

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
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January 25, 2016

Stuart Gildred  
P.O. Box 577  
Buellton, CA 93427

PLANNING COMMISSION  
HEARING OF JANUARY 13, 2016

***RE: Sierra Grande Rural Recreation Project; 13CUP-00000-00012***

Hearing on the request of Stuart Gildred to consider Case No. 13CUP-00000-00012, [application filed on May 10, 2013] for approval of a Conditional Use Permit allowing the development and operation of the Sierra Grande Rural Recreation project, which includes a zipline tour and ropes course in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned Agriculture (AG-II-100); and to adopt the Negative Declaration (15NGD-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on environment are anticipated in the following categories: biological resources and geological processes. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria, 93455. The ND is also available for review online at P&D's website at [www.sbcountyplanning.org](http://www.sbcountyplanning.org), and at the City of Santa Barbara Central Branch Library, 40 E. Anapamu Street, Santa Barbara. The application involves AP Nos. 137-270-031, -033, and 137-280-017, located approximately 0.75 of a mile east of Highway U.S. 101 and the 101/Santa Rosa Road interchange, approximately 1,000 feet southwest of the City of Solvang city limit line, and less than one mile from the City of Buellton, Third Supervisorial District. (Continued from 7/08/15 and 11/19/15)

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Dear Mr. Gildred:

At the Planning Commission hearing of January 13, 2016, Commissioner Hartmann moved, seconded by Commissioner Blough and carried by a vote of 4 to 1 (Brown no):

1. Make the required revised findings for approval of the project included as Attachment A of the memo, dated December 17, 2016, including CEQA findings.
2. Adopt the Revised Mitigated Negative Declaration 15 NGD-00000-00002 included as Attachment B of the memo, dated December 17, 2016, and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve the Sierra Grande Rural Recreation project 13CUP-00000-00012 subject to the conditions included as Attachment C of the memo, dated December 17, 2016, and as revised at the hearing of January 13, 2016.

### REVISIONS TO CONDITIONS OF APPROVAL

As indicated by underline and strikethrough the following changes have been made to the Conditions of Approval.

#### Condition 9

**Special Condition – Annual Reporting Required:** The project owner/applicant /operator shall ensure project operations comply with the maximum daily visitor attendance limit specified by Condition of Approval No. 1, which indicates that the maximum daily visitor attendance will be 80 persons per day. Actual daily visitor attendance information shall be recorded and provided to P&D on a quarterly basis for two years and annually thereafter.

**PLAN REQUIREMENTS AND TIMING:** Daily visitor attendance shall be reported for the calendar year (January 1 – December 31). The required quarterly and annual reports shall be submitted to P&D Permit Compliance within 45 days of the end of each reporting period.

**MONITORING:** P&D Permit Compliance shall review quarterly and annual reports to determine if the maximum daily attendance limit was exceeded during the previous period year.

*The attached findings and conditions reflect the Planning Commission's actions of January 13, 2016.*

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, January 25, 2016 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$648.26 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

Applicant: Glen Hartman, 3498 Pacific Coast Highway, Ventura, CA 93001  
Stuart Gildred, P.O. Box 577, Buellton, Ca 93427  
Architect: Rob Mehl, RPM Architects, 3568 Sagunto Street, Ste. K., Santa Ynez, CA 93460  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Community Services Department  
Public Works  
Environmental Health Services  
APCD  
Doreen Farr, Third District Supervisor  
Third District Planning Commissioner  
Jenna Richardson, Deputy County Counsel  
Steve Rodriguez, Planner

**Attachments:**      **Attachment A – Revised Findings**  
                             **Attachment B – Revised Conditions of Approval**

DMB/dmv

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## ATTACHMENT A: REVISED FINDINGS

### Sierra Grande Rural Recreation Project Case No. 13CUP-00000-00012

#### 1.0 CEQA FINDINGS

##### 1.1 CONSIDERATION OF THE MITIGATED NEGATIVE DECLARATION AND FULL DISCLOSURE

The Planning Commission has considered the Mitigated Negative Declaration (15NGD-00000-00002) together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

##### 1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the Mitigated Negative Declaration (15NGD-00000-00002) and any comments received, the Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

##### 1.3 LOCATION OF DOCUMENTS

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

##### 1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements are hereby adopted as the reporting and monitoring program for this project and are fully enforceable through permit conditions, agreements, or other measures. The monitoring program is designed to ensure compliance during project implementation.

#### 2.0 ADMINISTRATIVE FINDINGS

##### 2.1 CONDITIONAL USE PERMIT FINDINGS

**Findings required as applicable for all Conditional Use Permits.** In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the following findings as applicable:

###### 2.1.1. The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The proposed zipline and ropes course project would be developed on approximately 40 acres in the northwest corner of three contiguous ranch properties, including the 1,083-acre High Lonesome Ranch (APNs 137-270-031 and 137-280-017) and the 102-acre

Sierra Grande Ranch (APN 137-270-033). The ranch properties are located approximately 0.75 of a mile east of Highway U.S. 101, one mile south of SR 246, and approximately 1,000 feet southwest of the City of Solvang city limit line and less than one mile from the City of Buellton city limits. Therefore, the project is adequately served by the regional circulation system and is located between two urban areas that provide commercial uses (e.g., food and vehicle services) that may be used by visitors to the project. The project would not substantially increase traffic on project area roads or the driveway that provides access to the site. In addition, the project would be close to public safety services, as County Fire Station No. 31 is approximately two miles west of the project site in the City of Buellton. Existing uses on the project properties include grazing, irrigated farming, and dry farming. The recreational facilities would not displace or otherwise impact the site's agricultural operations or resources, and the Agricultural Preserve Committee found the proposed project consistent with the Agricultural Preserve Uniform Rules. The proposed project would minimize the need for new structural development by using an existing building as an orientation center, and the proposed zip lines and ropes course would not result in a substantial increase in the amount of development on the project properties. Also, the proposed zip line facilities would be accessed using existing on-site ranch roads. Land uses surrounding the project properties include mining operations to the north and west, residential ranchette development to the north, cultivated agriculture to the east, and pastures to the south and west. The proposed project, including the use of an existing private driveway for ingress and egress, would not result in significant environmental impacts or land use conflicts with the surrounding uses. Adequate area exists on the project properties to accommodate the proposed ziplines and ropes course, and to provide project-related parking and utility (i.e., water and wastewater disposal) services. Additional information regarding the adequacy of the project site for the proposed project is provided in Section 6.2 (Comprehensive Plan Consistency) and Section 6.3 (Zoning: Land Use and Development Code Compliance) of the staff report dated October 15, 2015; and in the Planning Commission Memo dated December 14, 2015. Staff report sections 6.2 and 6.3 and the Planning Commission Memo are hereby incorporated into this finding by reference. Therefore, the project is consistent with this finding.

**2.1.2. Within the Inland area significant environmental impacts will be mitigated to the maximum extent feasible.**

The Final Mitigated Negative Declaration (15NGD-00000-00002) prepared for the project identified potentially significant, but mitigable impacts to Biological Resources and Geologic Processes. Potential impacts to biological resources that could result from the project include impacts to oak trees, nesting birds, and silvery legless lizard. The identified impacts to biological resources would be reduced to a less than significant level with the implementation of proposed mitigation measures and conditions of approval, which include requirement to: implement an approved Tree Protection and Replacement Plan (condition of approval No. 3); conduct nesting bird surveys and if necessary implement specified nest protection measures (conditions of approval Nos. 4 and 5); implement the recommendations included in the project-specific Oak Tree Assessment Report and a required annual Oak Tree Assessment Compliance Report (condition of approval No. 6); and conduct pre-construction surveys for silvery legless lizard (condition of approval No. 7). Impacts to two oak trees that would result from the construction of a proposed driveway "flare" that would facilitate right turns from State Route 246 onto the driveway that extends to the south to the project site. Those impacts would be reduced to a less than significant level by a requirement to replace the removed and impacts coast live oak trees at a 10:1 ratio (condition of approval 3k). Implementation of this condition of approval would require that the project applicant plant and nurture 20 coast live oaks trees.

Potential impacts related to Geologic Processes could result from ground disturbances and subsequent erosion that may result from the installation of zipline and ropes course poles. Potential erosion- and sedimentation-related impacts would be reduced to a less than significant level by limiting excavation and grading to the dry season unless a Building & Safety approved erosion control plan is in place and all specified measures are in effect (condition of approval No. 8). The proposed conditions of approval will ensure that significant impacts of the project are reduced to less than significant levels, and mitigated to the maximum extent feasible. Therefore, the project is consistent with this finding.

Access to the project site would be provided using an existing private driveway that crosses the Santa Ynez River via an "Arizona" crossing. A Streambed Alteration Agreement for the crossing was approved by the California Department of Fish and Game in 2007. Subsequent amendments and renewals to the original Agreement were made in 2010 and 2012. The river crossing Streambed Alteration Agreement must be renewed by the California Department of Fish and Wildlife (CDFW) every five years. The Project would increase vehicle use of the river crossing by a maximum of 84 vehicles per day. The proposed increase in traffic would not substantially increase traffic noise, lighting or dust impacts along the driveway, or substantially alter the environmental conditions that were evaluated by CDFW when the Streambed Alteration Agreements were approved. Therefore, the Project would not result in significant impacts to sensitive species in the Santa Ynez River, including steelhead trout.

The Project site is located in an agricultural area and a review of the potential for project site visitors to be affected by pesticide drift impacts has been conducted. The review determined that the potential pesticide exposure impacts would be less than significant due to the separation distance between the proposed project facilities and the closest agricultural field likely to use pesticides, as well as other factors including the proposed daytime hours of project operation, which avoids times when pesticides are typically applied; physical barriers (trees and buildings) between the project site and the closest agricultural field, and elevation differences between the project site and nearby agricultural fields.

The Mitigated Negative Declaration also concluded that other potential impacts of the project would not be significant. For example, project-generated traffic would not result in significant impacts to the operation of regional or local roadways in the project area, and the project would not affect the agricultural resources or viability of the ranch operation. Therefore, the project is consistent with this finding.

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

Access to the Sierra Grande project would be provided by a paved 20-foot wide paved private driveway that extends southward from State Route 246. The driveway crosses the Santa Ynez River via an "Arizona" crossing, and as a result access to the project site may be restricted during periods of high water flow. To address this issue, the project would not operate during or immediately after periods of inclement weather.

State Route 246 near the project site includes two traffic lanes and a two-way left turn lane. The center left turn lane can be used as a refuge to allow acceleration and merging into the westbound travel lane for project guests making a left turn movement from the access driveway/SR 246 intersection. In response to a request by Caltrans, the project also includes the construction of a paved driveway "flare" that would allow eastbound traffic to

decelerate and make a right turn movement into the project driveway without affecting traffic flow on SR 246.

The project would add a maximum of approximately 84 vehicle trips per day to SR 246 and the project site access driveway. This would be a minor increase in traffic volumes on SR 246 as the highway currently carries 18,900 average daily trips in the vicinity of the project site. Most of the project-generated traffic that would use SR 246 and the project site access driveway would be distributed throughout the day as visitors would have a reservation to use the zipline and ropes course facilities and would arrive at the project site at a specified time. Distributing project-generated traffic that would use the access driveway throughout the day would minimize the potential for traffic-related impacts such as increased congestion and noise. Peak hour traffic on SR 246 and the access driveway generated by the project would add approximately 16 trips during the morning and afternoon periods. The project-related increase in peak hour traffic would not be substantial and would not adversely affect the operation of SR 246; the operation of the U.S. 101/SR 246 interchange, which currently operates at LOS A; or the project site access driveway. Therefore, the project is consistent with this finding.

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

Adequate public services are available to serve the project. Water for domestic purposes will be provided by existing on-site private water wells, and wastewater disposal would be provided by removing and replacing an existing on-site system that has been approved by Environmental Health Services. Fire protection will be provided by Santa Barbara County Fire Station 31 located at 168 West Highway 246 in Buellton, approximately two miles west of the project site. Police protection will continue to be provided by the Santa Barbara County Sheriff's Department. In addition to adequate utilities and public services, the project site is approximately 1,000 feet southwest of the City of Solvang city limit line and less than one mile from the City of Buellton city limits. Therefore, the project site is located between two urban areas that provide commercial uses (e.g., food and vehicle services) that may be used by visitors to the project. Therefore, the project is consistent with this finding.

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

Land uses surrounding the project property include mining operations to the north and west, residential ranchette development to the north, cultivated agriculture to the east, and pasture land to the south and west. The project site is located approximately 0.75 of a mile east of Highway U.S. 101 and one mile south of SR 246. The nearest residence to the project site is approximately 2,300 feet to the northeast. Daily attendance at the project site would be limited to a maximum of 80 visitors per day. Traffic generated by the project would not be substantial (approximately 84 average daily trips during peak project operations) and would not adversely affect the operation of nearby highways or existing public or private roads that provide access to the project site. Adequate parking would be provided adjacent to the proposed zipline and ropes course facility, therefore, no project-related parking would occur in adjacent neighborhoods. The proposed project would not be a substantial source of noise due to the separation distance between the project site and sensitive noise receptors (residential uses) and the low amount of traffic that the project would generate. Therefore, the project would not result in significant noise-related impacts. Structural development required to implement the project would be limited to the installation of poles and associated wires and ropes, which would not substantially change the visual character of the project site or be

prominently visible from surrounding properties. In addition, the project is not located in a designated scenic area and the MND prepared for the project concluded that it would result in less than significant aesthetic impacts. Due to the low intensity characteristics of the proposed recreation facility (i.e., low daily and peak hour traffic generation, minimal new structural development, and low number of visitors at the site at any particular time during peak operations), it will not adversely affect agriculture, residential uses or mining in the surrounding area. Additional information regarding the compatibility of the project is provided in Section 6.2 (Comprehensive Plan Consistency) and Section 6.3 (Zoning: Land Use and Development Code Compliance) of the staff report dated October 15, 2015; and in the Planning Commission Memo dated December 14, 2015. Staff report sections 6.2 and 6.3 and the Planning Commission Memo are hereby incorporated into this finding by reference. Therefore, the project is consistent with this finding.

**2.1.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.**

As documented in Sections 6.2 and 6.3 of this Planning Commission staff report dated October 15, 2015, the proposed project is consistent with the applicable requirements of the AG-II zone district, the Comprehensive Plan, the Santa Ynez Valley Community Plan, and the LUDC. Rural recreation facilities are allowed in the AG-II zone district with the approval of a Conditional Use Permit (LUDC Section 35.21.030, Table 2-1), and must comply with specified development standards (LUDC Section 35.42.240). As documented in Sections 6.2 and 6.3 of the staff report dated October 15, 2015, the proposed project would be consistent with the land use and resource protection policies of the Comprehensive Plan and the Santa Ynez Valley Community Plan, and would also be consistent with the "low intensity" recreation use standards specified by LUDC Section 35.42.240. Additional information regarding the consistency of the project with the Development Code and Comprehensive Plan is provided in Section 6.2 (Comprehensive Plan Consistency) and Section 6.3 (Zoning: Land Use and Development Code Compliance) of the staff report dated October 15, 2015; and in the Planning Commission Memo dated December 14, 2015. Staff report sections 6.2 and 6.3 and the Planning Commission Memo are hereby incorporated into this finding by reference. Therefore, the project is consistent with this finding.

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

The Sierra Grande Rural Recreation project would result in a minimal amount of development and grading, no new buildings would be constructed on the project site, peak daily attendance at the project site for the zip line and ropes courses would be 80 visitors per day, and the requirement to implement a facility reservation system would distribute the number of people located on or traveling to the project site throughout the day. Due to the minimal amount of new development that is proposed and the low-intensity characteristics of the proposed recreation facility (i.e., low daily and peak hour traffic generation, minimal new structural development, and low number of visitors at the site at any particular time) the project would not substantially change the rural character of the project site.

The project would integrate into the project site's rural setting by making very minor physical changes to the site; would not require the removal of any active agriculture; and would not preclude the introduction of future agriculture operations on the project site. In addition, the maximum daily attendance limit of 80 participants per day and the



facility reservation requirement would limit the number and concentration of people that would be on the project site and in the project area at any particular time. Regional access to the project site would be provided by U.S. Highway 101 and State Route 246, and local access would be from an existing private driveway. With the use of highways and a private driveway for site access, the Project would not increase traffic on rural roadways near the project site. Although the Project would be located in a rural setting, urban services that may be required by the Project and its participants, such as fire and law enforcement services, and visitor-serving uses such as food and fuel, are available nearby in the cities of Solvang and Buellton.

The project would result in the installation of poles, wires and other related equipment. The proposed equipment would not be seen from off-site public viewing locations as protruding into the skyline, and due to the distance between the project site and nearby public roads (i.e., approximately 0.75 of a mile east of U.S. 101 and one mile south of SR 246) it is unlikely that the proposed zipline poles and wires would be visible from those roadways. The proposed ropes course poles and structures would be located in and around an oak woodland, and as such would not be visible from off-site locations generally accessible to the public. Additional information regarding the compatibility of the project is provided in Section 6.2 (Comprehensive Plan Consistency) and Section 6.3 (Zoning: Land Use and Development Code Compliance) of the staff report dated October 15, 2015; and in the Planning Commission Memo dated December 14, 2015. Staff report sections 6.2 and 6.3 and the Planning Commission Memo are hereby incorporated into this finding by reference. Therefore, the proposed poles, ropes, wires and other facilities would be subordinate to the scenic character of the area and the project is consistent with this finding.

**ATTACHMENT B: CONDITIONS OF APPROVAL**  
**Sierra Grande Rural Recreation Project**  
**Case No. 13CUP-00000-00012**

January 13, 2016

**I. PROJECT DESCRIPTION**

1. **Proj Des-01 Project Description.** This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara January 13, 2016, County Planning Commission Attachments A-H" and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

**The project description is as follows:**

A request of Stuart Gildred for approval of a Major Conditional Use Permit on property zoned Agriculture (AG-II-100) in compliance with Section 35.82.060 of the County Land Use and Development Code, to allow for a Zipline Tour and Ropes Course.

The project also includes a request to change the use of an existing 4,477 sq. ft. warehouse (including 395 sq. ft. of restroom facilities) to be used as the orientation center for the operations of the proposed ropes course and zipline. The existing restroom located inside the warehouse would be renovated and two new restroom facilities will be created within the existing restroom area. The overall footprint for the orientation center would not change. In addition, the project includes removing an existing, permitted mobile home used as an employee dwelling from the project site and converting an existing storage building (that was previously used as agricultural employee dwelling) back to an agricultural employee dwelling.

The primary access for the project would be via an existing 20-foot wide paved private driveway that extends southward from Highway 246. The driveway is located within an existing non-exclusive 60-foot wide easement for ingress and egress purposes. The applicant is proposing to flare the existing driveway entrance to allow eastbound vehicle traffic to decelerate and make a safe turning movement into the project site without affecting existing Highway 246 traffic flow. The proposed driveway flare would be completed and accepted by Caltrans prior to the start of project operation. Secondary emergency access would be provided via an exclusive 17- to 20-foot wide paved road and at-grade connection to U.S. Highway 101 located south of the Santa Rosa Road interchange.

There are existing all-weather surface trails throughout the subject properties. The all-weather surfaced trails would be utilized for maintenance of the zipline course. Emergency vehicles would access areas of the zipline course via the existing all-weather surface trails.

**Parking.** Parking for both the ropes course and zipline operations would be provided by an existing cleared area located adjacent to the existing access road. A total of 45 parking spaces would be provided on the Sierra Grande Ranch property, (APN 137-270-033). Parking spaces would be a minimum of 9 feet by 16.5 feet.

**Operational Information.** After parking, signage will direct visitors to the orientation center to be housed in an existing 4,477 sq. ft. warehouse structure with restrooms on the

site. The project proposes a change of use for this structure from the existing warehouse use to the project's orientation center and restroom facilities. The project proposes to renovate the existing 395 sq. ft. restroom area, which is connected to the warehouse and create 2 restroom facilities totally within the same 395 sq. ft. footprint. Picnic tables would be provided in the vicinity of the orientation center and would be available for use by persons that have made zipline and ropes course reservations.

The zipline and ropes course would operate 7-days a week between the hours of 8:00 a.m. and 6:00 p.m. during the summer months (i.e., June to September) and 8:00 a.m. and 5:00 p.m. during the remaining part of the year. The project would not operate during or immediately after periods of inclement weather. It is anticipated that the project would host approximately 40-50 visitors per day in the non-peak season (October to May) and a maximum of 80 visitors per day in the peak summer season. It is also anticipated that there would be overlap between the visitors for the zipline and the ropes course. The zipline tour would last approximately 90 minutes and the ropes course would last about 60 minutes. All zipline and ropes course participants will be required to make an advance reservation for facility use. It is anticipated that after completing the zipline or ropes course tours, some participants may wish to "crossover" from the zipline or ropes course and use the other facility if space is available. With the anticipated rates of facility crossover, it is estimated that approximately 90 percent of zipline tours would be arranged by appointment and 70 percent of the ropes course visitors would have reservations. The zipline would have a maximum attendance of 20 visitors per tour and the ropes course could accommodate 20 people at a time. While no food preparation is proposed on-site, bottled water and pre-packaged food (i.e., energy bars, etc.) would be available for purchase at the orientation center.

An objective of the Project is to connect young people and their families to the outdoors. It is also an objective of the Project to cooperate with local youth organizations by periodically offering no- and low-cost use of the zipline and ropes course facilities. Attendance at the project site by members of youth organizations would occur during non-peak operating times, such as weekdays and/or during non-summer months, and would be consistent with the Project's maximum daily attendance limit of 80 persons per day.

**Employees.** The zipline and rope course operation would employ a total of 7 to 10 people with a maximum of 5 employees on site at any given time.

**Zipline.** The zip line course would consist of 20 poles. Eighteen of the zipline poles would be located on the High Lonesome Ranch (APNs 137-270-031 and 137-280-017), and the remaining two (2) poles would be located on the Sierra Grande Ranch property (APN 137-270-033). Each pole would be approximately 20 feet in height and 12 -18 inches in diameter. The poles are 30 feet in length, with approximately 10 feet buried, leaving 20 feet of pole height exposed. Visitors to the zipline course would be shuttled to the first zip line (zipline 0) by shuttle van via an existing 16-foot wide paved private driveway. The drop off point for the zipline 0 provides sufficient area for emergency vehicle turn around and would be utilized by emergency vehicles, if necessary.

The road to the first zipline is the only portion of the project that would require the use of a vehicle, driven by the zipline operator. From the second to the fifth zipline, visitors would walk via existing all-weather surface trails with a width of 12 feet to 16 feet. The termination point of the fifth zipline would be a short walk from the orientation center.

Zipline 0 is an orientation zip line and is a shorter zip line (421 ft in length) than the other proposed ziplines, would be the first zipline visitors would ride, and would be used to acquaint visitors with the feeling of being on a zipline. Visitors would be harnessed and receive explicit instruction about safe zipline behavior. The next zipline (zipline 1) would be located within walking distance of zipline 0.

All ziplines would be dual ziplines so that 2 people can zip at the same time. Each of the ziplines will have a platform for take-off and landing. The zipline platforms would be either 5 feet by 5 feet or 10 feet by 15 feet and would be made of wood. Each zipline pole would require a wood platform at grade level to allow users to access the zipline as well as minimize soil movement. Grading associated with installation of the zipline platforms would occur by hand.

The development footprint associated with the zipline course is approximately 847 sq. ft. (14 sq. ft. of pole area and 833.3 sq. ft. of zipline guide wires).

**Ropes Course.** The ropes course would be located a short distance from the orientation center on the Sierra Grande Ranch (APN 137-270-033) and accessed via an existing paved driveway. The area designated for the ropes course would be approximately 2,000' long by 50-200' wide. The ropes course would include a high and low element with a maximum of three levels utilizing approximately 50 poles. The poles would be 60 feet high, with approximately 10' buried, leaving 50' height exposed. The high elements would be constructed either in trees or utilize utility-type poles. The elements range in height from 12' off the ground to approximately 42' off the ground. The ropes course would be designed and constructed through the crowns of mature oaks. The ropes course would consist of a high and low element. Participants in the ropes course canopy tour would be harnessed with a belay at all times and guides would be present in both the low and higher elements to ensure complete safety and appropriate navigation of the course itself. Any poles installed within the ropes course would be independent of trees and used for attaching cables, platforms, ladders and other ropes course equipment. Platforms and cables would be attached to trees without invasive hardware in order to preserve the health and structure of trees. The preliminary tree protection measures contained in the Arborist Oak Tree Assessment (December 2013) would be adhered to. While at the project site site, zipline and ropes course participants may observe the ropes course by hiking around the perimeter of the course, primarily along its north side along an existing roadway.

**Interpretive Materials.** To facilitate and enhance educational opportunities, the Project would provide interpretive signs that would include features such as information boards, photographs and pictures, maps or plans, display cases and models, slides, sound or multimedia devices. All interpretative materials would be located in and around the orientation center building and the ropes course area.

**Lighting.** There will be no additional lighting for either the zipline or the ropes course. There is one outdoor light on the warehouse which would remain.

**Grading.** Construction of the proposed zipline and ropes course would require less than one cubic yard of grading. The proposed driveway flare along Highway 246 would require minimal ground disturbance and would result in the installation of approximately 1,000 square feet of asphalt paving. Construction of the driveway taper would require the removal of one 26-inch diameter oak tree and construction activities within the dripline of another 26-inch diameter oak tree.

**Services.** Water service would be provided by an existing water well. Wastewater disposal would use a proposed new septic system that would replace an existing system. No

additional utilities besides what already exist on the project site would be needed for the proposed project. Trash and recycling receptacles would be placed alongside the proposed orientation center and in the parking lot. Restroom facilities would be located within the proposed orientation center.

THIS CONDITIONAL USE PERMIT IS NOT VALID UNTIL A ZONING CLEARANCE PERMIT FOR THE DEVELOPMENT AND/OR USE HAS BEEN OBTAINED. FAILURE TO OBTAIN SAID ZONING CLEARANCE PERMIT SHALL RENDER THIS CONDITIONAL USE PERMIT NULL AND VOID.

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

## II. MITIGATION MEASURES FROM MITIGATED NEGATIVE DECLARATION 15NGD-00000-0002

3. **Bio-01: Oak Tree Protection:** In order to protect existing native oak trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a Tree Protection and Replacement Plan. No ground disturbance including grading for buildings, access ways, easements, subsurface grading, sewage disposal, and well placement shall occur within 6 feet outside the dripline of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:
  - a. An exhibit showing the location, diameter and dripline of all native oak trees located within 25 feet of grading and/or construction activities.
  - b. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching, or construction activities would encroach within the dripline of any native or specimen tree. All encroachment is subject to review and approval by P&D.
  - c. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.
  - d. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
  - e. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
  - f. Any encroachment within the dripline of native trees shall adhere to the following standards:

- i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
  - ii. Any trenching required within the dripline of a protected tree shall be done by hand.
  - iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
- g. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- h. No permanent irrigation shall occur within the dripline of any native or oak tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
- i. Only trees designated for removal on the approved tree protection plan shall be removed.
- j. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 (coast live oak) or 15:1 (valley oak) basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- k. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 (coast live oak) or 15:1 (valley oak) ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

**PLAN REQUIREMENTS:** The Owner/Applicant shall: (1) Submit the TPP to P&D for review and approval; (2) Include all applicable components in the Tree Replacement; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING:** The Owner/Applicant shall comply with this measure prior to land use clearance. Plan components shall be included on all plans prior to the issuance of grading permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of building permits and pre-construction meeting.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or if damage, or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

4. **Special Condition: Pre-Construction Surveys for Nesting Birds.** If construction occurs during the bird breeding and nesting season (February 1 to August 15), the

applicant shall hire a County-approved biologist to conduct a pre-project survey of all habitat areas within 100 feet of construction areas, including roadways.

**PLAN REQUIREMENT AND TIMING:** This survey shall be undertaken 10 days prior to construction of future residences, to determine whether raptors or other special status species are nesting on site. A brief letter shall be prepared by the biologist and reviewed and approved by P&D before project activities are initiated. If raptors or other special status species are found to be nesting, applicant shall avoid work in the area by providing a buffer of a distance specified by the County-approved biologist from active nests until birds have fledged-as determined by the qualified biologist.

**MONITORING:** P&D shall be given the name and contact information for the qualified biologist prior to initiation of the survey. Biologist shall contact P&D at the conclusion of the field survey to inform P&D in writing of the results of the surveys. If no sensitive species are found, P&D will allow grading activities to commence. All required mitigation shall be implemented prior to the start of proposed grading activities. Grading Inspectors shall inspect as needed.

5. **Special Bio 5 Protection of migratory bird nesting.** In order to minimize migratory bird nesting disruptions (including but not limited to: 1) elimination of and/or reduction in the quality or quantity bird nesting areas; and 2) abandonment or interruption of nesting by migratory birds as a result of the project), the Owners/Applicants shall conduct non-emergency maintenance activities involving roads/trails, cables and poles to the period between August and February. **PLAN REQUIREMENTS AND TIMING:** The above measure shall be noted on all grading and construction plans measure prior to issuance of a Zoning Clearance.

**MONITORING:** P&D shall conduct periodic site inspections to ensure compliance.

6. **Special Condition: Adherence to Recommendations in the Oak Tree Assessment.** The project owner/applicant shall adhere to all of the recommendations listed in the Oak Tree Assessment prepared by Bill Spiewak dated December 13, 2013.

**PLAN REQUIREMENTS:** The Oak Tree Assessment recommendations shall be noted on all grading and construction plans. The applicant shall submit to P&D on an annual basis an Oak Tree Assessment Compliance Report prepared by a certified arborist. The purpose of the Compliance Report is to monitor the Project's compliance with the tree protection and maintenance recommendations included in the Oak Tree Assessment. The Compliance Report shall provide a description of the tree protection measures and recommendations that were implemented during the past year; specific tree protection and maintenance items to be completed in the upcoming year; and an evaluation of the Project's compliance with recommendations included in the December 13, 2013 Oak Tree Assessment under the following report headings:

- Construction & Attaching Minimally Invasive Structures
- Protection the Soil & Roots
- Tree Pruning
- Ongoing Maintenance
- Long Term Preservation
- Other Tree Management Issues
- Crown Cleaning
- Crown Thinning
- Root Crown Excavation and Fill Soil
- Cabling
- Preliminary Tree Protection Measures

**TIMING:** The Owner/Applicant shall comply with the requirement to provide the Oak Tree Assessment recommendations on grading and construction plans prior to issuance of a Zoning Clearance. The Oak Tree Assessment Compliance Report shall be submitted to P&D Permit Compliance within 45 days of the end of every calendar year.

7. **Special Condition: Preconstruction Surveys for Silvery legless lizards.** Prior to the start of any grading or construction activities, the areas that would be affected shall be marked in the field and surveyed by a qualified biologist for the presence of silvery legless lizard. If detected, carefully move the legless lizard to similar habitat at least 300 feet from any proposed construction area, including vehicle access routes and parking areas. The legless lizard should be placed near the base of a large shrub.
- PLAN REQUIREMENT AND TIMING:** The survey shall be performed no more than two weeks before conducting any project-related ground disturbing activity. A report describing the survey results shall be submitted to Planning & Development prior to the start of grading activities. Specified areas shall be marked in the field and surveyed by a qualified biologist for the presence of silvery legless lizards. If silvery legless lizards are found, they shall be relocated to similar undisturbed habitat to the west.
- MONITORING:** P&D shall be given the name and contact information for the qualified biologist prior to initiation of the survey. Biologist shall contact P&D at the conclusion of the field survey to inform P&D in writing of the results of the surveys. If no sensitive species are found, P&D will allow grading activities to commence. All required mitigation shall be implemented prior to the start of proposed grading activities. Grading Inspectors shall inspect as needed.
8. **Special Condition: Erosion and Sediment Control.** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **PLAN REQUIREMENTS:** This requirement shall be noted on all grading and building plans. **TIMING:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.
- MONITORING:** P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.
9. **Special Condition – Annual Reporting Required:** The project owner/applicant/operator shall ensure project operations comply with the maximum daily visitor attendance limit specified by Condition of Approval No. 1, which indicates that the maximum daily visitor attendance will be 80 persons per day. Actual daily visitor attendance information shall be recorded and provided to P&D on a quarterly basis for two years and annually thereafter.
- PLAN REQUIREMENTS AND TIMING:** Daily visitor attendance shall be reported for the calendar year (January 1 – December 31). The required quarterly and annual reports shall be submitted to P&D Permit Compliance within 45 days of the end of each reporting period.
- MONITORING:** P&D Permit Compliance shall review quarterly and annual reports to determine if the maximum daily attendance limit was exceeded during the previous period year.

### III. PROJECT SPECIFIC CONDITIONS



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

#### IV. COUNTY RULES AND REGULATIONS

11. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
12. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
13. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
14. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with County LUDC.
15. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within the 18 months following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.82.060 of the County Land Use and Development Code and an application for an extension has not been submitted to the Planning and Development Department, the Conditional Use Permit shall be considered void and of no further effect.
16. **Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.82.060 of the Santa Barbara County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.

17. **Rules-18 CUP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.
18. **Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved building or landscape plans. Substantial conformity shall be determined by the Director of P&D.
19. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
20. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
21. **DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law.

The total DIMF amount for Transportation is assessed at \$12,033. This is based on a project type of non-retail commercial project type (recreation) and traffic generation of 21 peak hour trips in the afternoon peak hour.

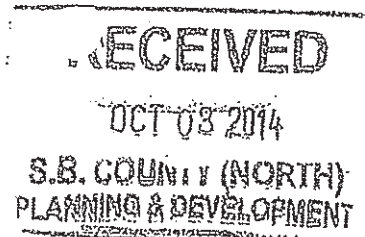
**TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Zoning Clearance. And shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1<sup>st</sup>).

22. **Rules-25 Signed Agreement to Comply.** Prior to approval of Land Use, Grading, or Zoning Clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.
23. **Rules-28 NTPO Condition.** A recorded Notice to Property Owner document is necessary to ensure that the proposed farm employee dwelling shall be used only for its permitted uses. The property owner shall sign and record the document prior to approval of Zoning Clearance Permits. The Notice shall specify that in the event that the property is sold, the new owner shall ensure that the dwelling be occupied by full-time farm employees who reside on the property or the use of the dwelling shall be discontinued and said dwelling unit shall be removed or converted to a legal use.
24. **Rules-29 Other Dept. Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Environmental Health Services Division dated October 1, 2014
  - b. Fire Department dated June 18, 2015
  - c. Air Pollution Control District dated June 3, 2015

- d. Transportation Division dated June 11, 2015
25. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
26. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
  - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
  - b. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
  - c. Note the following on each page of grading and building plans “This project is subject to Mitigation and Conditions Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, 15NGD-00000-0002.
  - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
27. **Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
28. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
29. **Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The

review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

Santa Barbara County  
**PUBLIC Health**  
DEPARTMENT



Environmental Health Services

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

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

FROM: Paul E. Jenzen  
Environmental Health Services

DATE: October 1, 2014

SUBJECT: Case No. 13CUP-00000-00012 Buellton Area

Applicant: Stuart Gildred  
P.O. Box 577  
Buellton, CA. 93427

Assessor's Parcel No. 137-270-033,031; 137-280-017, zoned AG-II-100, located at 484 Highway 101..

13CUP-00000-00012 represents a request to construct a Zip Line Tour and Ropes Course. An existing warehouse will be converted to an office and orientation center. Additionally there will be a restroom for clients use. It is anticipated that there will be up to 80 visitors per day during peak usage with 40-50 visitors during off peak times.

Prepackaged food will be available for purchase at the orientation center.

Domestic water supply is proposed to be provided by a private water system. There is a water system serving the existing development but since the public will be utilizing the site in number greater than the state minimum for a public water system, a Domestic Water Supply Permit shall be reviewed and approved by Environmental Health Services prior to issuance of zoning clearance.

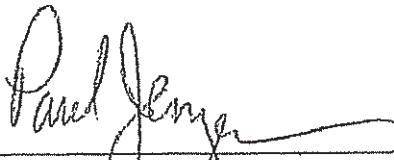
Sewage disposal is proposed to be provided by an existing onsite wastewater treatment system. The existing onsite wastewater treatment system will need to be modified to meet the requirements of the new use. A modification permit shall be reviewed and approved by Environmental Health Services prior to Zoning clearance.

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

1. Prior to Issuance of Zoning Clearance, a completed application for a Domestic Water Supply Permit shall be reviewed and approved by Environmental Health Services. The application shall include final

detailed engineering plans and specifications for the proposed water supply system to serve the project.

2. Prior to Issuance of Zoning Clearance, the applicant shall complete a modification of the existing septic system which includes all of the following:
  - a. Estimated sewage flow calculations for the existing and proposed uses, based upon the California Plumbing Code.
  - b. Adequacy of the septic system the projected sewage loading,
  - c. Recommended modifications to the existing septic system and how they will be accomplished,
  - d. A septic tank pumper's report, completed within the last two years, which verifies the capacity of the septic tank and includes a statement regarding the current physical operating condition of the septic system,
  - e. A detailed plot plan which includes the location and size of all septic system components, including the existing disposal area and the 100% expansion area,
  - f. Floor plans of all structure to be served by the system,
3. Prior to Issuance of Zoning Clearance, any modifications recommended by a registered civil or licensed soils engineer shall be installed under permit by Environmental Health Services.
4. Prior to Issuance of a Building Permit, the applicant will need to consult with Environmental Health Services regarding the need for a health permit for food sales.



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Paul E. Jenzen, REHS  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Jane Gray, DUDEK, 621 Chapala Street, Santa Barbara, CA. 93101  
Mark Matson, Planning & Development Building Division, Santa Maria  
Norman Fujimoto, Environmental Health Services

# Memorandum



DATE: June 18, 2015

TO: John Zorovich  
Planning and Development  
Santa Barbara

FROM: Fred Tan, Captain  
Fire Department



SUBJECT: APN: 137-270-033/-031; 137-280-017; Permit: 13CUP-00012  
Site: Santa Rosa Road, Buellton  
Project: Conditional Use Permit

*This Condition Memorandum Supersedes the Previous Condition Memorandum  
Dated October 6, 2014*

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

## PRIOR TO CONDITIONAL USE PERMIT ISSUANCE

1. Emergency Response Plan shall be approved by the fire department.
  - Emergency vehicle access to the zip line course and facilities shall be approved by the fire department.
  - Access and extrication of persons servicing or using the zip-line course shall be approved by the fire department.

## ADVISORY

Any change of use of existing buildings shall meet Santa Barbara County Fire Department Development Standards.

2. Fire Protection Certificate(s) will be required.
3. Driveway plans shall be approved by the fire department prior to any work being undertaken.
  - All access ways shall be installed, made serviceable and maintained for the life of the project.
  - Driveway shall have a minimum width of 20 feet.

- Surface shall be all-weather or paved.
  - All portions of the access exceeding 10 percent in slope shall be paved.
  - All portions of the access exceeding 15 percent in slope shall be engineered concrete.
  - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
  - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
4. Recorded addressing is required by the fire department.\*
  5. Proper directional signage shall be approved and installed as required by fire department.
  6. All new development shall meet Santa Barbara County Fire Department requirements.

As always, if you have any questions or require further information, please telephone 805-681-5528 or 805-681-5523.

FT:mkb



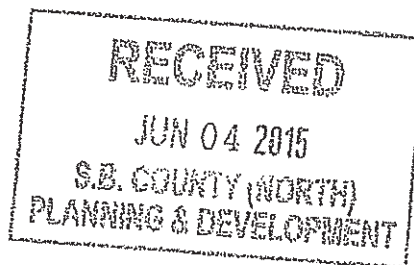


Santa Barbara County  
Air Pollution Control District

Our Vision  Clean Air

June 3, 2015

John Zorovich  
Santa Barbara County  
Planning and Development  
624 W. Foster Road  
Santa Maria, CA 93455



Re: APCD Comments on Sierra Grande Rural Recreation, 13CUP-00000-00012

Dear Mr. Zorovich:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of a Major Conditional Use Permit to allow for a Zip Line Tour and Ropes Course. The project also includes a request to change the use of an existing 4,477 sq. ft. warehouse (including 395 sq. ft. of restroom facilities) to be used as the orientation center for the operations of the proposed ropes course and zip line. The existing restroom located inside the warehouse would be renovated and two new restroom facilities will be created within the existing restroom area. The overall footprint for the orientation center would not change. In addition, the project includes removing an existing, permitted mobile home used as an employee dwelling from the project site and converting an existing storage building (that was previously used as agricultural employee dwelling) back to an agricultural employee dwelling. The project also proposes to construct a 150-foot long paved roadway segment that would connect the highway access road to a paved road that extends eastward approximately 0.75 of a mile to the project site. The subject property, a 1,189-acre parcel zoned AG-II-100 and identified in the Assessor Parcel Map Book as APN 137-270-033, 137-270-031, and 137-280-017, is located at 484 Highway 101 in the unincorporated Buellton area.

Air Pollution Control District staff offers the following suggested conditions:

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

operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

5. The applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at [www.ourair.org/compliance-forms/](http://www.ourair.org/compliance-forms/) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at [www.ourair.org/asbestos/](http://www.ourair.org/asbestos/) or contact APCD's Compliance Division at (805) 961-8800.
6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.
7. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at [cvw@sbcapcd.org](mailto:cvw@sbcapcd.org).

Sincerely,



Carly Wilburton,  
Air Quality Specialist  
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: Jane Gray  
TEA Chron File



ATTACHMENT B  
DIESEL PARTICULATE AND NO<sub>x</sub> EMISSION MEASURES

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

The following measures are required by state law:

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

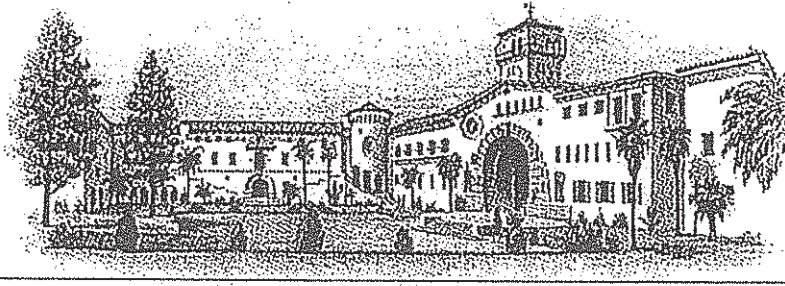
The following measures are recommended:

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

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

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

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



June 11, 2015

TO: John Zorovich, Planner  
Development Review

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

SUBJECT: Conditions of Approval (1 page)  
Sierra Grande Rural Recreation  
13CUP-00000-00012  
APN: 137-270-033/ Buellton

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is \$9,168 (16 new peak hour trips x \$573/peak hour trip). The Transportation Impact Mitigation Fee Program is designed to collect fees from any project that generates more than one additional peak hour trip. Fees are due prior to LUP occupancy clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

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

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

Sincerely,

 11/09/2015

William T. Robertson

Date

cc: 13TPM-00000-00012

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