

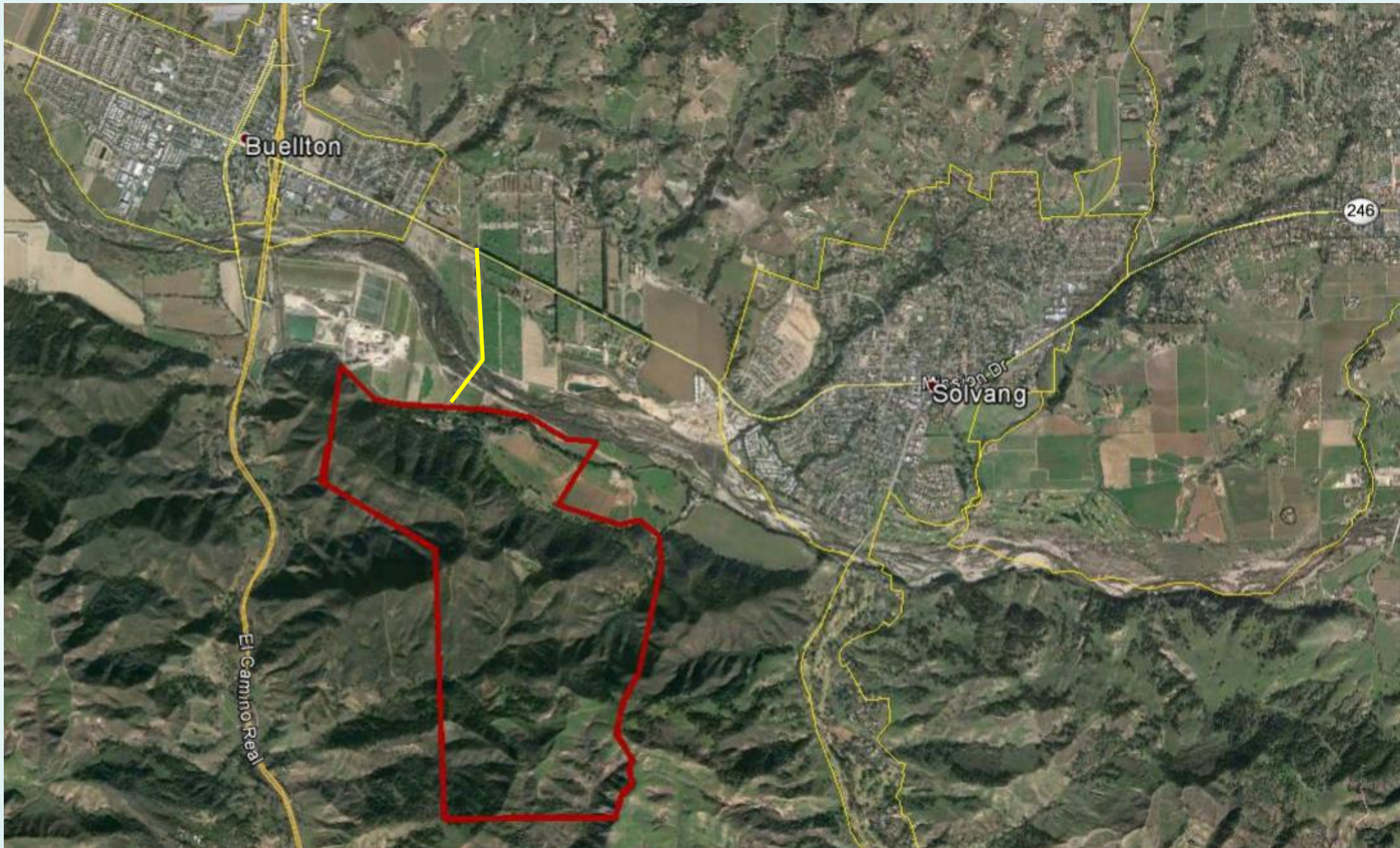
County of Santa Barbara Board of Supervisors



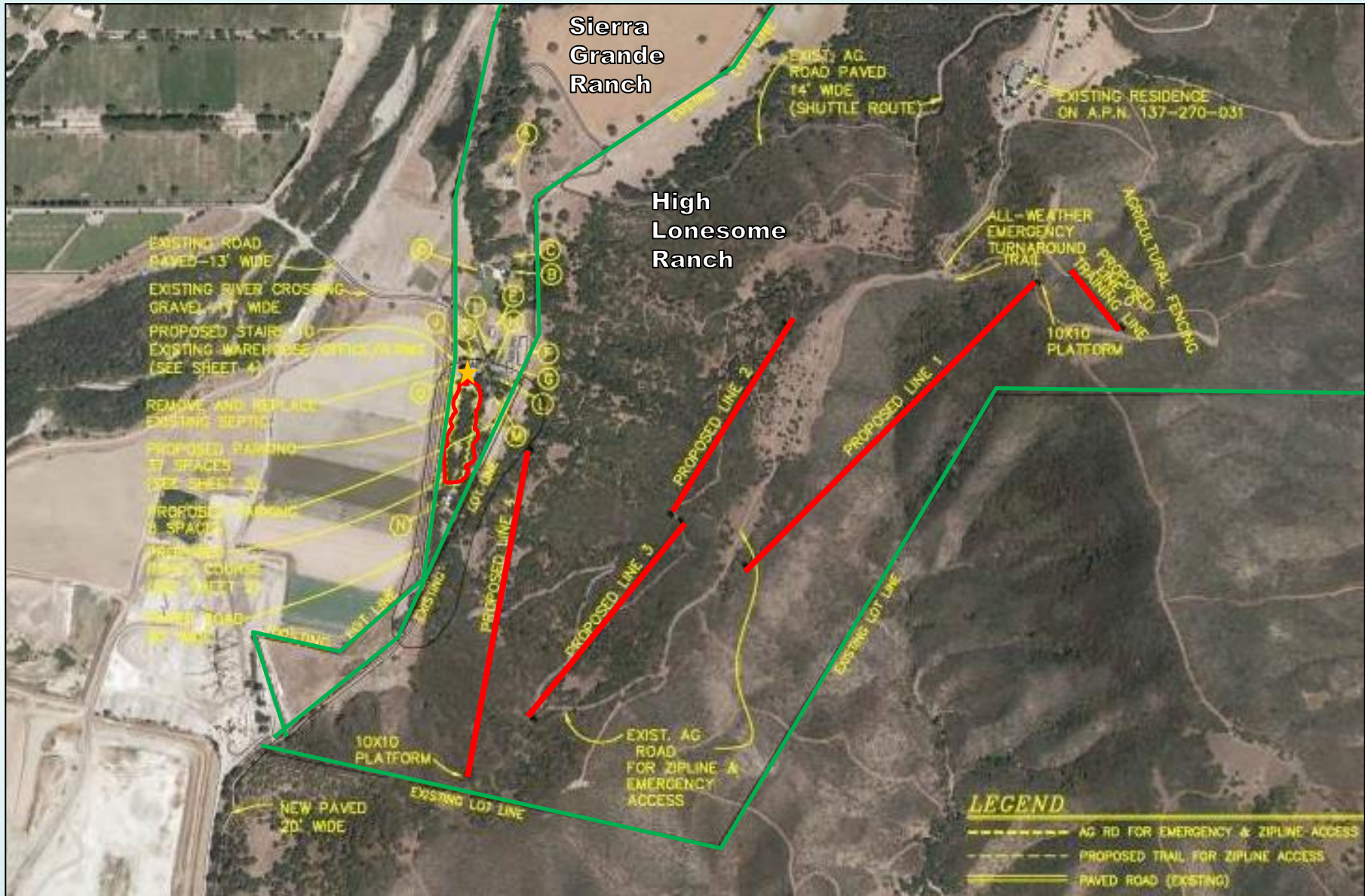
Pollyrich Farms Appeal
County Planning Commission Approval
Sierra Grande Rural Recreation Project

June 21, 2016

Project Area



Proposed Site Plan



★ Visitor Center

 Ropes Course

 Property Line

Proposed Project

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

Appeal Issues

No. 1. Access to the Project Site

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

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

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

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

Appeal Issues

Access to the Project Site (con't.)

- Project-generated traffic was not estimated appropriately.

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

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

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

Appeal Issues

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

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

No. 4. Final MND Noise Impact Analysis.

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

Appeal Issues

No. 5. Access driveway-related issues.

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

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

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

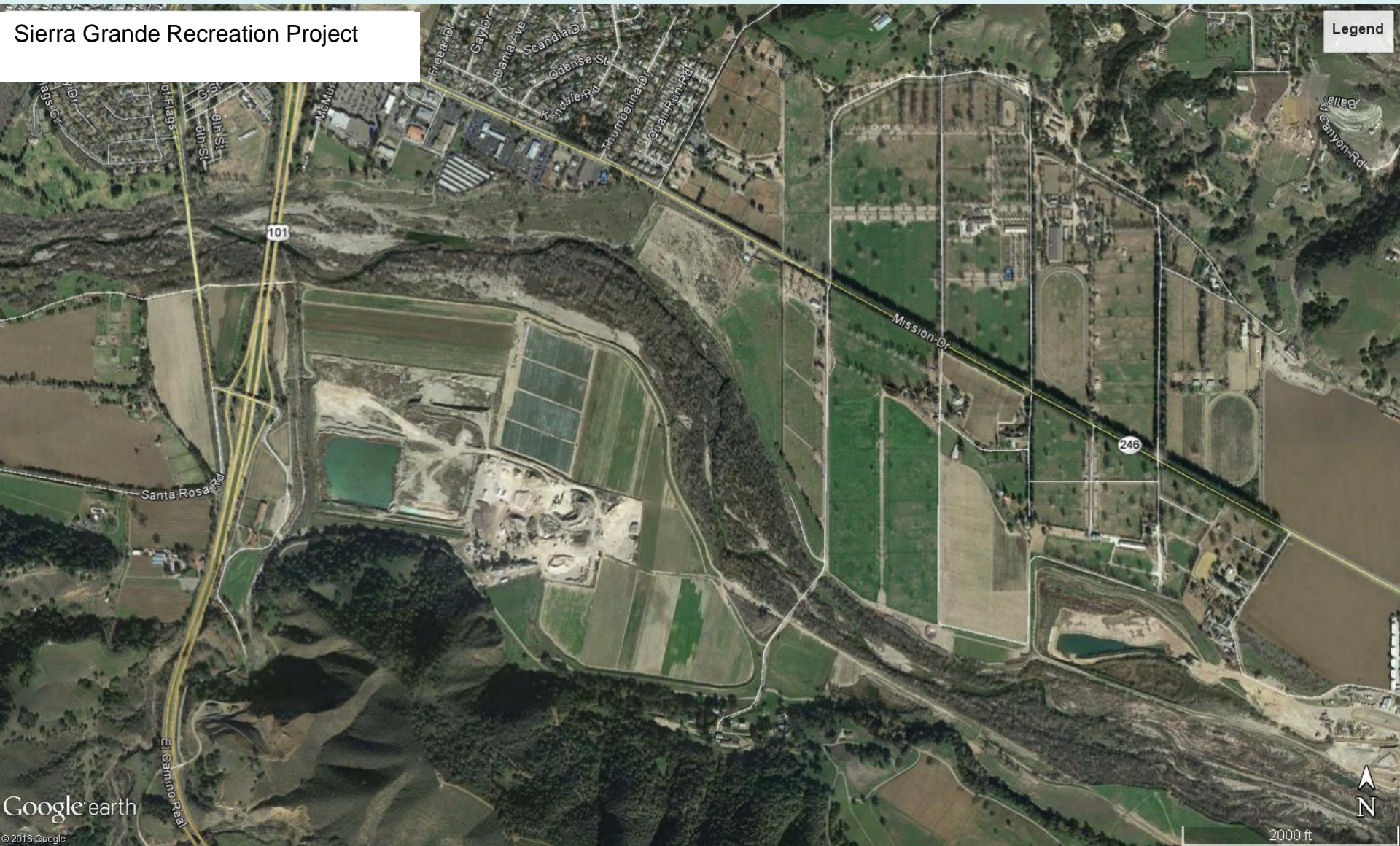
CDFW CORRESPONDENCE

- Project use of the existing Santa Ynez River crossing.
- Zipline construction and use impacts to ephemeral streams.

Staff Recommendation

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

Sierra Grande Recreation Project

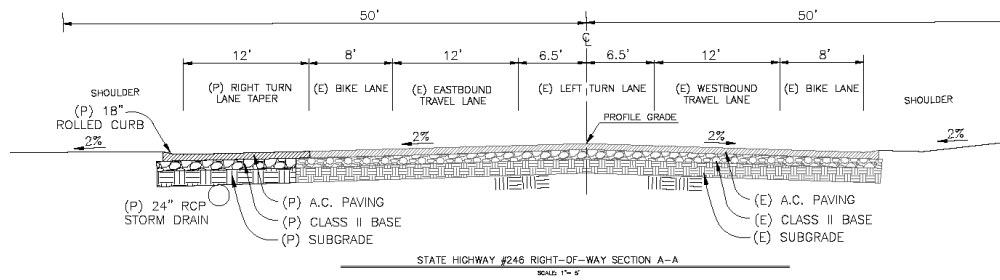
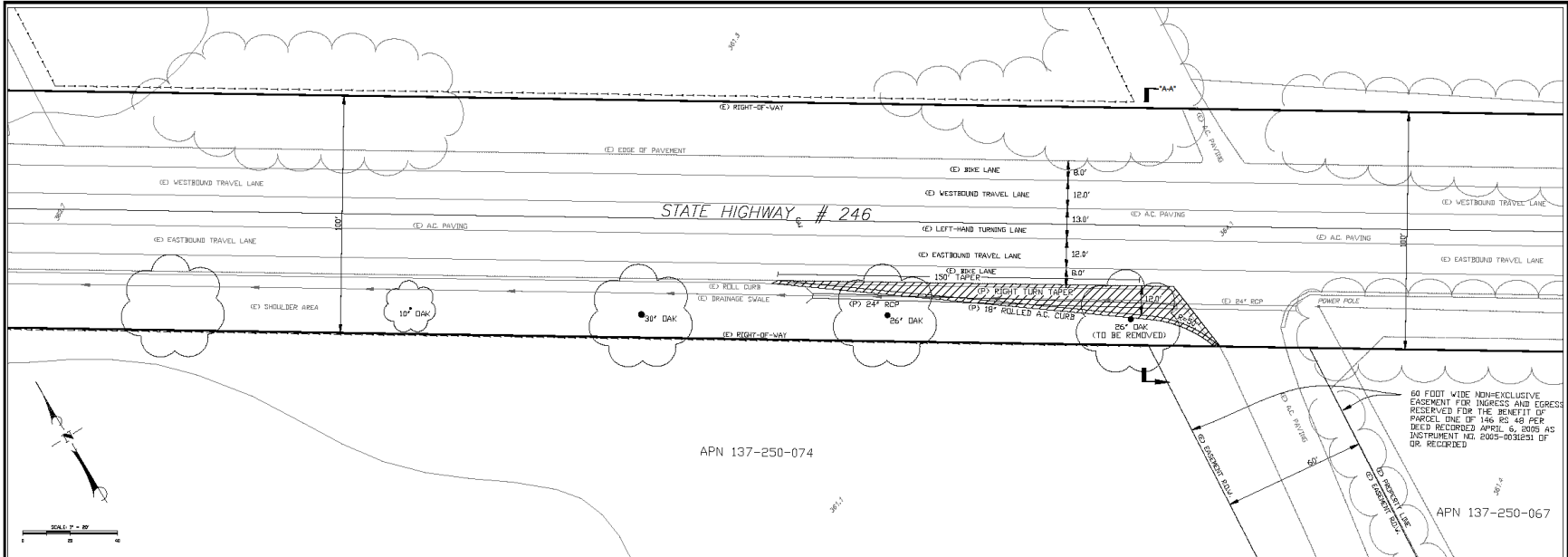


Legend


Google earth

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2000 ft



60 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED FOR THE BENEFIT OF PARCEL ONE OF 146 AC PER DEED RECORDED APRIL 6, 2005 AS INSTRUMENT NO. 2005-0031251 OF DE. RECORDED.

PROJECT NO. 14-00-01	DRAWING NO. RIGHT TURN PLAN	DATE MARCH 2015
RIGHT TURN & DECELERATION LANE PLAN STATE HIGHWAY # 246, POSTMILE 27.0 COUNTY OF SANTA BARBARA, CALIFORNIA		
CLIENT: 3 WEST CARREILLO STREET, SUITE 200 SANTA BARBARA, CA 93101 (805) 962-4611 (PHONE) (805) 962-4161 (FAX)		
		

Typical Zip Line



Typical Ropes Course

