including rodents, small mammals (fox, rabbit, skunk, and opossum), deer and birds including raptors. No known rare or endangered species are shown to exist on the project site according to the Santa Barbara county Biological Resource Maps.

The County Thresholds contain guidelines for assessing impacts on biological resources. However there are no precise standards for determining levels of significance, and they are assessed on a case-by-case basis. Because of the complexity of biological resource issues, substantial variation can occur among various projects. The Thresholds require both an evaluation of the plant and animal species and habitats on the project site and an evaluation of project impacts according to a series of assessment factors listed in the Thresholds. According to those Thresholds, disturbances to habitats or species are considered to be significant if they substantially impact significant resources in any of the following ways:

1. Conflict with adopted environmental plans and goals of the community where it is located.
2. Substantially affect a rare or endangered species of animal, plant, or the habitat of the species.
3. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
4. Substantially diminish habitat for fish, wildlife, or plants.

Impact Discussion:

(a-j) The project site has been previously developed. No new development would occur and no vegetation would be removed or altered. The special events would occur a maximum of 32 days per year. The proposed project would result in intensification of use; however no development is proposed and the site would retain its agricultural zoning. Thus the proposed project would not significantly impact site flora. Additionally, the proposed project would not significantly impact any endangered species; critical habitat, existing habitat, or introduce any barriers to movement of animal species. Impacts would be less than significant.

(k) The proposed special events, which would occur up to 32 times per year, may include amplified music inside the partially enclosed barn and existing outdoor lighting that could alter or hinder the normal activities of wildlife, resulting in a potentially significant impact. The project description would limit events to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays. Adherence to Mitigation Measure No. 2, identified in the Aesthetics/Visual Resources Section, would reduce this impact to less than significant levels, as outdoor lighting would be minimized to reduce impacts to nocturnal animal migration. Existing lighting would be of low intensity, low glare design, and would be hooded to direct light onto the subject parcel to prevent spillover onto adjacent parcels. Therefore, this impact would be less than significant with mitigation.

Mitigation and Residual Impact: Adherence to Mitigation Measure No. 2, identified under Section 4.1, Aesthetics/Visual Resources, would reduce the impacts to biological resources to less than significant levels:

Cumulative Impacts: The proposed project would not contribute to the overall development of a rural area but would provide for intensification of non-agriculture use in a rural, agricultural area. Given that the site contains existing development, no development is proposed and the structures and proposed uses are compatible with the surrounding area, the impacts would be cumulatively adverse, but 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	

Setting: In prehistoric and proto-historic times, the Santa Ynez Valley was densely populated by the Chumash Indians. The general vicinity of the proposed project is considered to be sensitive for archaeological resources based on the general historic settlement patterns of the Chumash Indians. The proposed project area has not been surveyed for cultural resources; no prehistoric resources are recorded on the parcel. There are no known sites of cultural significance located within the immediate vicinity of the proposed project. The nearest recorded archaeological site, a prehistoric Chumash village, is over one mile away.

Impact Discussion:

(a-g) No cultural resources have been recorded on the project parcel. No earth disturbance would occur as part of the proposed project. The parcel has not been identified as a sacred site nor is it used for religious, sacred or education purposes by a particular ethnic group. Impacts to Archaeological and Ethnographic Resources would be less than significant.

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

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	

Setting: The proposed project parcel contains an existing 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure.

Impact Discussion:

(a, b) The proposed project would not require the development or extension of new energy sources. Existing energy sources would have sufficient capacity to serve the special events. Impacts to Energy would be 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		

Setting:

The parcel is located in a designated high fire hazard area. The pole barn and storage building were previously permitted in 1998, but the land use clearances were voided because the final building inspection clearance was not issued. The rest room facility is currently unpermitted. The nearest fire station is Santa Barbara County Fire Station 32 located at the Santa Ynez Airport near the intersection of Highways 246 and 154. The emergency response time from this station to the project site is estimated to be 12-13 minutes. The next closest fire stations are located in Solvang and Sisquoc.

Impact Discussion:

(a) No new development is proposed, however the proposed project includes legalization of the existing pole barn, storage building, and rest room. The Fire Department has reviewed the proposed project and issued a condition letter that includes requirements for a Stored Water Fire Protection System Plan and adequate ingress and egress. Adherence to these conditions would ensure that any potential fire hazards from the existing structural development would be to less than significant.

(b) The special events would cause intensification of use and concentrations of people for short durations, which could result in increased hazards from smoking, spark ignition of the parking pasture, or sparks from barbeque fires. Adherence to existing regulatory requirements imposed by the Fire Department including watering of the pasture overflow parking area prior to each event would ensure that project-related fire hazard would be less than significant.

(c, e) The site is located outside of Fire Station 32's five minute response time; however, with adherence to the Fire Department's condition letter requiring a 24-ft driveway at Foxen Canyon Road and a Stored Water

Fire Protection System Plan, the project would not create a fire hazard. Impacts would be less than significant.

(d) The proposed project is not located in an area that is typically used for backfiring or controlled burns. Since the site is cultivated and has driveways, parking lot areas, and grassy land surrounding the residence, significant amounts of vegetation do not exist that would need to be burned or used for fire prevention techniques. Thus the proposed project impacts to Fire Protection would be less than significant.

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

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 over-covering of the soil by cuts, fills or extensive grading?			X		
c. Permanent changes in topography?				X	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Setting:

The Seismic Safety and Safety Element identifies the site as having a low risk for liquefaction, slope stability, landslides, soil creep, compressible-collapsible soils and high groundwater, and a moderate risk for expansive soils. The site is not located near a known fault line. The site is bordered on the south west by Zaca Creek, a USGS-designated blue-line creek.

Impact Discussion:

(a, c-f, h-l) The proposed project would not include new development. The existing structures are constructed on level ground. The project area does not contain any unique geologic, paleontologic or physical features. There would be no exposure to or generation of unstable soil conditions; grading; changes

to topography; additional erosion; changes in depositional patterns; extraction of mineral or ore; vibrations; or any kind of remainder.

(b) A small amount of soil compaction may occur in the overflow parking area. This area is currently used as irrigated pasture. The compaction would be temporary and easily reversed with no affect to soil quality or future agricultural productivity. Impacts would be less than significant.

(g) The project proposes a new on-site septic disposal system for the existing restrooms, since it is located in a rural area without sewer services. The Environmental Health Services Department (EHS) has reviewed the project and has submitted a condition letter requiring EHS review and approval of the septic system design prior to approval of land use clearances. Adherence to this departmental condition would ensure that the new septic system would be appropriately designed and impacts would be less than significant.

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

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	

Setting:

The project is located in a rural area and has been used for agriculture for many years. There are no toxic disposal sites or oil wells located on the site. There are oil wells on an adjacent parcel to the northwest. The parcel is located in a designated high fire hazard area. The pole barn and storage building were previously permitted in 1998, but the land use clearances were voided because the final building inspection clearance was not issued. The rest room facility is currently unpermitted. The nearest fire station is Santa Barbara County Fire Station 32 located at the Santa Ynez Airport near the intersection of Highways 246 and 154. The emergency response time from this station to the project site is estimated to be 12-13 minutes. The next closest fire stations are located in Solvang and Sisquoc.

Impact Discussion:

(a-h) In the known history of this property, there have not been any past uses, storage or discharge of hazardous materials. There is no record that hazardous or toxic materials were ever stored on site. The nearest oil wells are on the parcel to the northwest. In the event of a spill or fire associated with these wells, emergency evacuation would proceed out the driveway to Foxen Canyon Road and then south to Highway 154. The proposed project would not cause a risk of an explosion or hazardous materials release, nor would it establish any interference with emergency evacuation plans. The proposed project would not create a public health or safety hazard or involve the exposure to hazards from oil or gas pipelines or oil well facilities or the contamination of a public water supply. Impacts would be less than significant.

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

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	

Setting: The property contains a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room structure. The pole barn and storage structure were constructed in about 1998. The house, which is over 100 years of age, was moved to the site from another location.

Impact Discussion:

(a, b) There are no historic properties on the project parcel. Thus there would be neither adverse nor beneficial impacts to historic properties from the proposed project. Impacts would be less than significant.

Mitigation and Residual Impact: No mitigation 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	

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

Setting:

The project site is located in an agricultural land use designation under Article 661 and is currently used for agriculture and special events. The approximately 54 acre proposed project site contains about 35 acres of open space, 11 acres of vineyards, five acres of landscaped area/lawns, and three acres of driveways and parking areas. Structural development consists of a 4,602 sq ft residence, 824 sq ft shop/storage structure; 4,000 sq ft pole barn and 780 sq ft rest room building. Of these, only the residence has a current permit.

Throughout the County (including the Santa Ynez Valley Rural and Inner-Rural areas), special events are permitted through the Conditional Use Permit and Development Plan discretionary permit processes, most frequently in conjunction with wineries, equestrian boarding and training facilities, and rodeos. Special events also may be permitted 1) on a one time basis with a Land Use Permit; and 2) through the LUDC provision for special events centers (LUDC Sec. 35.42.250).

The attached tables (Attachment 6) provide a summary of permitted venues in the Santa Ynez Valley region. Permitted special events associated with wineries are shown in the tables. Venues with approved special events within three miles of the subject property include four existing winery and one proposed winery. These are Parker Winery, Zaca Mesa Winery, Firestone Winery, Koehler Winery, and DeWerd Winery (proposed). The equestrian facilities do not refer to individual special events; however they are included here due to the nature of equestrian facilities and related horse shows and training clinics.

Impact Discussion:

(a, b) The proposed project consists of (1) a consistency rezone from Ordinance 661 to the Land Use & Development Code and (2) a Conditional Use Permit for special events.

Rezone. The applicant proposes to rezone this lot from 40-AL-O (Article 661) to AG-II-40. The change from an agricultural zone, 40 acres minimum parcel size under the largely outdated Ordinance 661 to an

agricultural zone, 40 acres minimum parcel size under the Land Use & Development Code is necessary to provide for the CUP for special events, which requires that the project site be under a current zone designation. The Rezone component of the project would not affect the ongoing agricultural use, but would allow legalization of the existing special events use. Impacts to land use would be less than significant.

CUP. The CUP component of the project would legalize special events that have been taking place on the property for some time. The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site, allowing concentration of population for short durations (i.e. up to 32 times per year). The pole barn, storage building and rest rooms would also be legalized as a part of the project. Once legalized, the use of these facilities for special events is an allowed use on an agriculturally designated parcel. Approval of the CUP would not interrupt or prevent the existing agricultural operation on the property. As opposed to conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction, the rezone and CUP would bring the parcel and land use into conformance. Impacts would be less than significant.

(c) The proposed use of the site for up to 32 special events per year would not be considered a significant growth-inducing project.

(d) The proposed project includes the addition of a new septic system to serve the existing restrooms. Therefore, there would be no need for the extension of sewer lines. An existing private road off of Foxen Canyon Road would serve the events. Improvements to the public road would not be necessary to accommodate the proposed increase in traffic associated with the project.

(e-g) The proposed project would not result in the loss of any residential use or housing units.

(h) No loss of open space would result from the project.

(I) The proposed project would not result in an economic or social effect that would cause physical changes to infrastructure, buildings, businesses or residences.

(j) The proposed project is not located near an airport and is outside of any safety zones or no-build zones.

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		

Setting:

The project site is rural. The nearest off-site noise-sensitive receptor, a residence, is located approximately ~~one~~ 0.43 mile north of the pole barn and lawn where special events would occur. Up to 32 events per year

would occur and would be limited to the hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays, and 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays. All varieties of amplified music and sound sources would be located in the existing pole barn (Structure No. 3). The pole barn has three enclosed walls; sound would project to the south across the main landscaped event area.

Impact Discussion:

(a) The existing residence is considered a noise-sensitive use as defined by the County’s Threshold Manual. According to the Manual, the exposure of outdoor living areas to 65 dB(A) or more is considered a significant impact. The proposed project would not provide outdoor living areas; however, the special events would occur outdoors. There are no noise producing uses nearby that may cause outdoor patrons to be exposed to levels in excess of 65 dB(A). Impacts would be less than significant.

(b, c) A project will generally have a significant effect on the environment if it will substantially increase the ambient noise level for noise sensitive receptors in the adjoining areas. This occurs when the ambient noise levels affecting sensitive receptors are increased to 65 dB(A) CNEL or more. Amplified music from the events is expected to exceed 65 dB(A). However, the nearest residence is approximately ~~one~~ 0.43 mile from the events barn. Amplified music would occur in the barn, which is closed on three sides but open to the south to direct noise away from the nearest offsite residence. Events and associated music would end no later than 10 p.m. on Sundays through Thursdays and 11 p.m. on Fridays and Saturdays. Due to the distance between the events area and the nearest noise sensitive use, and time limits on the amplified music, impacts to adjacent neighbors from the amplified sound would be less than significant.

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

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	

Setting:

The proposed project site currently contains a single family dwelling and accessory structures. It is currently served by a private septic system, private water well, the Santa Barbara County Sherriff’s Department, and Santa Barbara County Fire Station No. 32 (Santa Ynez Airport).

The County’s Comprehensive Plan, Land Use Element, Land Use Development Policy 4 states that: “Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and

resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. 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.”

Impact Discussion:

(a) No development is proposed. Up to 32 special events per year would be permitted: 30 with 250 attendees and two with 1,500 attendees. Typical event types would include wine industry events, weddings and political fundraisers, all with catered food and beverage service. Parking attendants would be present at each event to assist in the efficient ingress and egress from the site. Thus the size, scale and type of project proposed would not cause the need for additional police or health care services.

(b) The proposed project would not generate any additional students.

(c) Solid waste would be generated by the proposed special events in the form of waste from the catered food service. The Environmental Thresholds and Guidelines Manual, Solid Waste Section (p. 161) states that projects which generate less than 40.0 tons per year of solid waste would not be considered to have an adverse effect due to the small amount of waste generated by these projects and the existing waste reduction provisions in the County’s Source Reduction and Recycling Element (SRRE). The annual solid waste generation rate for eating and drinking establishments is square footage multiplied by 0.0115 (Environmental Thresholds and Guidelines p. 162). Using the 4,000 sq ft size of the pole barn as the catered food dining location and assuming 32 events per year, the proposed project would yield an estimated four tons of solid waste per year. This is an extremely generous estimate given that only the two large events are likely to use the full capacity of the facility. The proposed project clearly would not exceed the threshold. However, reduction of the waste stream through source reduction practices and recycling efforts must be considered when evaluating solid waste impacts from new projects in the County. Implementation of a condition requiring recycling of waste from special events would further reduce this less than significant impact.

(d) The proposed project would accommodate wastewater with a new proposed septic system for the existing restrooms and additional portable toilets as needed for the two large annual events, as described in Section 4.8 above. No new sewer facilities would be required.

Cumulative Impacts: The proposed project would cause intensification of use resulting in generation of increased amounts of solid waste, up to an estimated four tons per year. Given that the amount of sold waste expected is far less than the County Thresholds, the project would be cumulatively adverse, but less than significant.

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

4.14 RECREATION

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

Setting:

The proposed project is located in an area that does not have an established recreational use. Foxen Canyon Road is identified on the Comprehensive Plan Parks, Recreation and Trails map for a proposed on-road trail along the road shoulder, within the public road right-of-way. Bicycle touring of the vineyards in the area is common and is likely to increase with the addition of wineries in the area. Roadway frontage in front of the project site is adequately sized to provide for a 10-foot wide trail improvement in the future.

Impact Discussion:

(a, b) The proposed project does not propose any development that would interfere with the future development of an on-road trail.

(c) The continuance of special event use of the property would not generate a demand for recreational facilities. Increased demand for recreational facilities is normally associated with the addition of new residential units, which are not proposed as a part of this project.

Cumulative Impacts: The proposed project including project related traffic caused special events, would contribute incrementally to increased traffic volumes on Foxen Canyon Road, which is designated for a proposed on-road trail. The proposed on-road trail would not be impacted as a result of the proposed project since no alterations to Foxen Canyon Road would be necessary and the project would not propose any type of construction or impediments along the roadway that would affect the proposed trail location. The Parks Department has reviewed the proposed project and determined that no conditions are necessary to protect existing or future recreational facilities including trails. These impacts would not be considered cumulatively significant.

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

4.15 TRANSPORTATION/CIRCULATION

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

Setting:

The proposed special events would be accessed via an existing 24-ft wide private driveway off of Foxen Canyon Road. At the proposed project site, an existing 50,000 sq ft all-weather-surface parking lot accommodates approximately 240 vehicles. A four-acre overflow parking area, an irrigated pasture, is directly east of the parking lot.

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

In evaluating roadway and intersection operations, five Levels of Service (LOS) are identified and designated with letters. LOS A indicates free flow operations and LOS F indicates congested operations. Roadway levels of service are determined based on the roadway classifications and corresponding design capacities established by the County in the SYVCP. The Santa Ynez Valley roadway classification system is divided into two main designations: Primary (P) and Secondary (S). Recent data regarding roadways in the Santa Ynez Valley indicate that the design capacities of the primary roadways range from 15,700 to 47,760; LOS C thresholds, defined as 70 percent of the design capacity, range from 10,990 to 33,432. The secondary roadways have design capacities ranging from 7,900 to 11,600 and LOS C thresholds ranging from 5,530 to 8,120.

The Circulation Element identifies Foxen Canyon Road as a Collector Road with a policy capacity of 5,000 ADT. More recent traffic data classify this segment of Foxen Canyon Road as Secondary, with LOS threshold of 5,530 and an existing ADT of 1,000. The intersection of State Route 154 and Foxen Canyon Road has both A.M. and P.M. peak hour LOS of C.

Impact Discussion:

(a) The vehicle trips associated with the proposed project are calculated below.

	Small Events	Large Events	
Maximum # Attendees	250	1,500	
Estimated # Service Personnel	20	23	
Attendee vehicles (1 per 2.5 people)	100	600	
Service vehicles (1 per 1 person)	20	23	
Total vehicles per event (<u>maximum daily trips</u>)	120	623	
No. of events per year	30	2	
Trips per year	3,600	1,246	
Average Daily Trips (ADT) (<u>maximum trips/365</u>)	9.9	3.4	13.3
<u>Maximum number of trips possible in one day</u>		<u>623</u>	

Based on these calculations, the proposed project would be expected to generate up to 13.3 ADT. However, a more realistic figure for the purposes of analyzing impacts to traffic would be to use the maximum number of vehicle trips for a large special event, which would be 623. The project-generated 623 maximum vehicle

trips plus the existing estimated 1,000 ADT for Foxen Canyon Road yields an estimated maximum number of daily vehicle trips of approximately 1,623. This number is much less than the current policy capacity of the roadway (5,530 ADT), and there are no local traffic constraints or other traffic-intense uses along this section of roadway. Therefore, impacts due to the addition of traffic volume would be **less than significant**.

Attachment 7.1 identifies the road segments and intersections surrounding the proposed project. Event attendees could access the proposed project site from SR 154 and US Highway 101 via Foxen Canyon Road, Zaca Station Road, and Alisos Canyon Roads. LOS threshold and ADTs are not available for Zaca Station and Alisos Canyon Roads. However, both of these secondary roads are comparable to Foxen Canyon Road in terms of width, speed limit, configuration and visibility. As a result, staff conclusions regarding Foxen Canyon Road, above, are also applied to Alisos Canyon and Zaca Station Roads.

The most direct route to the site from Santa Barbara and the Santa Ynez Valley is from the south via Foxen Canyon Road; it is estimated that approximately 2/3 of event traffic will arrive from that direction. From the Santa Maria Valley, San Louis Obispo County and points north, attendees would travel along U.S. Highway 101 South; the most direct access route would be via Zaca Station Road. A smaller number of attendees may choose, either for scenic reasons and/or because they are familiar with the area, to access the site from the routes to the north such as Alisos Canyon Road.

Assuming the 2.5 attendees and 1 staff person per vehicle, and a maximum of 1,500 attendees and 23 staff at the largest events, the maximum number of vehicles possible at any event would be 623. Based on the discussion of traffic distribution above, it is estimated that approximately 425 vehicles would access the site from the south via Foxen Canyon Road; 175 from the west via Zaca Station Road, and the remaining 23 from the north via Foxen Canyon. Of the latter, perhaps 11 vehicles would access Foxen Canyon Road from Alisos Canyon Road and the balance would arrive from points north such as Cat Canyon, Santa Maria Road, and the Santa Maria Valley.

As stated above, impacts due to the addition of traffic volume would be less than significant. Impacts would be further reduced by implementation of the measure cited below to mitigate significant impacts on traffic hazards and the congestion management control system. This measure requires a traffic control plan that would be reviewed by P&D and approved by Public Works, Traffic Division prior to the two larger events. At minimum, the traffic control plan would designate (1) the points of access and directionality of traffic entering and exiting the project area from SR 154 and Highway; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary.

(b) The access drive and its entrance at Foxen Canyon Road are required by the Roads Division and the Fire Department to be a minimum of 24 feet wide in order to be adequate to serve the proposed development. The existing entrance and the driveway meet current Fire Department and Roads Division standards, therefore, adequate access would be provided. The drive would serve the proposed event location and the residence but would not serve other properties. The road and entrance would be maintained by the owner of the property. Impacts would be less than significant.

(c) The Land Use & Development Code requires one parking space per 2.5 people at an event. Therefore 100 spaces are required for the 250-person events and 600 spaces are required for 1,500 person events. The existing parking lot would accommodate 240 cars. The adjacent four-acre field would accommodate approximately 600 additional vehicles. A total of 850 vehicles could be accommodated. Therefore, no additional parking facilities would be required. However, the influx of over 600 vehicles into this property could cause congestion both at the intersection of the driveway and Foxen Canyon Road, and at the parking areas. Impacts would be less than significant with mitigation requiring (1) special event signage on Foxen Canyon Road warning of the impending turn and (2) traffic control at the site entrance and parking areas.

(d, e) There would be no impact to existing transit systems, alteration of present patterns of circulation or alteration to waterborne, rail or air traffic as a result of the project as transportation to the events would be via private vehicle.

(f) The proposed project would increase the traffic hazards to motor vehicles and bicyclists by increasing (1) traffic along Foxen Canyon Road and (2) the number of cars turning across vehicular and bicycle traffic on the road. The applicants are encouraged to coordinate event dates and traffic control with other periodic events utilizing Foxen Canyon Road such as bicycle tours, and winery events such as wine trail tours, and seasonal harvest and transportation of locally grown grapes and grape products. **Impacts would be less than significant with mitigation** requiring a traffic control plan to include, at minimum, (1) the points of access and directionality of traffic entering and exiting the project area; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary.

(g) The existing access road intersection with Foxen Canyon Road currently meets sight distance requirements, width requirements and emergency access requirements. Since the proposed project would utilize the existing intersection and private drive that meets all of the safety requirements, no improvements are required. Impacts would be less than significant.

(h) The project would generate less than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan. However, twice per year the project could generate up to 623 additional vehicle trips in one day, which exceeds these Congestion Management Plan thresholds. Impacts would be **less than significant with mitigation** requiring a traffic control plan that would be reviewed by P&D and approved by Public Works, Traffic Division prior to the two larger events. The traffic control plan would, at minimum, designate (1) the points of access and directionality of traffic entering and exiting the project area from SR 154 and Highway; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary.

Cumulative Impacts: The proposed project would contribute incrementally to increased traffic volumes on area roadways, however, the increases would not be considered to be significant since the traffic associated with the special events would be minimal and the roadways are operating at a level far below their design capacity. Impacts would be cumulatively adverse, but less than significant.

Mitigation and Residual Impact: Adherence to the following mitigation measure would reduce impacts to transportation/circulation to less than significant. Residual impacts would be less than significant.

3. A traffic control plan will be adopted that, at minimum, designates (1) the points of access and directionality of traffic entering and exiting the project area; (2) ingress and egress from the site itself; and (3) traffic control to ensure compliance with the plan, which may include a traffic control officer(s) if determined necessary. **Plan Requirements and Timing:** A traffic control plan shall be submitted to P&D for review and approval prior to land use clearances. The traffic plan, as well as all signs and traffic control located within the public right-of-way, shall approved by Public Works, Transportation Division prior to issuance of the zoning clearance.

MONITORING: P&D shall review the Traffic Control Plan prior to zoning clearance.

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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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?					
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or over commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over commitment of any groundwater basin?				X	
j. The substantial degradation of groundwater quality including saltwater intrusion?				X	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				X	
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Setting:

The property drains into Zaca Creek. The area where the special events would occur is in and immediately around the existing pole barn, approximately 625 feet from Zaca Creek on the northwest and 1,400 feet from Zaca Creek on the southwest. It has been previously developed and landscaped, and the terrain is flat. This area is not in a flood zone.

The Santa Barbara County Code, Chapter 14 Grading Ordinance is the governing document adopted by the Board of Supervisors that contains the minimum standards and procedures necessary to protect and preserve life, limb, health, property, and public welfare related to earth moving activities. It also addresses compliance with the National Pollutant Discharge Elimination System Phase II storm water regulations and sets forth local storm water requirements for the disturbance of less than one acre, to avoid pollution of watercourses with sediments or other pollutants generated on or caused by surface runoff on or across the construction site.

In addition, regulations regarding wastewater treatment are governed by regulations inclusive of the Regional Water Quality Control Board's Basin Plan Prohibitions, the California Plumbing Code, the County Code Septic System Ordinance (Article II of Chapter 29, 29-6 through 29-14), and Administrative Practices of the Environmental Health Services division of the Public Health Department.

Impact Discussion:

(a-g) The proposed CUP would (1) require no additional structural development and (2) legalize the intensification of non-agricultural activities on the site.

No additional development would occur. The project would allow the temporary influx of up to 1,523 people (623 vehicles) twice per year, and up to 270 people (120 vehicles) 30 times per year. Vehicle parking would occur on an all-weather surface (pervious) parking lot and a four-acre irrigated pasture. Temporary tent structures may be utilized and would be taken down immediately after the event.

Because no development is proposed, there would be no changes in the course or direction of water movements, percolation rates, drainage patterns, runoff, or amount of surface water as a result of the proposed project. There would be no discharge into surface waters, alterations in the water course, need for flood control projects, or exposure of people or property to water-related hazards. The proposed project would not result in alteration of groundwater flow, change in groundwater quality, or reduction of the amount of water otherwise available for public water supplies. Impacts would be less than significant.

(h-k) The proposed project would not increase the current on-site water demand. The proposed project site has a domestic water supply permit from Environmental Health Services for the existing residential use. Events would be catered and bottled beverages would be supplied. Small events would be served by the existing rest rooms and a new proposed septic system. Large events would be served by temporary portable toilet facilities.

The water duty factor for outdoor landscaping is 1 AFY per acre. The project's existing landscaped area is about 5 acres and would not change. A water demand factor of **5 AFY** is applied to the project to account for the outdoor water use associated with maintaining the landscaping. This total water demand is less than the threshold of significance of 61 AFY per year for the Santa Ynez Uplands Water Basin identified by the County Thresholds Manual.

(l) Vehicle parking for events with up to 1,500 attendees would occur on (1) an all-weather surface (pervious) parking lot and (2) a four-acre pasture; up to 4,846 cars per year would be parking on pervious surfaces. If even a fraction of these vehicles suffered mechanical problems resulting in discharge of oil, gasoline or other fluid leakage, then storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) potentially could be introduced into the groundwater or surface water. A mitigation measure requiring the parking attendants and event location to have spill cleanup materials on hand for oil or gasoline spills from vehicles, and to check parking areas for spills after each event, would reduce potentially significant impacts to less than significant levels.

Cumulative Impacts: The proposed project would contribute incrementally to increased contamination of groundwater; however, implementation of Mitigation Measure 4 below would reduce these impacts to less than significant levels. Impacts would be cumulatively adverse, but less than significant.

Mitigation and Residual Impact:

4. The event location shall have Fire-Department Hazardous Materials Unit-approved spill kits on hand. The parking areas shall be inspected for hazardous materials spills or leaks after each event and shall be remediated as necessary. These requirements shall be made a part of instructions given to parking control or other personnel as appropriate for each event. **Plan Requirements and Timing:** A parking area inspection and spill cleanup plan for employee training purposes shall be submitted for P&D review prior to land use clearances.

MONITORING: P&D shall review the Inspection and Spill Plan prior to land use clearances.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other: Air Pollution Control District, Agricultural Commissioner's Office

5.2 Comprehensive Plan

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

5.3 Other Sources

<u> X </u>	Field work	_____	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.)
_____	Traffic studies	<u> X </u>	Planning files, maps, reports
_____	Records	<u> X </u>	Zoning maps
_____	Grading plans	<u> X </u>	Soils maps/reports
<u> X </u>	Elevation, architectural renderings	<u> X </u>	Plant maps
<u> X </u>	Published geological map/reports	<u> X </u>	Archaeological maps and reports
<u> X </u>	Topographical maps	_____	Other

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

Aesthetics/Visual Resources- Long-term impacts associated with trash and lighting.

Biological Resources – Long- term impacts associated with lighting.

Water Resources/Flooding – Long-term impacts associated with fluid leaks from vehicles.

Transportation – Long-term impacts associated with increased traffic hazards from multiple vehicles accessing secondary/rural roads.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

8.0 PROJECT ALTERNATIVES

No potentially significant, adverse unmitigable impacts were identified as a result of the proposed project. For this reason, potential project alternatives were not addressed. This section is not applicable.

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

Zoning

The project site is zoned AG-40-O (Article 661). The proposed project would include rezoning the property to AG-II-40 for consistency with the current Land Use & Development Code. The proposed project is consistent with the requirements of the Land Use Development Code (Inland Zoning Ordinance).

Comprehensive Plan

The entire project parcel is currently designated 40-AG-O under Article 661. After the proposed consistency rezone, the parcel would be zoned 1-AG-40. The agricultural designation and use of the lot would not change. The CUP would legalize the ongoing intensification of non-agricultural use of the

property in the form of special events. The following policies from the County's Comprehensive Plan are applicable to the proposed project.

Land Use Element

Policy #. 4. *Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public and private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service connections or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.*

Consistent: Domestic water would be provided by a private on-site well through a State Transient Water System permit with Environmental Health Services. Wastewater services for events would be provided by a proposed private leach-line septic disposal system via existing permanent restrooms (Structure No. 4). Wastewater services for large events would be augmented by portable toilets brought onsite in sufficient numbers to serve each large event. The site would continue to be access via a private driveway off of Foxen Canyon Road. Thus sufficient services and resources are available to serve the proposed project.

Hillside and Watershed Protection Policies

Policy #2. *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.*

Consistent: No construction is proposed and no grading would be required. The events would occur on flat terrain in an existing structure and a previously landscaped area. Parking would be accommodated in existing parking areas. No site preparation is required. The entire site area that is not currently developed or planted in crops would remain undeveloped.

Visual Resources

Policy #2. *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 not to intrude into the skyline as seen from public viewing places.*

Consistent: The existing structures are aesthetically pleasing and visually compatible with the rural, agricultural character of the surrounding environment. No new construction is proposed. The temporary and periodic use of the site for parking and events would not cause intrusion into the skyline as seen from any public viewing place.

Parks/Recreation Policies

Policy #1. *Bikeways shall be provided where appropriate for recreational and commuting use.*

Consistent: Foxen Canyon Road is identified on the Comprehensive Plan Parks, Recreation and Trails map for a proposed on-road trail along the road shoulder, within the public road right-of-way. Bicycle touring of the vineyards in the area is common and is likely to increase with the addition of wineries in the area. Roadway frontage in front of the project site is adequately sized to provide for a 10-foot wide trail improvement in the future

Land Use Element

Policy #1. *In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.*

Policy #2. *Noise-sensitive land uses should be considered to include:*

a) Residential, including single and multifamily dwellings, mobile home parks, dormitories, and similar uses.

Consistent: Amplified music from the events is expected to exceed 65 dB(A). However, the nearest off-site noise-sensitive use, a residence, is approximately ~~one~~ 0.43 mile north of the events barn. Amplified music would occur in the barn, which is closed on three sides but open to the south to direct noise away from the nearest offsite residence. The project description states that events and amplified music would end no later than 10 p.m. on Sundays through Thursdays and 11 p.m. on Fridays and Saturdays. Due to the distance between the events area and the nearest noise sensitive use, the orientation of the events area, and the hours of operation, the proposed project is consistent with these policies.

Agricultural Element

Policy #1A. *The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.*

Consistent: The proposed project would legalize ongoing intensification of non-agricultural use of the site. However no new structural development is proposed and no area would be removed from existing agricultural operations. The existing agricultural operation, an 11-acre vineyard, is physically separated from the event location. Several alternate routes of ingress and egress from the subject parcel would prevent harvest-related activities to be hampered by event traffic. Events associated with the wine industry could potentially promote and facilitate wine-related agricultural operations pertaining to the region.

10.0 RECOMMENDATION BY P&D STAFF

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

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

Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the 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: None

With Public Hearing Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Joyce Gerber, Planner DATE: April 15, 2008

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. Site Plan
2. Floor Plans
 - 2.1 Barn
 - 2.2 Rest Room
3. Elevations
 - 3.1 North and South Barn
 - 3.2 East and West Barn
 - 3.3 Shed
4. URBEMIS Results
5. Public Comments Received
6. Land Use Tables
 - 6.1 Approved and Pending Wineries in Santa Barbara County
 - 6.2 County Equestrian Training Operations
 - 6.3 Other Approved Special Events
7. Project Area Road Segments and Intersections

Attachment 1

Site Plan

Attachment 2

Floor Plans

Attachment 3

Elevations

Attachment 4

URBEMIS 2007 Version 9.2 Air Emissions Model Results

Attachment 5

Public Comments Received

Attachment 6

Land Use Tables

Attachment 7

Transportation Exhibit