

*Santa Barbara County Planning and Development Department*

***Proposed Final Draft Negative Declaration,  
05NGD-00000-00008  
Addamo Winery, Diamante Estates Tract Map,  
General Plan Amendment & Rezone***

***02GPA-00000-00012, 02RZN-00000-00007, 02TRM-00000-00010, 02DVP-00000-00019, & 02CUP-00000-00083***

***April 1, 2005***

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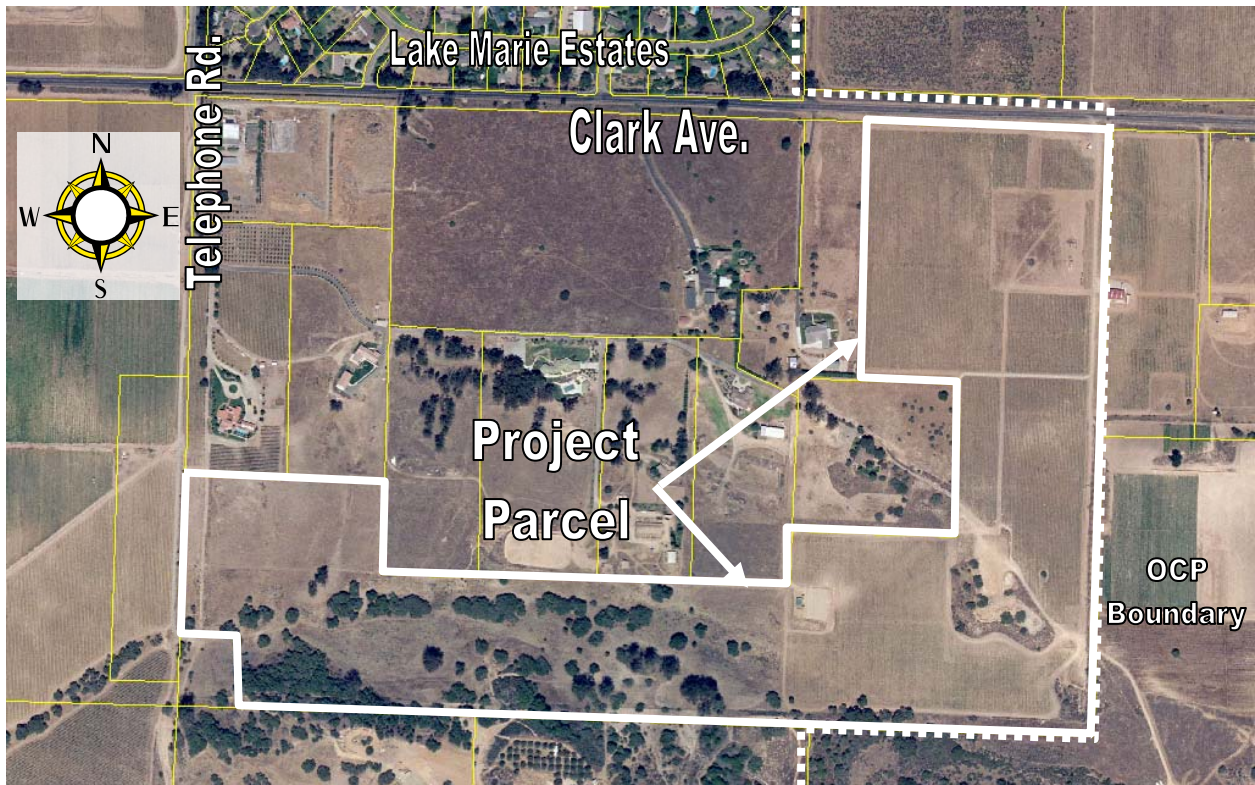
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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
STAFF INITIAL STUDY CHECKLIST & REPORT FOR  
Addamo Winery, Diamante Estates Tract Map,  
General Plan Amendment, & Rezone  
02GPA-00000-00012, 02RZN-00000-00007, 02TRM-00000-00010,  
02DVP-00000-00019, 02CUP-00000-00083**

**NOTE: Changes to this document have been made since its original public circulation in March of 2005. Additions are indicated by an underline and deletions are indicated by a strikethrough. The changes to this document reflect the changes to the project description and do not change the conclusions of the environmental document. Therefore, a public recirculation of the document is not required.**

## **1.0 REQUEST/PROJECT DESCRIPTION**

**Request of the agent/architect, Tim Woodle, for the applicants/owners, David Addamo and Elizabeth Campisi, for approval of a General Plan Amendment (02GPA-00000-00012), a Rezone (02RZN-00000-00007), a Tract Map (02TRM-00000-00010), a Development Plan (02DVP-00000-00019), and a Conditional Use Permit (02CUP-00000-00083), under the provisions of Article III and Chapter 21. Approval of the entire project would result in: 1) seven parcels, five with the current RR-10 Residential Ranchette zoning and land use designation, and two with a proposed AG-I-20 zoning and A-I-20 land use designation, 2) a full-service winery, and 3) up to 16 events pursuant to Section 35-292j.3.3 of Article III. The application involves the 106.48 acre legal parcel known by Assessor's Parcel Number 129-151-042 located east of Hwy 101, south of Clark Avenue on the southeastern edge of the township of Orcutt, Fourth Supervisorial District.**

**The project would split the parent parcel (currently all zoned RR-10) into seven parcels with Lots 1-5 (10.01 ac., 10.79 ac., 11.51 ac., 10.28 ac., and 10.18 ac. gross respectively) zoned RR-10 Residential Ranchette, and Lots 6 and 7 (24.83 ac. and 28.89 ac. gross respectively) rezoned to AG-I-20 Agriculture. A single family dwelling currently exists on Lot 6. The proposed winery would ultimately produce 21,000 cases of wine per year from approximately 45 acres of vineyards located on proposed Lots 5-7. Between 193 and 288 tons of grapes are expected to be produced yearly from the onsite vineyards and between 97 to 115 tons of grapes would be imported from Santa Barbara and San Luis Obispo Counties. The entire proposed development would result in the removal of approximately one acre of vineyard for the construction of the northern onsite detention basin located along Clark Avenue. Additionally, one 10-inch, non-native tree would need to be removed to construct the western onsite detention basin.**

**The project would result in the development of an approximately 33,210 s.f. winery facility. This would include a 8,775 s.f. winery, 9,800 s.f. wine caves (storage for approximately 1,600 wine barrels), a 4,900 s.f. banquet building (including a VIP tasting room and a commercial kitchen), a 3,000 s.f. Administration building, a 1,870 s.f. Tasting Room, a 1,665 s.f. barrel**

room (storage for 240 barrels), a 1,600 s.f. Events Room, a 1,600 s.f. Winemaker’s Complex, and a 200 s.f. observation tower. The project also includes 2,700 s.f. of courtyards and terraces, and a 1,600 s.f. dining terrace. In addition to this would be a landscaped area of 114,100 s.f. and a water feature (pond) of approximately 7,500 s.f. The maximum height of the buildings would be 34-ft and the tower would be 50-ft tall.

The architectural vernacular is Tuscan. The roof slopes and forms, placement of structures in a somewhat random plan organization, wall fenestration and detailing are all intended to result in the feel of a very small village, similar to those in the Chianti region of Tuscany. Materials utilized would be consistent with those from the region to reinforce the architectural character. Walls would be rubble stone, or hand troweled plaster, not contemporary stucco. Roof tile would be "old world" clay tile, applied with mortar, boost and stagger, again in an effort to achieve a very authentic feel of simple old structures from the Italian Countryside. Wood and iron accents would be distressed and rusticated to compliment the architectural style. Doors and windows would have similar treatments.

Wine production hours would typically be Monday through Friday, 7 AM to 6 PM, except during harvest season (September –November) when operational hours are extended through the evenings and weekends. Ten full-time employees would be needed to operate the facility.

Wine tasting would be open to the general public daily between 10 AM and 6 PM. Private tastings and VIP tours would be offered intermittently by appointment only within this same time period. The potential special activities matrix is listed below:

Event/ Activity	Day of Week	Time of Day	No. of Attendees	Freq. per yr.	Location
Winemaker’s Dinner	W/Th/F/Sat	Evenings 6:30-10:30 pm	Up to 70	12	Banquet Room
Educational Food & Wine Seminar	M/T/W/Th/F/Sat	Noon to 9pm	Up to 100	6	Banquet Room
Cooking Class	M/T/W/Th/F/Sat	Noon to 9pm	Up to 50	6	Banquet Room
Weddings	F/Sat./Sun	Noon to 9pm	Up to 200	10	Banquet Room, Courtyard

The applicant requests approval of a Major Conditional Use Permit (CUP) pursuant to Section 35-292j.3.3.d of Article III to allow for winery special events in excess of the 12 per year allowed by ordinance. The applicant is requesting up to 16 events special events per year. (Note: pursuant to Section 35-209, a “Winery Special Event” is an event lasting less than one day with an attendance of 80 people or more. Therefore, not all the events listed above are considered to be winery special events pursuant to the ordinance.)

The main access to the winery portion of the site would be via paved improvement of an existing 20-ft dirt road from Clark Avenue. This entry would provide access to both the

winery and the existing residence on proposed Lot 6. A service entrance access point would be located along the eastern property line of proposed Lot #7. Access to the five proposed residential lots (Lots 1-5) would be via an extension of Telephone Road into a 20-ft road serving all proposed residential lots, terminating in a cul-de-sac. The proposed winery would have a total of 53 designated parking spaces (and three handicapped spaces) distributed throughout the site with two oversized spaces to accommodate tour busses. Additionally, there would be space onsite to provide overflow parking during special events. This overflow parking area would be permanently maintained and covered in chip seal, crushed rock, or other permeable material.

Approximately 4,300 s.f. would be asphalt or concrete paved in the form of paths and flatwork and 96,400 s.f. of paving would be devoted to parking and roadways. Lighting for the facility would be a combination of pole, wall, and soffit mounted lighting as well as path lighting. All lighting would consist of low-intensity, hooded fixtures consistent with the rural area. General wall-pack lighting would be used in the crush pad area as needed. Accent lighting would be utilized for the front round-about and the tower element. The site would be surrounded by existing vineyards on all sides.

Domestic water for proposed Lots #1-4 would be provided by one well and the use of storage tanks and booster pumps as a Multiple-Parcel Water System, all to be located within the proposed Development Envelopes or utility easements for each lot. Domestic water for Lots #5, 6 and 7 would be by means of an existing Cal Cities water meter along Clark Avenue. Water would be directed to two existing 30,000 gallon cisterns located on Lot #6 and then delivered to booster stations for - Lots #5, 6 and 7. An existing agricultural water well would continue to be utilized for irrigation of the existing vineyards.

Process wastewater from the production of wine would be treated by a proposed Advanced Integrated Pond System (AIPS). This AIPS consists of a subsurface constructed wetland that would provide reliable treatment for winery wastewater. Domestic wastewater service for the winery facility and proposed residential lots would be via private septic systems.

Grading activities required for the proposed project are approximated as follows:

Area	Cut (c.y.)	Fill (c.y.)	Net (c.y.)
Western Basin and Access Road	6,634	8,085	1,451 Fill
Winery Site inc. Caves	17,110	14,023	3,087 Cut
Northern Basin/Winery Entrance	3,715	6,042	2,327 Fill
Fire Access Road	2,108	2,230	122 Fill
<b>Total</b>	<b>29,567</b>	<b>30,380</b>	<b>813 Fill</b>

The proposed wine caves would be created by a cut and cover technique, rather than digging directly into the hillside. The proposed Development Envelopes are designed to avoid potential impacts to the existing mature oak trees.

## 2.0 PROJECT LOCATION

The proposed project is located on a 106.48 acre parcel known as APN 129-151-042, just inside the Orcutt Community Plan Area on the east side of Orcutt and Hwy 101, south of Clark Avenue, Fourth Supervisorial district.

<b>2.1 Site Information</b>	
Comprehensive Plan Designation	RR-10 Residential Ranchette, 1 unit maximum per 10 acres Existing Developed Rural Neighborhood (EDRN)
Zoning District, Ordinance	RR-10 Residential Ranchette, Article III
Site Size	106.48 acres gross and net
Present Use & Development	Agriculture, approximately half planted in vineyards and the other half open space used for light grazing.
Surrounding Uses/Zoning	North: Residential, agriculture, and grazing / 1-E-1 & 10-AG South: Residential, agriculture, open space / RR-10 & 10-AG East: Agriculture, crops / 10-AG West: Residential, agriculture / RR-10 & AG-II-100
Access	Access via existing unpaved agricultural roads along south side of Clark Avenue (public).
Public Services	Water Supply: Existing onsite well (private) for ag. Proposed connection to Cal Cities public water Sewage: Proposed onsite septic system Fire: Santa Barbara County Station # 22 (Orcutt)

## 3.0 ENVIRONMENTAL SETTING

**Project Site and Surrounding Land Uses:** The proposed project site is located in the eastern portion of the community of Orcutt, within the Orcutt Community Plan area. The site is located east of U.S. Highway 101, south of Clark Avenue and the Lake Marie Estates community, and is bordered on the east and south by the Orcutt Community Plan Area boundary line. The northern and eastern parts of the site are planted in vineyards and the remainder is vacant used for cattle grazing.

The 106.48 acre, “L”-shaped project site is bordered on the west by parcels zoned RR-10 Residential Ranchette, which are developed with single-family residences, and AG-II-100, which are currently planted in vineyards. Property to the east is agricultural land (outside of the Orcutt Community Plan area) zoned 10-AG General Agriculture under Ordinance 661. A portion of the site is bordered on the north by Clark Avenue. Property across Clark Avenue is zoned 1-E-1 residential known as Lake Marie Estates and some property is zoned 10-AG General Agriculture and is planted in crops. To the south lies property zoned both RR-10 Residential Ranchette and 10-AG General Agriculture. Approximately ½ mile to the west is Highway 101. A small portion of the project site (a portion of proposed Lot #1) is visible from Highway 101.

**Slope/Topography:** The northern portion of the site (proposed Lot #7) near Clark Avenue in the proposed area of the winery has slopes of approximately 6.8%. The southern vineyard (proposed Lot #6) has slopes ranging between approximately 7% to as great as approximately 30%. The vineyard on proposed Lot #5 has slopes of approximately 11.5%. The proposed residential lots (Lots #1 through #4) have slopes ranging from approximately 10% to as great as 51% with most of

the proposed development areas ranging from 7.7% to 15%. Elevations across the parcel range from as low as 640 feet above sea level in the southwestern portion of the site (proposed Lot #1) to as high as 900 feet in the southeastern portion of the site (proposed Lot# 6). The topography is relatively flat or gradually sloping beyond the northern, western, and eastern edges of the project parcel and mainly hilly beyond the southern property lines.

**Flora:** The project site consists of approximately 45 acres of actively farmed vineyards (area of vines) on 63.9 acres of the 106.48 acre project parcel with no native vegetation other than some scattered oaks on a rise in the middle of the southern vineyard (proposed Lot #6). There are many mature coast live oaks on the western 42.59 acre “arm” of the largely “L” shaped project parcel, in the area the applicant proposes to retain as residential (RR-10 zoning). Native and non-native grasses cover these proposed western parcels.

**Fauna:** The project parcel lies within the range of the California tiger salamander (CTS), a federally listed endangered species. The applicant provided an Initial Field Assessment from Vince Semonsen dated December 11, 2001 which indicates that the project parcel is located just outside the 2 kilometers (1.2 miles) range from potential and known CTS breeding ponds. However, these ponds are located on the opposite (north) side of Clark Avenue. Additionally, there is approximately 0.5 miles of good CTS habitat between the property and these ponds and there is a lack of adequate burrow systems on the project property (due to vineyard development). The letter concludes that no additional biological investigations are warranted for this project concerning CTS.

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

**Soils:** Soils on the project site belong mostly to the Orcutt formation with “Dune Sand” deposits in the northern portion of the site adjacent to Clark Avenue. The Orcutt Frontal fault lies approximately 1,000 feet to the south of the southern property line according to the maps included in the Orcutt Community Plan.

#### **4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST**

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

Known Signif.: Known significant environmental impacts.

Unknown Poten. Signif.: Unknown potentially significant impacts which need further review to determine significance level.

Poten. Signif. and Mitig.: Potentially significant impacts which can be mitigated to less than significant levels.

Not Signif.: Impacts which are not considered significant.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case. Discussion should include reference to the previous documents, a citation of the page or pages where the information is found, and identification of mitigation measures incorporated from those previous documents. **NOTE:** Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

## 4.1 AESTHETICS/VISUAL RESOURCES

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> Change to the visual character of an area?			X		
<b>c.</b> Glare or night lighting which may affect adjoining areas?			X		
<b>d.</b> Visually incompatible structures?			X		

### Setting and Impact Discussion:

The proposed project would be located on a 106.48 acre parcel that is partially planted with vineyards. The remaining portion of the parcel is undeveloped with scattered coast live oaks and grassland and is used for light cattle grazing. The a portion of the parcel is adjacent to Clark Avenue and the winery portion of the proposed development would be highly visible from this public transportation corridor. The proposed residential lots would not be visible from Clark Avenue due to the existing topography. None of the proposed winery development would be visible from Highway 101, which lies approximately ½ mile to the west, also due to intervening topography. A small portion of the development area of proposed Lot #1 may be briefly visible from traffic along Highway 101, mainly traveling northbound, however the rest of the residential parcels and the proposed winery would not be visible. Additionally, the portion of Lot #1 that may be visible from Hwy 101 would only be visible for a few seconds when traveling at highway speeds. The parcel lies just inside the Orcutt Community Plan (OCP) area in an Existing Developed Rural Neighborhood (EDRN). Parcels to the east are relatively flat and are agriculturally developed with crops. Parcels to the north are also relatively flat and agriculturally developed with crops and the community of Lake Marie Estates is to the northwest. Parcels to the immediate west of the winery site (north of the five proposed residential parcels) are developed with low-density single-family residences. Parcels to the south of the site are residentially zoned, somewhat hilly, and developed with low-density residences. The parcels to the west between the project site and Highway 101 are agriculturally zoned and planted in vineyards.

The proposed development includes 33,210 s.f. of building coverage (on the winery parcel, proposed Lot #7), 105,000 s.f. of pavement for parking, roads, walkways, and terraces, and approximately 78,651 s.f. of landscaped area for a total development area of 216,861 s.f. (4.98 acres). The grounds would include a water garden and an observation tower. There is no structural development proposed on the remaining residentially-zoned parcels.

- a. As noted above, the proposed winery development would be highly visible from Clark Avenue. The closest structure to Clark Avenue would be setback a minimum of 400-feet from the northerly property line. A majority of the proposed development would be setback approximately 500-feet from the northerly property line. Clark Avenue adjacent to the project is approximately 773 ft above sea level. The winery would be located at approximately 785 ft above sea level with the vineyards intervening. The development would be surrounded by the existing vineyards. The County’s Board of Architectural Review (BAR) conceptually reviewed the project on August 9, 2002. The minutes from this meeting reflect that the BAR thought the project was “very nice” and suggested that the

project take its aesthetic cues from the towers of San Gimignano (famous towers in the Tuscan countryside). The BAR will allow the applicant to return for preliminary review after approval by the decisionmaker. The landscaping would be installed and maintained for the life of the project. The project would need final BAR approval prior to issuance of a Land Use Permit (LUP) for development. A mitigation measure requiring the installation and maintenance of the proposed landscaping would ensure that visual impacts are less than significant.

The tallest point of all structures would be 50-feet at the top of the proposed observation tower element. The average height above grade of the remaining buildings would be approximately 32 ft and the maximum height above grade would be 34 ft. These heights would not substantially obstruct the public views of the scenic hills and mountains to the south of the proposed project parcel as seen in photosimulations presented by the applicant taken from Clark Avenue.

The proposed northern basin would be located directly adjacent to Clark Avenue at the lowest point of Lot #7. As such, the basin could have a potential visual impact on public views from this roadway. The applicant proposes to landscape the basin to make it aesthetically pleasing as seen from Clark Ave. This must be done in a manner that would allow the basin to function properly as a detention basin. A measure requiring that the BAR review the entire project, including the northern drainage basin, would ensure that potential visual impacts are less than significant. Additionally, the project engineer and Flood Control are currently investigating options for the northern drainage basin design that may allow for a long, shallow basin that could be planted year-round in vineyards, thereby not requiring the removal of one acre of vineyards. If such a design is possible and approved by Flood Control as adequate, landscaping of the basin will not be required, nor will BAR need to review a landscaping plan for the northern drainage basin. This caveat has been included in the measure.

The development envelopes for the five future single-family dwellings are not in view of any public areas along Clark Avenue due to intervening topography and are designed to provide protection for the existing mature oak trees. A small portion of proposed Lot #1 would be briefly visible to northbound traffic on Highway 101 however, given the significant distance from the site to Highway 101 (over ½ mile), the smallness of the portion actually visible, and the quickness of freeway speeds, potential visual impacts would be less than significant.

- b, d. The proposed architecture of the development is one of a Tuscan theme and is intended to result in the appearance of a very small village, similar to those in the Chianti region of Tuscany. Materials utilized would be consistent with those from the region to reinforce the architectural character. Walls would be rubble stone, or hand troweled plaster, not contemporary stucco. Roof tile would be "old world" clay tile, applied with mortar, boost and stagger, again in an effort to achieve a very authentic feel of simple old structures from the Italian Countryside. Wood and iron accents would be distressed and rusticated to compliment the architectural style. Doors and windows would have similar treatments. The project is unique in architectural style from the surrounding development but will mimic elements of the recently approved and constructed Addamo residence



located on proposed Lot #6, which is south of and atop a hill near the proposed winery location. The project would need final BAR approval prior to issuance of a LUP. No signs are proposed as part of the Development Plan request as they would need approval via separate permits after project approval. All future signs would need to be consistent with the requirements of Article I Sign Ordinance.

The future residences would not be visible from public viewing areas as they are located in a "hollow" with intervening topography between the proposed development envelopes and Clark Avenue. Impacts would be less than significant.

- c. The proposed winery development is adjacent to existing residential development on the west and northwestern sides of the project area and agriculturally developed land on the northeast, east, and south sides. The winery site is well within the public viewshed along Clark Avenue. The properties to the north and east of the project parcel are agricultural lands outside of the Orcutt Community Planning Area. As such, the design of the proposed project lighting could adversely affect the surrounding setting. The fixtures are rural in character and are low-level, and hooded. Given the high-visibility of the site from a major public road and the importance of maintaining the existing rural/semi-rural character of the area, it would be appropriate to dim the parking lot lighting after 10 PM during normal operation or a maximum of one hour after the special event ends. A mitigation measure regulating the amount, type, and placement of project exterior lighting, as well as a requirement for dimming, would ensure that impacts to neighbors and the public viewshed are less than significant.

The future residential development of the proposed five lots are in areas not visible from Clark Avenue or Highway 101. They are typically lower than the topography surrounding the project parcel with hills north and south of the development envelopes. Impacts to adjoining neighbors from potential exterior lighting would be less than significant.

**Mitigation and Residual Impact:** Adherence to the following measures would reduce visual impacts to less than significant levels. Residual impacts would be less than significant.

**AES-1 BAR Review:** The design, scale and character of the project architecture shall be compatible with approved BAR plans. **Plan Requirement / Timing:** The applicant shall submit architectural drawings of the project for review and approval by the Board of Architectural Review prior to approval of Land Use Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

**MONITORING:** P&D shall inspect for compliance with BAR-approved final plans during construction and prior to occupancy clearance.

**AES-2 Exterior Surfaces:** Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **Plan Requirement:** Materials shall be

denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance.

**MONITORING:** P&D shall inspect during construction and prior to occupancy clearance.

**AES-3 Landscaping:** The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately screen/soften the project site from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements / Timing:** Prior to Land Use Permit approval, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D and the Board of Architectural Review (BAR) for final review and approval. The BAR shall review the final landscaping plan at the time of their final review of the winery structures (i.e., both shall be reviewed and approved together). Additionally, the BAR shall review the proposed landscaping plan associated with the northern detention basin, if it requires the removal of vineyards or would be readily visible from Clark Avenue, to ensure that the basin is aesthetically pleasing as seen from Clark Avenue. If the applicant and Flood Control are able to engineer a basin design that does not require the removal of vineyards as part of Flood Control's plan check process, than BAR review of a landscaping plan for the drainage basin shall not be required nor shall a landscaping plan for said basin be required. Prior to occupancy clearance, landscape and irrigation shall be installed. **MONITORING:** Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

**AES-4 Exterior Lighting:** All exterior lighting fixtures shall be of a low intensity, low glare design and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for reducing the level of the parking lot lights to the minimum standard allowed by building code after 10:00 p.m. during normal operation, or a maximum of one hour after the end of a special event and during the crush season as needed. Pole-mounted lighting shall only be used temporarily for special events and seasonal agricultural activities. **Plan Requirements / 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 shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR prior to approval of a Land Use Permit. **MONITORING:** P&D and the BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. Permit Compliance

shall inspect structures upon installation to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

## 4.2 AGRICULTURAL RESOURCES

<b>Will the proposal:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> An effect upon any unique or other farmland of State or Local Importance?				X	

### Impact Discussion:

- a, b. The proposed project is located on a 106.48 acre parcel that is covered by 63.9 acres of vineyards (approximately 45 acres of actually planted vineyards). The remaining portion of the site is used for light cattle grazing. The parcel is not within an Agricultural Preserve Contract (Williamson Act) and is zoned RR -10 Residential Ranchette. The agriculturally developed portion of the parcel (adjacent to Clark Avenue and extending southward approximately 2,600 ft) is adjacent to other agriculturally developed land to the east which is zoned 10-AG. The proposed development of this portion of the project parcel with a winery would not encumber, encroach, or hinder the surrounding parcels' ability to practice agriculture. Approximately one acre of vineyards would be removed as part of the project for development of the proposed drainage basin. However, in an attempt to save as much of the vineyard as practical, the project engineer in conjunction with the Flood Control District, is attempting to design a large, shallow basin that could be planted year-round yet provide adequate stormwater storage capacity. Flood Control and the applicant will continue to pursue this option through Flood Control's plan check review process prior to approval of building permits. The loss of this one acre of vineyards would not represent a significant agricultural impact. The area of the proposed winery is not currently planted in grapes and all of the proposed access roads are existing agricultural roads (unimproved). The proposed winery portion of the project is supportive of the existing agricultural use. Additionally, the application involves the request to rezone proposed Lots #6-7 (approximately 53.72 acres) of the vineyards from its current RR-10 Residential Ranchette zoning to AG-I-20 Agriculture, thereby protecting the current and future agricultural use of those lots.

The soils in the area of the existing vineyards are the "best" agriculturally than the remainder of the 106.48 acre parcel. The vineyards are currently planted on Garey Sandy Loam soils with capability ratings from Class III to Class VII and on Marina Sand with capability ratings from Class IV to Class VII. The area of the 106 acre parcel not planted in grapes and proposed for the residential subdivision is comprised of Marina Sand and has soil capability ratings of Class IV to Class VIII. This area is currently used for light cattle grazing but due to its small size (approximately 42.59-acres), poor soils, steep slopes, and no irrigation, the area is not considered viable for a stand-alone cattle grazing operation.

The agriculturally developed portion of the project parcel is considered prime statewide and unique farmlands according to the County’s maps of Farmlands of State or Local Importance. This means that these lands have the best combination of physical and chemical characteristics for production of crops. They have the soil quality, growing season, and moisture supply needed to sustain and produce high yield crops. However, as indicated above, the soil classes are fairly poor ranging between Class III and Class VII soils. The proposed structures are supportive of the agricultural use of the parcels. The winery would be utilized to process between 193 and 288 tons of grapes from on site as well as between 97 to 115 tons of grapes from off site vineyards produced in Santa Barbara and San Luis Obispo Counties. A majority of the agriculturally developed portions of the site are proposed to be split into two parcels of 24.83 acres and 28.89 acres gross and are proposed to be rezoned to AG-I-20. The remaining acreage would remain with its residential zoning and would be split into five 10+-acre parcels. These residential parcels would not have a significant effect on the existing and continued agricultural use at the site. At full buildout and production, the facility would be able to process up to 21,000 cases of wine per season. Impacts would be less than significant.

**Mitigation and Residual Impact:**

The project would result in less than significant impacts to Agricultural Resources. Approval of a rezone of a portion of the site as proposed would be beneficial in terms of protecting the continued agricultural use. No mitigation is necessary.

**4.3 AIR QUALITY**

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> The creation of objectionable smoke, ash or odors?				X	
<b>c.</b> Extensive dust generation?			X		

**Impact Discussion:**

- a. The proposed wine processing facility would include 10-fulltime employees. Processes such as vehicle trips associated with the employees, vehicle trips for deliveries to and from the facility, vehicle trips from winetasting visitors, and the ethanol emissions from the production and aging of wine, all create air pollutants that contribute to air pollution. The threshold for a significant impact to air quality is 25 pounds per day of reactive organic compounds (ROC) or nitrogen oxides (NOx). The amount of the proposed project’s production of air pollutants is as follows:

Emissions from Vehicle Trips

The potential traffic generation of the proposed project is as follows:

Weekday:	50 Average Daily Trips (ADT)	11 Peak Hour Trips (PHT)
Weekend:	307 ADT	82 PHT

These numbers include traffic generated from the following sources: Size of the facility, number of full time employees, the size of the vineyard, the size of the entire property, the size of the tasting room, and the amount of wine cases produced.

Additionally, the winery proposes up to 34 special events per year distributed as follows. As noted in the project description, only 16 of these proposed events qualify as “winery special events” pursuant to Article III, the Inland Zoning Ordinance, and are thereby limited in number.

- 6 per year with 50 people maximum attendance
- 6 per year with 100 people maximum attendance
- 12 per year with 70 people maximum attendance
- 10 per year with 200 people maximum attendance

These special events would be winemaker’s dinners, weddings, musical events, art shows, food & wine seminars, and cooking classes. Worst case vehicle trips for one of the 200 person events would be 100 vehicles per event (assuming an average occupancy rate of 2 people per vehicle). That translates to an additional 200 vehicle trips (100 there and 100 back) per event.

Using these numbers as inputs for the URBEMIS 2002 (Version 7.5) air emissions modeling program, the following potential emissions are expected:

Weekday:	50 ADT = 25 round trips per day (50 / 2). <b>ROC emissions 0.32 lb./day, NOx emissions 0.45 lb./day</b>
Weekend:	307 ADT = 154 round trips per day (307 / 2). <b>ROC emissions 1.95 lbs./day, NOx emissions 2.79 lbs./day</b>
Special Events:	200 max. attendance = 100 vehicle trips (2 person occ. rate) <b>ROC emissions 1.27 lbs./day, NOx emissions 1.81 lbs./day</b>

This number of vehicle trips would also generate: Weekday: 3.82 lbs./day of CO, Weekend: 23.55 lbs./day CO, Special Events: 15.29 lbs./day CO, as well as: Weekday 0.39 lb./day PM<sub>10</sub>, Weekend 2.41 lbs./day PM<sub>10</sub>, Special Event 1.57 lbs./day PM<sub>10</sub>. There is no daily operational threshold for CO, which is an attainment pollutant. The APCD has not established thresholds for short-term construction-related emissions, but requires that discretionary projects implement dust control measures to minimize emissions of PM<sub>10</sub> and to reduce the potential for dust-related nuisance impacts.

*CO Hotspot Impacts.* Thresholds adopted by the APCD indicate that a project would have a significant air quality impact if it causes a carbon monoxide “hot spot” where the California one-hour CO standard of 20 parts per million or the 8-hour CO standard of 9 parts per million is

exceeded. This typically occurs at severely congested intersections. If the total cumulative traffic contribution of a project to an affected intersection would not result in traffic congestion worse than a level of service D after intersection improvements are implemented, CO impact modeling is not required. Public Works, Roads Division has indicated that in general, the road intersections in area of the project have very low traffic volumes and are considered to be operating at acceptable levels. Therefore, the project would not result in conditions that would require modeling for potential CO impacts and no significant CO "hot spot" impacts would occur.

### Emissions from Wine Fermentation and Aging

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

- 1 case = 2.38 gallons
- Alcohol content of wine is 13% by volume
- During fermentation red wine emits 4.6 lbs. ethanol per 1000 gallons; white wine emits 1.8 lbs. ethanol per 1000 gals (source: U.S EPA)
- Fermentation period is assumed to be 15 days for red wine white wine (source: applicant letter)
- During aging in wood cooperage 2.5% of the ethanol evaporates. There are negligible emissions from aging in stainless steel tanks (source: Air Resources Board)
- Double check these numbers Addamo winery will produce up to 80% of all white wine (approx. 4,480 cases/yr) and 90% of all red wine (13,860 cases/yr) in oak cooperage. The remaining white (1,120 cases) and red (1,540 cases) will be in stainless steel tanks.  
(source: applicant letter)
- Density of ethanol = 8.115 lbs. per gallon.

The wine processing facility proposes to produce a maximum of 21,000 cases of wine per year.. Approximately 73.3% (15,400 cases) would be red wine and the other 26.7% (5,600 cases) would be white wine. Since all the grapes are not picked and fermented at the same time, not all of the

21,000 cases of wine would be fermenting simultaneously. Information from the applicant suggests that in a worst case scenario, fermentation overlap between red and white wine would be roughly one week. Also not all of the wine would be aging at once since some wine would be transferred to bottle while other cases of wine remain in barrels. A worst case scenario suggests that approximately 30% of the red wine may be aging at once in oak barrels and 40% of white wine would be aging at once.

The ethanol emissions produced from the aging and fermenting of the wine is as follows. It should be noted that the following calculations are based on information specific to the Addamo Winery, and that the information can vary based on different picking, aging and fermenting techniques.

Red Wine Fermentation:

15,400 cases/1000 x 2.38 gallons/case x 4.6 lbs ethanol per 1000 gallons/15 days of fermentation per year = **11.24 lbs./day of ROC**

White Wine Fermentation:

5,600 cases/1000 x 2.38 gallons/case x 1.8 lbs ethanol per 1000 gallons/15 days of fermentation per year = **1.60 lbs./day of ROC**

Red Wine Aging:

90% of red aged in oak barrels = 13,860 cases of red

13,860 cases x 2.38 gallons/case x 0.13 (amount of ethanol per gal) x 0.025 (amount that evaporates from wood cooperage) x 8.38 lbs. per gallon (density of ethanol)/ 365 = **2.46 lbs./day of ROC**

White Wine Aging:

80% of red aged in oak barrels = 4,480 cases of white

4,480 cases x 2.38 gallons/case x 0.13 (amount of ethanol per gal) x 0.025 (amount that evaporates from wood cooperage) x 8.38 lbs. per gallon (density of ethanol)/ 365 = **0.79 lbs./day of ROC**

Winemaking Totals

**11.24 lbs./day of ROC** from red wine fermentation  
**1.60 lbs./day of ROC** from white wine fermentation  
**2.46 lbs./day of ROC** from red wine aging  
**0.79 lbs./day of ROC** from white wine aging  
**16.09 lbs/day of ROC**

**TOTAL PROJECT EMISSIONS: (worst-case scenario)**

(Winemaking/fermenting + weekend tasting vehicle trips + special event trips) =

**ROC = 16.09 lbs./day + 1.95 lbs./day + 1.27 lbs./day = 19.31 lbs./day ROC**

**NOx = 0 lbs./day + 2.79 lbs./day + 1.81 lbs./day = 4.6 lbs./day NOx**

In addition, the project would result in five new residential lots with the potential for five new single-family dwellings. Using the URBEMIS 7.5 model, this would result in approximately 0.86 lbs/day ROC, 1.83 lbs/day NOx per year, 10.63 lbs/per CO, and 1.13 lbs./day PM<sub>10</sub>.

Assuming the worst case scenario presented above, the project does not have the potential to exceed the 25 lbs./day ROC threshold of significance pursuant to the County's *Environmental Thresholds Manual*. The ADT's estimated for the peak weekend day are during the peak summertime. Fermentation of wine would occur at 15 day intervals only during the 6-8 week harvest period, not throughout the entire year. The harvest period is from September to November and therefore occurs outside of the peak summer tasting season of July and August. That coupled with the fact that the winery would most-likely not schedule a full 200 person special event during the height of the harvest season make the worst-case scenario nearly improbable. Additionally, the amount of parking provided onsite would limit the potential for wine tasting visitors to utilize the site concurrently with the special event. Therefore, the emissions produced by activities associated with the proposed wine production facility are considered a less than significant impact to air quality.

- b. The operation of a wine processing facility including processing of grapes, tasting activities, wine storage, and special events are not expected to create substantial smoke, ash or odor. Using the Induced Air Flotation system (IAF), the solids and pomace resulting from winemaking operations are separated into a sludge tank that can then be disposed of in the vineyard as a soil amendment. The system is entirely enclosed thereby reducing odors and nuisances from occurring onsite. The potential five new single-family residences and residential lots are not expected to create any substantial smoke, ash, or odor. Impacts would be less than significant.
- c. The project grading and construction has the potential to create short-term nuisance dust generation that could adversely affect adjacent neighbors. The application of standard dust control measures recommended by the Air Pollution Control District would adequately mitigate potential nuisance dust impacts to less than significant levels.

**Mitigation and Residual Impact:** All impacts associated with air emissions would be mitigated through standard conditions placed on the grading plan as implemented through Chapter 14 (Grading Ordinance) of the County Code.

Implementation of grading plan conditions would reduce potential short-term dust impacts to a less than significant level. The project would not result in significant project-specific long-term air quality impacts. No additional mitigation measures are required.



#### 4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
<b>Flora</b>					
a. A loss or disturbance to a unique, rare or threatened plant community?				X	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				X	
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				X	
e. The loss of healthy native specimen trees?			X		
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				X	
<b>Fauna</b>					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

#### Existing Plant and Animal Communities/Conditions:

The proposed project parcel contains an existing vineyard that has been in vineyard production for approximately 10 years and grazing for approximately 50 years. There are several scattered oaks in the area of the approved single-family residence on Lot #6. There are many stands and clusters of native oaks in the area of the proposed new residential lots (Lots #1-5). According to the Orcutt Community Plan Biological Habitat maps, Lots # 2-4 contain Central Coast Scrub, Sandhill Chaparral, and Oak Woodlands. Central Coast Scrub is characterized by soft-leaved shrubs including mock heather, black sage, sagebrush, and potentially Lompoc monkey flower. Sandhill Chaparral is a regional variety of central maritime chaparral composed mainly of woody, evergreen shrubs adapted to wildfires and rapid regrowth every 30 to 50 years. It supports sensitive species such as curly leaved monardella and sand mesa manzanita. Finally, Coast Live Oak Woodland contains dense oak woodlands on the slopes of tributary canyons to Orcutt Creek and provides a wildlife corridor through the Solomon and Casmalia Hills.

The project site is located within the range of the California Tiger Salamander (CTS) which is a federally listed species. The applicant has provided a Field Assessment for CTS performed by Vince Semonsen dated December 11, 2001 which related the unlikelihood of CTS occurrence on

the project parcel. The letter indicated that the project site is within the CTS range as designated by the US Fish and Wildlife map dated July 2001 and is just outside the 1.2 mile migration range from the known breeding pond (SISQ-9) as indicated on the Santa Barbara County map dated August 2001. A potential pond (SISQ-10) is located approximately 2,500 ft to the north of the property. Proposed Lots #6 and 7 are the closest to these ponds. Because of the vineyard development on proposed Lots #6 and 7, there are no burrow systems remaining. Throughout proposed Lots #1-5, numerous ground squirrel and gopher burrows were noted.

### **Impact Discussion:**

- a-d.,f. The project parcel is made up of two very distinct plant and animal communities. Proposed Lots #1-4 (four of the five proposed residential lots) are covered with many stands and clusters of native coast live oaks and annual grasses used for light grazing. Proposed Lots #5-7 are currently planted in vineyards with some oaks along the southerly property line of proposed Lot #5 and about the approved single-family dwelling in the center of proposed Lot #6. Proposed Lots #5-7 are almost entirely covered with grape vineyards except for the agricultural roads and the clearings for the proposed development envelopes on those parcels. One, non-native 10-inch tree would need to be removed as part of the proposed western detention basin (Lot #1). No other native vegetation removal is proposed as part of the project. Approximately 1-acre of vineyards must be removed as part of the construction for the proposed detention basin on Lot #7. All proposed lots have proposed development envelopes that are designed to locate development on slopes less than 20% and without impacts to native vegetation. Therefore, the project would not result in a loss or disturbance to a unique, rare or threatened plant community. There are no known unique, rare or threatened species of plants that occur on the project site or in the vicinity. According to the Biological Resources – Miscellaneous overlay on the County’s Photomapper program, *Erigeron Sanctarum* or “Saint’s Fleabane” is known to exist south of the project parcel. This species of plant is typically found on steep, rocky cliffs and would not be disturbed by development since development is prohibited on slopes less than 20%. The existing vineyard is of low habitat value so the proposed project would not introduce herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat. The proposed residential development envelopes have been sited to avoid impacts to mature coast live oak trees on site. Impacts to floral biological resources from the proposed project would be less than significant.
- e. As noted in the section above, there are coast live oaks located on proposed Lots #1-6, which are most densely concentrated on proposed Lots #2-4. The proposed development envelopes have been designed to avoid impacts to these native trees by locating the area for potential development out of the critical root zone of the oaks. However, during future construction activities, unanticipated damage may result due to grading, trenching, or the operation of heavy machinery. Application of the County’s standard tree protection measures would ensure that potential impacts to native trees on site would be less than significant.
- g. As indicated above, the proposed project lies within the range of the California Tiger Salamander. The Field Assessment performed for the project indicated that the project site was given a low probability of supporting CTS due to the fact that the site visit, examination

of aerial photos and the most recent maps revealed no other potential breeding ponds within the CTS migration range from the property, except for SISQ-10 located to the north. CTS are not expected to migrate between the project parcel from SISQ-10 because of the almost 0.5 mile of good CTS habitat between the property and the pond, the need to cross Clark Avenue, and the lack of any burrow systems (due to vineyard development) on the initial 2,200 feet of the property. Proposed Lots #1-5 are further removed from SISQ-10 by distance and by a variety of developments within the adjacent properties. Therefore, the Assessment recommended that no additional biological investigations for the presence of CTS are warranted for this project. Impacts would be less than significant.

- h-k. The existing vineyards provide low habitat value for most animals as there is little to no shelter provided by the vines. The project would not create a reduction in the diversity or numbers of animals onsite. Additionally, the project would not present a barrier to movement of any resident or migratory fish or wildlife species nor would it result in a deterioration of existing fish or wildlife habitat. The proposed project would not potentially introduce factors such as noise and light which could hinder the normal activities of wildlife. Impacts would be less than significant.

**Mitigation and Residual Impact:** Implementation of the following mitigation measures would ensure that impacts to biological resources are less than significant. Residual impacts would be less than significant.

**BIO-1 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, accessways, easements, subsurface grading, sewage disposal and well placement shall occur outside of the designated development envelope and within the critical root zone 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 critical root zone of all native and specimen trees located onsite.
- b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to land use permit approval for proposed Lots#1-5, and shall remain in place throughout all grading and construction activities.
- c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.
- d. 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.

- e. 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.
- f. 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.
- g. Any encroachment within the critical root zone 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 critical root zone 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.
- h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- i. No permanent irrigation shall occur within the critical root zone of any native or specimen tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
- j. Only trees designated for removal on the approved tree protection plan shall be removed.
- k. 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 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 for Lots #1-5 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.
- l. 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 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:** This requirement shall be recorded with the final map as a condition applying to Lots #1-5. Prior to approval of a Land Use Permit for each lot, the applicant shall submit grading plans, building plans and the tree protection and replacement plan, specific to that lot, to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Land Use Permits, copy of this plan shall be given to Permit Compliance. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

**MONITORING:** P&D shall conduct site inspections throughout all phases of development of Lots #1-5 to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires P&D staff signature.

**BIO-2 Oak Tree Information:** The applicant shall include in CC&R's a copy of the State Department of Agriculture pamphlet, *Living Among the Oaks* in order to inform future landowners about the sensitive nature of oak trees. **Plan Requirements / Timing:** The applicant shall submit a copy of the CC&R's to P&D that include this pamphlet and shall record the CC&R's with the map.

#### 4.5 CULTURAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
<b>Archaeological Resources</b>				X	
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		
<b>Ethnic Resources</b>					
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	

**Impact Discussion:**

a-g. According to the County's archaeological resource maps, there are no known sites of cultural significance located within the vicinity of the proposed project. However, there always exists the potential for unearthing previously unknown sites of cultural significance during construction that requires significant amounts of grading and cut. Therefore,

inclusion of the standard archaeological discovery mitigation measure would reduce the potential for impact to unknown cultural resources to less than significant levels.

**Mitigation and Residual Impact:** Inclusion of the standard archaeological discovery mitigation measure would reduce the potential for impact to unknown cultural resources to less than significant levels. Residual impacts would be less than significant.

**CULT-1 Archaeological Discovery:** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

**Plan Requirement / Timing:** This condition shall be printed on all building and grading plans.

**MONITORING:** P&D shall check plans prior to approval of Land Use Permits and shall spot check in the field.

## 4.6 ENERGY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	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	

### Impact Discussion:

- a, b The project would not require the development or extension of new energy sources. Existing energy sources would have sufficient capacity to serve the project. The development of a winery and five single-family residences are not considered to have a substantial increase in demand upon existing sources of energy. Impacts would be less than significant.

### Mitigation and Residual Impact:

No mitigation is required. However, it is recommended that the applicant take advantage of a voluntary, no-cost program in Santa Barbara County, the Innovative Building Review Program (IBRP), to promote energy-efficient building design. Benefits include an expedited building plan-check, a reduction in the energy plan-check fee by 50%, a reduction in utility bills and a potential increase in the market value of the project.

## 4.7 FIRE PROTECTION

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Introduction of development into an existing high fire hazard area?			X		
<b>b.</b> Project-caused high fire hazard?			X		
<b>c.</b> Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
<b>d.</b> Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
<b>e.</b> Development of structures beyond safe Fire Dept. response time?				X	

### Impact Discussion:

- a, b Some increase in fire hazard potential would be associated with the increase of employees on the site and the additional structures or “defensible space”. The Fire Department has reviewed the project and identified measures that would adequately mitigate potential fire hazards on the site. These include obtaining a Fire Department approved road name for the proposed residential road, making accessways serviceable with a minimum road width of 20 feet, installing Stored Water Fire Protection Systems (SWFPS) in accordance with Santa Barbara County Fire Department Standard #2-B for the residential parcels, installing two hydrants providing fire protection for the winery with flows of 1,250 gpm at 20 psi, installing a Department-approved gate, payment of fire mitigation fees, and installing sprinklers in the winery and any SFD greater than 5,000 s.f. in size. Compliance with the Fire Department’s conditions letter is included below as a mitigation measure.
- c. The proposed project would be served by private water system improvements as adequate public water system pressure and flows do not exist to serve the project. Proposed private water system improvements include individual Stored Water Fire Protection Systems (SWFPS) for the residential parcels and two hydrants for the winery parcel. Impacts would be less than significant.
- d. The proposed project is located within the Orcutt area and is designated as a high fire hazard area. Since the project is located immediately adjacent to other existing structures and residences, no impact to control burns or backfiring would occur.
- e. The project site is within the five-minute emergency response time of the fire department and will be served by County Fire Department #22 (1596 Tiffany Park Ct., Orcutt).

**Mitigation and Residual Impact:** Adherence to the Fire Department condition letter dated 1/03/03 would reduce fire impacts to less than significant levels. Residual impacts would be less than significant.

## 4.8 GEOLOGIC PROCESSES

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
<b>c.</b> Permanent changes in topography?				X	
<b>d.</b> The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
<b>e.</b> Any increase in wind or water erosion of soils, either on or off the site?			X		
<b>f.</b> 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		
<b>g.</b> The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
<b>h.</b> Extraction of mineral or ore?				X	
<b>i.</b> Excessive grading on slopes of over 20%?				X	
<b>j.</b> Sand or gravel removal or loss of topsoil?				X	
<b>k.</b> Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
<b>l.</b> Excessive spoils, tailings or over-burden?				X	

### Impact Discussion:

- a. The Seismic Safety and Safety Element identifies the site as having a low risk for liquefaction, expansive soils, slope stability, landslides, soil creep, compressible-collapsible soils, and moderate risk for high groundwater. According to the Orcutt Community Plan Geologic Formations map (Figure 33), the site is approximately 1,000 feet north of the Orcutt Frontal Fault. A soils report will be required by the Building Division to ensure proper building techniques are implemented however due to the lack of evidence of potential problems with the foundations because of soil conditions, no mitigation is necessary.
- b, c, l The proposed project would require approximately 29,567 cubic yards of Cut and approximately 30,380 c.y. of Fill with approximately 813 c.y. of import. These grading totals include grading for the winery, caves, ponds, roadways, and the two retention basins and are an appropriate amount given the amount of proposed work. The proposed development is designed to fit the site topography and would not significantly alter its existing shape. The proposed project would not result in excessive grading, spoils or significant changes to the existing topography. Impacts would be less than significant.
- d. The proposed project site does not contain any rare or unique geological features.



- e, f The applicant has provided a Geotechnical Investigation dated March 28, 2002 by GSI Soils Inc. This study concluded that the on-site soils are susceptible to erosion but that mitigation measures within the study could mitigate the erosional impact to less than significant levels. These measures include the planting of slopes with appropriate drought resistant vegetation as recommended by a qualified landscape architect and the installation of erosion control blankets. Additionally, the study recommends the protection of critical areas with erosion control materials such as Miramat and the construction of lined interceptor ditches or diversion dikes above fill and cut slopes. Additionally, during grading and construction activities, the exposed ground has the potential to erode at a higher rate than when the site is covered with vegetation. The construction of the wine caves using the cut and cover method was also considered by the report which provided design criteria for the caves' construction. A measure is included below that requires an approved erosion control plan to be implemented during grading and construction activities to ensure that erosional impacts are less than significant. This erosion control plan would be in place during all grading aspects of the project.
- g. The Geotechnical Investigation for the proposed septic system serving the proposed winery concluded that the site is suitable for the proposed development provided recommendations in the study are incorporated into the project construction. The winery would utilize a winery process wastewater treatment system by Wallace Swanson Group known as an Advanced Integrated Pond System (AIPS). The AIPS, which has been constructed by Wallace Group at fourteen other California wineries, consists of a subsurface constructed wetland that substantially reduces the biological oxygen demand (BOD), total suspended solids (TSS), nitrogen and phosphorus in the wastewater. The winery effluent is pretreated with a rotary screen, settling chamber, and septic tank prior to entering the constructed wetland. Once there, microorganisms clean the water. The treated wastewater then flows to an irrigation pond used as a landscaping feature for the winery. The water at this point could be re-used for irrigating the vineyards via a drip or spray irrigation system or allowed to evaporate. Because the system is subsurface, odors and mosquitoes are controlled. The Regional Water Quality Control Board (RWQCB) is aware of this method of wastewater treatment and permits from their office would be required. Therefore, the potential impacts from the disposal of winery liquid effluent would be less than significant.
- The proposed five residential lots (Lots #1-5) would utilize individual private septic systems that would be located wholly within the proposed development envelopes. The applicant has provided a Geotechnical Investigation dated March 28, 2002 by GSI Soils Inc. for proposed Lots #1-5. During the investigation, no groundwater was encountered. Three test pits were dug for each lot, within the proposed development envelope, and the soil type and percolation rates were measured. The study found that percolation rates range from 2 min/in to 16min/in throughout the five lots and that the soil types were mostly Sand and Silty Sand. All of the proposed lots are able to accommodate septic tanks and leach lines. Proposed Lot #6 already has an approved SFD and septic system. Impacts would be less than significant.
- h-j The proposed project would not involve the extraction of mineral or ore, grading on slopes in excess of 20% or the removal of sand, gravel or topsoil. While there are several

areas on the 106 acre parcel that have slopes in excess of 20%, and some as great as 50%, all development would be limited by the proposed development envelopes to areas that don't exceed 20%. Impacts would be less than significant.

- k Vibrations associated with the proposed project from short-term construction or long-term operation would be less than significant. The construction hours would be limited due to noise concerns (see Section 4.12 Noise below). The potential does not exist for excessive vibrations from grading or construction activities due to the proximity of the site to noise sensitive receptors and the fact that standard grading and building techniques will be used during construction.

**Mitigation and Residual Impact:** Inclusion of the following mitigation measures, along with standard conditions placed on the grading and drainage and erosion control plans as implemented through Chapter 14 (Grading Ordinance) of the County Code, would reduce impacts from the project to a less than significant level. Residual impacts would be less than significant.

**GEO-1 Drainage Plan:** Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to approval of Land Use Permits a grading/drainage and erosion control plan shall be submitted to P&D and Flood Control for review and approval. The plan shall include the location(s) of all proposed pipelines, the entire length of all proposed pipelines, trees located within fifteen feet of the pipeline, pipe diameters, and locations where the pipe(s) would surface, and amount of water that would flow from each pipeline. **Timing:** The components of the drainage plan shall be implemented throughout construction and any permanent drainage and/or erosion control features shall be maintained for the life of the project.  
**MONITORING:** P&D shall site inspect during grading.

**GEO-2 Grading and Drainage Plan:** Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:

- a. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation into adjacent water bodies or storm drains during grading and construction activities.
- b. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
- c. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
- d. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

- e. A detailed geological and/or soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the Planning and Development Building & Safety Division. The study shall be submitted for review and approval by Public Works.
- f. Temporary storage of construction equipment shall be limited to within the approved development envelopes or along the existing dirt access road; equipment storage sites shall be located at least 100 feet from any water bodies.

**Plan Requirements:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits. The plan shall be designed to address erosion and sediment control during all phases of development of the site. If the future residential lots are submitted separately for Land Use Permits, each application must include a grading and drainage and erosion control plan for that lot. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized.

**MONITORING:** Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

**GEO-3 Erosion Control:** Permanent erosion control measures shall be installed as necessary as determined by the approved grading/drainage and erosion control plan. **Plan Requirements:** Prior to approval of Land Use Permits for grading, the applicant shall submit to P&D for review and approval, detailed plans and a report prepared by a licensed geologist or registered civil engineer for any proposed permanent erosion control measures. **Timing:** Erosion control plans shall be approved prior to approval of Land Use Permits for structural development.

**MONITORING:** P&D shall ensure installation prior to any structural development or initiation of grading.

Implementation of the above grading plan conditions, along with other regulatory programs and mitigation measures that are contained in section 4.16 (Water Resources) would reduce potential erosion and sedimentation impacts to a less than significant level.

#### 4.9 HAZARDOUS MATERIALS/RISK OF UPSET

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> The use, storage or distribution of hazardous or toxic materials?			X		

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>c.</b> 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	
<b>d.</b> Possible interference with an emergency response plan or an emergency evacuation plan?				X	
<b>e.</b> The creation of a potential public health hazard?				X	
<b>f.</b> Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
<b>g.</b> Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
<b>h.</b> The contamination of a public water supply?				X	

**Impact Discussion:**

- b. Wine production operations as well as vineyard cultivation typically involve the use of several materials classified as hazardous in the California Health and Safety Code, including nitrogen, carbon monoxide, and sulfur dioxide gases. County Fire Department regulations require the establishment of a Hazardous Materials Business Plan (HMBP), which specifies the use, quantities, storage, transportation, disposal, and upset procedures for hazardous materials in accordance with State and County regulations. Since the project includes storage areas and fermentation areas, an HMBP will be required. This measure would ensure that no significant public exposure hazard or contamination of air, water or land would result from potential use of hazardous materials at the project site.
- a, c-h The property has been used for agriculture for many years. There are no toxic disposal sites or oil wells located on the site. The proposed project would not involve exposure to hazards from oil or gas pipelines or oil well facilities. The project would not include chemicals with the potential for explosion or release of hazardous substances. The project would not establish any interference with emergency evacuation plans. The proposed project would not create a potential public health hazard. The project does not have the potential to pollute the public water supply as no wells used for public water service are in the vicinity of the project and the proposed wastewater disposal systems must first be approved by Environmental Health Services and/or the Regional Water Quality Control Board. Impacts would be less than significant.

**Mitigation and Residual Impact:** The following measure would reduce impacts from hazardous materials to less than significant levels. No further mitigation is necessary and residual impacts would be less than significant.

**HAZ-1 Haz Mat Business Plan:** In the event that storage, handling, or use of hazardous materials within the provisions of AB 2185/2187 occurs onsite, the applicant shall implement a Hazardous Materials Business Plan (HMBP). **Plan Requirements / Timing:** Prior to occupancy clearance, the applicant shall submit a HMBP to Fire Department for review and approval or obtain a waiver from this requirement from the Fire Department. The plan shall be updated annually and shall include a monitoring

section. The components of HMBP shall be implemented as indicated in the approved Business Plan.

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

#### 4.10 HISTORIC RESOURCES

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

#### **Impact Discussion:**

- a. The project site does not contain any historic structures. There are no structures greater than 50 years old or of historic value within the project vicinity. Impacts would be less than significant.
- b. The project does not propose to rehabilitate or protect any historic structure and a conservation / open space easement is not proposed.

**Mitigation and Residual Impact:** No impacts to historic resources would occur, therefore no mitigation is necessary.

#### 4.11 LAND USE

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Structures and/or land use incompatible with existing land use?				X	
<b>b.</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		
<b>c.</b> The induction of substantial growth or concentration of population?				X	
<b>d.</b> The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
<b>e.</b> Loss of existing affordable dwellings through demolition, conversion or removal?				X	

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. And Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>f.</b> Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
<b>g.</b> Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
<b>h.</b> The loss of a substantial amount of open space?				X	
<b>i.</b> 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	
<b>j.</b> Conflicts with adopted airport safety zones?				X	

**Impact Discussion:**

- a. The proposed wine processing facility would be located on a parcel currently zoned RR-10 Residential Ranchette. The applicant proposes to rezone this lot (Lot #7) as well as the adjacent proposed Lot #6 to AG-I-20 agricultural zoning. Its land use designation is also proposed to be changed from RR-10 to A-I-20. Proposed Lots #5-7 are currently planted in winegrape vineyards and have been in production for approximately 10 years. Lots #6 and 7 would be rezoned for agriculture while Lot #5, currently planted in vineyards, is proposed to retain its RR-10 Residential Ranchette zoning. The remainder of the site (proposed Lots #1-4 and approximately 41 acres total) has been used for light cattle grazing and is proposed to retain their current RR-10 zoning. The parcels to the north and south of Lots #1-4 are likewise zoned RR-10 and developed with residences while the parcels to the north and east of proposed Lots #6-7 are zoned 10-AG, an agricultural zoning under Ordinance 661. The majority of the grapes processed at the site would come from onsite with some import of offsite grapes from within Santa Barbara and San Luis Obispo Counties. The proposed project would not result in structures or land uses incompatible with existing land uses in the vicinity. Impacts would be less than significant.
  
- b. The Orcutt Community Plan (OCP) includes policies applicable to this parcel. The proposed project initially does not appear to be inconsistent with any policies adopted for the purpose of mitigating environmental effects. However, there are policies within the OCP which guide the development of land within the Orcutt Community Plan Area with which certain conditions must be placed on the proposed project in order to find the project consistent with the OCP. A more detailed analysis of the project's consistency with adopted comprehensive plan policies is included in Section 9.0 of this document.
  
- c. The proposed employment of 10 full-time employees and the operation of a winery and construction of 33,210 square feet of development would not be considered a significant growth-inducing project. Impacts would be less than significant.

- d. The proposed project would not require the construction of sewer line extensions to the project parcel. As mentioned in Section 4.8 Geologic Resources above, the project would utilize private septic systems on each parcel for the future residences and the proposed winery. The Geotechnical Analysis provided by the applicant indicated that the onsite soils have adequate drainage to accommodate the necessary septic systems. The project would utilize a winery wastewater treatment system designed by Wallace Swanson Group specifically for winery applications. The proposed project includes a private driveway extension from Telephone Road for access to the proposed five residential lots that would terminate in a cul-de-sac. Additionally, the existing agricultural road on proposed Lots #5-7 would be paved and connect to this cul-de-sac for emergency access purposes. These road extensions would not have the potential to serve other development beyond the proposed development. Impacts would be less than significant.
- e-g The proposed project would not result in the loss or demolition of any existing houses or residential dwellings. No persons would be displaced and replacement housing in another location would not be necessary. The project would result in the ability to develop a maximum of five new single family residences, one on each of the five proposed 10 acre residential lots. Impacts would be less than significant.
- h. The construction of 33,210 square feet of building coverage on a proposed 28.89-acre parcel is not considered a substantial loss of open space. The private parcel is currently planted in winegrape vineyards and a substantial portion (approximately 24 acres) would remain planted on proposed Lot #7. Impacts would be less than significant.
- i. The proposed project would not result in an economic or social effect that would cause physical changes to infrastructure. The potential amount of traffic as identified in Section 4.15 Transportation below does not warrant the construction of improvements to the existing road systems in the area. The project includes internal residential roads and winery access roads that will not require an alteration of existing roads. Impacts would be less than significant.
- j. The proposed project located approximately four miles from the end of the runway at the Santa Maria Airport and is outside of any safety zones or no-build zones.

**Mitigation and Residual Impact:** With inclusion of the mitigation measures included in Section 4.15 Transportation of this document, impacts to land use would be less than significant. Residual impacts would be less than significant.

## 4.12 NOISE

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?				X	

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>b.</b> Short-term exposure of people to noise levels exceeding County thresholds?			X		
<b>c.</b> Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				X	

**Impact Discussion:**

- a. The proposed winery is not 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 project would not provide outdoor living areas, however, the tasting activities and special events may 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. The project site is located on the eastern edge of the township of Orcutt. However, there are several residences that border the property on the north, west, and south. Construction-related traffic and noise would have the potential to temporarily impact neighbors. In order to ensure that short-term construction-related noise impacts would not adversely impact off-site residences, a measure has been added below which limits the construction hours to daytime hours on weekdays only.

The project includes a request for up to 34 special events a year, approximately 10 of which would be held outdoors. These events may include the use of amplified sound. Outdoor events would most likely be held in the garden/courtyard area and would include gatherings such as picnics, parties, and weddings. The closest noise sensitive use in the area is the residence that borders the project parcel on the west. This residences are located over 700-ft away from the garden area and the proposed administration building, tasting room, and a portion of the winery would be located between this residence and the garden/courtyard. Likewise, the winery area would be located over 900-ft away from the closest residential property line within the community of Lake Marie, on the opposite side of Clark Avenue. Finally, the dominant wind patterns during the daytime in that area are from west to east and would help suppress any potential noise leaving the site to the west. At night this wind pattern typically reverses. Despite this, the potential exists for noise impacts to the adjacent neighbors due to amplified sound. Additionally, not all buildings that would help to screen the residences from the music would be built in the first phase. A mitigation measure requiring that amplified sound be limited to the garden/courtyard area and that all speakers be oriented away from the residences to the west has been added to ensure that impacts to adjacent neighbors from amplified sound would be less than significant.

- 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 adjoining areas. This generally occurs when ambient noise levels affecting sensitive receptors are increased to 65 dB(A) CNEL or more. The operation of the wine processing facility would not raise ambient noise levels substantially. Typical operational noise would occur primarily during the harvest (September to October), the hours of operation would extend into nighttime and



weekend hours as harvested grapes must be processed in a timely fashion to ensure the proper sugar content. This is due to the use of air compressors, chillers, and forklifts. The forklift to be used is a battery powered (electric) vehicle since the forklift will be used in the wine caves (no exhaust fumes). The applicant has provided a noise analysis excerpt that indicates the proposed chiller machinery at a similar existing winery (Edna Valley Winery in San Luis Obispo) has a noise level of 72 dBA at 20-ft. Additionally, an air compressor has a noise level of 66 dBA at 10-ft. Sound pressure level testing was done for the same winery during harvest season and showed that, measured at 100-ft from the winery, the noise levels never exceeded 54 dBA. This winery utilizes the same equipment as the proposed Addamo winery. The proposed crush pad, destemmer, and press would be located on the south side of the winery complex, along with the air compressors and chillers, on the opposite side from Clark Avenue and the Lake Marie Estates homes. A masonry sound and screening wall is proposed near the air compressor and chillers to further suppress noise. Therefore, noise from typical winery processes is not expected to exceed County thresholds of 65 dBA at the property lines. Likewise, the nearest residence to the winery is over 700 feet away to the west of the proposed winery buildings. The daytime prevailing winds from west to east would also help to suppress any potential noise leaving the site. Impacts would be less than significant.

The project includes a loading/unloading area at the south side of the proposed winery complex. These docks would likewise be located over 700-ft from the nearest residence to the west. Trucks would enter the parcel from an existing unimproved road along the eastern property line and proceed south behind the winery complex to the crush pad area. Due to the distance from the nearest noise sensitive use, impacts from idling trucks would be less than significant.

Bus and RV parking is proposed along the western edge of the proposed development area. This area would be located approximately 570-ft from the property line of the adjacent parcel to the west that is developed with a residence. Given the distance from the designated bus parking area to the nearest noise sensitive use, impacts from buses/RV's visiting the site would be less than significant.

**Mitigation and Residual Impact:** Adherence to the following measures would reduce impacts associated with noise to less than significant levels. Residual impacts would be less than significant.

**NOISE-1 Construction Hours:** Construction activity for site preparation and for future development shall be limited to the hours between 7 AM to 4 PM, Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

**MONITORING:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.

**NOISE-2 Amplified Sound:** All outdoor amplified sound shall be limited to the garden/courtyard area. All speakers used for amplified sound shall be oriented away from adjacent residences to avoid noise impacts to surrounding neighbors. Any special event that includes amplified sound shall only be permitted between the hours of 10AM and 8PM with amplified sound ceasing at 7PM. **Plan Requirements / Timing:** This measure applies at all times to the site (i.e., not just during special events). This requirement shall be clearly indicated in all contracts with those renting/leasing the site for special events.

**MONITORING:** Permit Compliance shall respond to complaints.

### 4.13 PUBLIC FACILITIES

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
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	

**Impact Discussion:**

- a. The size, scale and type of project proposed (wine processing facility with approximately 10 fulltime employees) and the proposed five residences would not cause the need for additional police or health care services.
- b. The proposed wine processing facility would not generate any additional students. The five residential lots would be served by the Orcutt Union School District (K-8) and by Righetti High School in the Santa Maria Joint Union High School District. Based on student generation factors of 0.546 K-8 students and 0.137 high school students per housing unit, the project could generate approximately three K-8 students and one high school student. The new students that would be generated by the project would not exceed the thresholds of significance established by the County (K-8: 29 students, and High School: 28 students). Therefore, the project specific impact would not be significant.
- c. The proposed project is expected to generate approximately 140 tons of solid waste per year based on the following generation rates contained in the County Threshold Manual.

1,665 s.f. barrel/case storage + 8,100 s.f. tank storage/fermentation + 9,856 s.f. of barrel storage (caves) = 19,621 square feet of warehouse storage space x 0.0016 tons = **31.39 tons per year of solid waste**

2,500 s.f. outdoor crushpad (manufacturing space) x 0.0026 tons = **6.5 tons per year of solid waste**

1,849 s.f. administration space + 675 s.f. office space in caves = 2,524 square foot of office space x 0.0013 tons = **3.28 tons per year of solid waste**

1,870 s.f. tasting area + 430 s.f. VIP tasting area + 1,340 s.f. banquet area + 1,600 event room in caves + 1,600 s.f. dining terrace + 560 s.f. event room + 900 s.f. kitchen + 230 s.f. service area = 8,530 square feet of drinking/eating space x 0.0115 tons = **98.1 tons per year of solid waste**

**TOTAL = 139.27 tons of solid waste per year**

The total amount of 139.27 tons of solid waste generated per year is less than the 196 tons per year threshold of significance as identified in the County's Thresholds Manual. The project is not considered to cause a significant impact to solid waste generation. However, the proposed project does exceed the 40 tons per year figure established to indicate an adverse cumulative impact on solid waste generation. Therefore, a measure is added below to help reduce solid waste levels.

- d. Wastewater produced during the production of wine would be treated onsite in the proposed AIPS treatment system as described in Section 4.8 Geologic Processes above. Domestic waste would be serviced by a new septic system on proposed Lot #7. The proposed project would require 10 full-time employees. The five residential lots would likewise have proposed private septic systems. As indicated in Section 4.8 Geologic Processes above, the soil types and characteristics are adequate to accommodate proposed septic systems. Impacts would be less than significant.
- e. As mentioned in Section 4.16 Water Resources of this document, the proposed project would require the construction of two separate detention basins to contain stormwater runoff from two separate watersheds. These detention basins can be accommodated onsite and would only require the removal of one 10-inch, nonnative tree and approximately one acre of vineyards. However, as mentioned in Section 4.2 Agricultural Resources, the project engineer and Flood Control are collaborating in an attempt to design a large, shallow basin that can provide adequate stormwater storage while allowing for year-round planting. The applicant will revisit the drainage basin sizing requirements during the Flood Control plan check review process to determine if this option is feasible and can be engineered. Impacts would be less than significant.

**Mitigation and Residual Impact:** The project would not have a significant project-specific impact to public facilities. However, the following measures are included to reduce cumulative impacts to solid waste facilities.

**PUB-1 Solid Waste Management Plan:** The permittee shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:

- a. Provision of a minimum of 200 square feet of space and/or bins for storage of recyclable materials (i.e., enough space for two recycling dumpsters) within the winery project site clearly marked with the appropriate recycling signs, and accessible at all times.
- b. Implementation of a green waste source reduction program, including the creation of composting areas, and the use of mulching mowers in all open space lawns.
- c. Implementation of a curbside recycling program or participation in an existing program to serve the new winery and future residences. If it is determined by Planning and Development that the curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the applicant to contract with the Community Environmental Council or some other recycling service acceptable to Planning and Development to implement a project-wide recycling program.

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

**MONITORING:** P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

**PUB-2 Construction Debris:** Excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on the grading and construction plan. Permittee shall provide P&D with receipts for recycled materials or for separate bins. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **MONITORING:** P&D shall review receipts prior to occupancy clearance.

**PUB-3 Construction / Employee Trash:** To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as needed. **Plan Requirements / Timing:** Prior to Land Use Permit approval, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. 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 grading and construction activities.

**MONITORING:** Permit Compliance staff shall inspect periodically throughout grading and construction activities.

#### 4.14 RECREATION

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
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	

**Impact Discussion:**

- a, c. The proposed wine processing facility would not be located in an area that is used for public recreation. The proposed project would not cause a public recreational area to become overused or impacted since the site has no established public recreational use and is not located near a public park, campground or trail. There is a proposed Class II bike path along Clark Avenue as indicated in the County records. The proposed project would not encroach on the ability to develop such a bike path in the future. The five residential lots would not generate or draw a significant amount of people to the area. Impacts would be less than significant.
  
- b. The project site would be accessed by Clark Avenue. There are no existing or proposed trails of any kind located within the project vicinity. The proposed project would not impact bicycle, hiking or equestrian trails. Impacts would be less than significant.

**Mitigation and Residual Impact:** The project would not cause a significant impact to recreational facilities or opportunities, therefore no mitigation is necessary.

#### 4.15 TRANSPORTATION/CIRCULATION

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
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	

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>f.</b> Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				X	
<b>g.</b> Inadequate sight distance?				X	
ingress/egress?				X	
general road capacity?				X	
emergency access?				X	
<b>h.</b> Impacts to Congestion Management Plan system?				X	

**Setting:**

The project site is located east of Highway 101, south of Clark Avenue, on the edge of the township of Orcutt. Access to the winery site would be provided via the two existing accesspoints along Clark Avenue that would be improved by asphalt paving. Access to the five proposed residential lots would be via an extension and improvement of Telephone Road to the south and then east; built to County rural roadway standards. The north and southbound offramp intersections of Hwy 101 with Clark Avenue are controlled by “Stop” signs and a left turn lane is provided for turning movements onto either the north or southbound onramps to Hwy 101. A right turn lane is also provided from Clark Avenue onto the Hwy 101 northbound onramp. Clark Avenue in front of the project parcel is an approximately 40-ft wide, two-lane roadway with Class II bike paths on either side. Telephone Road south of Clark Avenue is an approximately 16-ft wide two-way paved road that would be improved to 20-ft wide as part of the project.

Public access to the winery site would be via a proposed improvement of an existing agricultural road that connects to Clark Ave. This road would be asphalt paved to 20-ft wide and would lead to several parking areas associated with the winery and also lead to the existing residence on proposed Lot #6. Parking areas are clustered around the tasting room and administration offices, the banquet building, and employee parking around the winery complex itself. There would also be tour bus parking to accommodate approximately two buses at one time. Overflow parking would be provided near the south side of the winery near the wine caves. Service vehicles and winemaking traffic would access the site via a secondary access point east of the public access point. This access point would be able to accommodate large tractor trailer deliveries of grapes.

**Impact Discussion:**

- a. Using trip generation rates found in the Institute of Traffic Engineers (ITE) Trip Generation Manuals, and using the criteria indicated in the matrices below, the project is expected to generate **110** Average Daily Trips (**ADT**) and **15** PM Peak Hour Trips (**PHT**) during the week. On a typically busy summer weekend day, the project is expected to generate 307 ADT with 82 PHT. The following analysis using the standard trip generation criteria/factors used by the County for wineries:

**PROJECT GENERATED TRAFFIC: WINERY**

RATES		
Week Day		
ADT	Criteria	PHT
2.49	Facility Size (per 1,000 s.f.)	0.61
4.79	FTE	0.61
0.44	Vineyard Acreage	0.15
0.33	Property Acreage	0.11
44.45	Tasting Room size (per 1,000 s.f.)	4.79
1.85	Per 1,000 cases	0.46

RATES		
Weekend Day		
ADT	Criteria	PHT
17.12	Facility Size (per 1,000 s.f.)	4.53
25.04	FTE	6.79
1.67	Vineyard Acreage	0.45
.9	Property Acreage	0.24
270.35	Tasting Room size (per 1,000 s.f.)	71.73
8.92	Per 1,000 cases	2.38

Using these rates, the traffic analysis concluded the following:

TRAFFIC		
Week Day		
ADT	Criteria	PHT
83	Facility Size (per 1,000 s.f.)	25
48	FTE	6
20	Vineyard Acreage	7
21	Property Acreage	7
83	Tasting Room size (per 1,000 s.f.)	9
46	Per 1,000 cases	12

TRAFFIC		
Weekend Day		
ADT	Criteria	PHT
568	Facility Size (per 1,000 s.f.)	150
414	FTE	113
75	Vineyard Acreage	20
65	Property Acreage	17
503	Tasting Room size (per 1,000 s.f.)	130
223	Per 1,000 cases	60

Averaged out, the winery portion of the project is expected to result in:  
**Weekday – 50 ADT, 11 PHT, and Weekend – 307 ADT, 82 PHT.**

A traffic study conducted by Penfield & Smith for the Orcutt Marketplace project (dated July 26, 2004) indicated that the intersection of Clark Avenue and the southbound Hwy 101 offramp had an average of 11.9 seconds delay per vehicle, which is LOS B. The average seconds of delay per vehicle at the northbound offramp of the Hwy 101 and Clark Avenue is 22.6, which is LOS C. This intersection is identified in the Orcutt Transportation Improvement Plan (OTIP) as in need of improvement prior to complete buildout of the Orcutt Community Plan area.

The amount of projected traffic anticipated as part of the proposed project would not increase the volume to capacity (V/C) ratio of the LOS B and LOS C intersections in the area beyond the threshold of significance as identified in the County's *Environmental Thresholds Manual*. Clark Avenue, in the area of the proposed project, operates at LOS A, at the intersections with Telephone Road, the two entrances to the Lake Marie Estates community, and at the "T" intersection with Dominion Road. Therefore, the project would not significantly impact the volume of Clark Avenue. Impacts would be less than significant.

**PROJECT GENERATED TRAFFIC: RESIDENTIAL LOTS**

The proposed project would result in the creation of five, 10+ acre, residential lots. In addition to the recently approved single-family dwelling on proposed Lot #6, the residential lots are expected to produce approximately 6 PHT (1 PHT per lot) and 60 ADT (10 ADT per lot) on the week days.

Therefore, the proposed winery and residential portions of the project are expected to create

	<u>Winery</u>	<u>Residential</u>	<u>Total</u>
Week Day:	50 ADT 11 PHT	60 ADT 6 PHT	<b>110 ADT 15 PHT*</b>

\* 2 PHT credit for existing vineyards

**TRUCK TRIPS**

Approximately 45 acres of vineyards are planted on proposed Lots #5-7. Approximately 97 to 115 tons of grapes would be imported to the winery. Using the higher tonnage amount of 115, the number of projected truck trips during the 6-8 week harvest period would be 115/10 tons per truck = **15** truck trips. Impacts due to truck trips from the project would be less than significant.

NOTE: The truck traffic associated with normal case good shipping (export of wine) and receiving (import of bottling equipment, etc.) is already accounted for in the basic trip generation rates used to estimate project traffic.

**SPECIAL EVENTS**

The project includes a request for up to 34 special events per year with 10 events of up to 200 attendees. Using standard vehicle occupancy rates for such events of 2.0 to 2.5 people per vehicle, a single event would result in the generation of 80 and 100 vehicle trips. Therefore, there would be a maximum of 200 trips for each event. The roadway segment volume of Clark Avenue was measured as 2,117 vehicles per day (vpd) in 1999. Using a typical growth factor of 1.6% annually, the estimated vpd in 2004 would be approximately 2,292 vpd. The addition of project-generated traffic of 110 trips plus the 200 trips for special events would equal 2,602 vehicles per day (2,292 + 110 + 200 = 2,602 vpd). This is far below the LOS C segment volume of 14,300 vpd (the total volume capacity of Clark Avenue is 17,900 vpd) and would therefore not be a significant addition of traffic. Traffic impacts due to special events would be less than significant.

- b. The winery site would be accessed from two existing accesspoints along Clark Avenue. One would be asphalt paved to 20-ft in width and serve as the main visitor entrance to the winery as well as the residential entrance to proposed Lot #6. The other entrance would be the service entrance located along the eastern property line approximately 250-ft east of the main entrance. These access roads would be improved and maintained by the owner of the



site and would not require public maintenance. Roads Division has reviewed the location of the two entrances and has determined that adequate ingress/egress can be taken from both of them. Access for proposed Lots #1-5 would be taken by an improvement to and extension of Telephone Road south of Clark Avenue. The road would need improving to 20-ft wide and would be maintained privately by the homeowners and homeowner’s association. Traffic that would be generated by the residential project would not result in significant impacts to public streets that would require roadway maintenance. Impacts would be less than significant.

- c. The proposed winery project would provide 53 paved, designated parking spaces on proposed Lot #7 and unpaved overflow parking for approximately 75 more vehicles (using the parking calculations for open field, special event parking found in Article III) for a total of **128** spaces. The overflow parking would be permanently maintained and constructed of chip seal, crushed rock, or other permeable surface. The recently adopted Wineries section of Article III provides a method for determining adequate parking with respect to winery applications and is represented in the following matrix:

<b>Type of Use</b>	<b>Factor</b>	<b>Square Footage or # of employees</b>	<b>Total</b>
Tasting Rooms Reception Areas Kitchens	One space per 300 s.f. and one per two employees	1,870 s.f. Tasting Room 4,900 s.f. banquet bldg 1,600 s.f. Events Room 1,600 s.f. dining terrace 10 fulltime employees (FTE)	41
Offices, Laboratories Administration	One space per 300 s.f.	3,000 s.f. admin building 1,600 s.f. Winemaker’s Complex	16
Wine Production Storage, Warehousing	One space per 1,000 s.f.	8,775 s.f. winery 9,800 s.f. wine caves 1,665 s.f. barrel room	21
		<b>Total</b>	<b>78</b>
Bus/Limousine Parking	One space per first 20,000 s.f. and one per every 20,000 s.f. thereafter (or fraction thereof.)	33,210 s.f. winery facility	2
Special events Winemaker’s dinners	One space per 2.5 people	Max special events attendance = 200	80

Under a “worst-case” scenario of a fully attended 200 person special event and the amount of parking demand estimated for all other uses onsite, the estimated maximum parking demand would be 158 spaces (78 + 80), exceeding the available parking by 30 spaces (158-128). There are other areas onsite in which the excess vehicles could be parked, such as along interior agricultural roads. As Clark Avenue is a P-2 Primary two-lane roadway in the area of the project, the use of the shoulder of Clark Avenue to accommodate this additional parking demand may have potential safety impacts. Therefore,

a mitigation measure requiring that all overflow parking for events be accommodated on site and that parking along Clark Ave is prohibited has been added. Additionally, a Parking Management Plan must be designed and approved by the County that indicates the location of overflow parking, indicates the emergency access points and accessways, and includes the onsite parking coordinator contact name and telephone number. Inclusion of this measure would reduce potentially significant impacts to less than significant levels.

- d., e. The proposed project would not impact or alter existing transit systems or waterborne, rail or air traffic.
- f. Roads Division has reviewed the locations of the two entrance roads to the winery along Clark Avenue and has determined that ingress/egress could be safely taken from these two access points. A Class II (striped lane for one way bike travel) bike path exists on both sides of Clark Avenue. The proposed project would not interfere with bicyclist's abilities to utilize this path and adequate site distance exists to safely see oncoming bicycling traffic. There are no pedestrian sidewalks along Clark Avenue and is not a popular pedestrian area due to the high rate of speed of vehicles on the road, the lack of sidewalks, and the lack of street lights. The proposed project would not result in an increase in traffic hazards to motor vehicles, bicyclists or pedestrians. Impacts would be less than significant.
- g. As mentioned in the previous subsection, adequate site distance currently exists at the three intersections of the proposed project with Clark Avenue (the service entrance and main entrance to the proposed winery parcel, Lot #7, and the intersection of Telephone Road and Clark Avenue which would provide access to the residential lots.) The two winery access roads would provide adequate ingress and egress of proposed Lots #6 and 7. The extension and widening of Telephone Road would provide adequate ingress and egress for proposed Lots #1-5. Visitor traffic (auto/RV or bus) could adequately negotiate the winery site without difficulty. The two new access roads would be constructed to meet sight distance requirements, width requirements and emergency access requirements. The Fire Department has reviewed the project and has required a minimum road width for the new access roads of 20 feet. They have also required a Fire Department approved locking system if accessways are to be gated. Adherence to these requirements would ensure safe access and safe vehicle movement. Impacts would be less than significant.
- h. The project would not generate more than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan.

**Mitigation and Residual Impact:** Adherence to the following measure would reduce impacts associated with traffic to less than significant levels. Residual impacts would be less than significant.

**TRANS-1 Clark Ave. Parking Restriction / Parking Management Plan:** In order to prevent potential safety impacts from parked vehicles, no winery parking shall be allowed along Clark Avenue. If the parking demand exceeds the supply provided by the designated spaces and the overflow area, vehicles may be parked in other available areas onsite (e.g. along interior agricultural roads, etc.) so long as they are outside of the emergency access corridors

as indicated on a Parking Management Plan. Where appropriate as determined by the Fire Department, “no parking” signs, red painted curbs, and/or other emergency accessway designations shall be installed onsite. **Plan Requirements:** The applicant shall provide P&D with a Parking Management Plan that includes this parking restriction and indicates on a site plan where overflow parking would be placed onsite during special events. This plan shall include the required emergency accessways where no parking is to be allowed. This Plan shall indicate the name and telephone number of the onsite contact person responsible for parking management. **Timing:** This Parking Management Plan shall be submitted to P&D and the Fire Department for review and approval prior to approval of a Land Use Permit for the winery. All required emergency accessway designations shall be installed prior to occupancy clearance

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

#### 4.16 WATER RESOURCES/FLOODING

<b>Will the proposal result in:</b>	<b>Known Signif.</b>	<b>Unknown Poten. Signif.</b>	<b>Poten. Signif. and Mitig.</b>	<b>Not Signif.</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
<b>b.</b> Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			X		
<b>c.</b> Change in the amount of surface water in any water body?			X		
<b>d.</b> Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?			X		
<b>e.</b> Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
<b>f.</b> 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	
<b>g.</b> Alteration of the direction or rate of flow of groundwater?				X	
<b>h.</b> 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	
<b>i.</b> Overdraft or overcommitment of any groundwater basin? Or, a significant increase in the existing overdraft or overcommitment of any groundwater basin?				X	
<b>j.</b> The substantial degradation of groundwater quality including saltwater intrusion?				X	
<b>k.</b> Substantial reduction in the amount of water otherwise available for public water supplies?				X	
<b>l.</b> Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?			X		

**Impact Discussion:**

- a, e, g. The proposed project would not result in a change in the course or direction of nearby bodies of water. The project would not alter the flow of flood waters and would not cause the need for public flood control improvements. The project would require construction of two onsite detention basins to accommodate project-generated stormwater flows. These would be maintained by the landowner. The project would not alter the direction and rate of flow of groundwater. Impacts would be less than significant.
  
- b, c, d. The proposed project consists of approximately 33,210 s.f. of development in the form of a winery, caves, event room, barrel room, winemaker's complex, administration building, tasting room, and banquet building all on proposed Lot #7. Additionally, approximately 105,000 s.f. of paving in the form of roads, parking, pathways, trellises, and other flatwork are proposed on Lot #7. No development is proposed on Lots #1 through 5 however development envelopes have been proposed. A single-family dwelling has been approved on Lot #6. Flood Control has reviewed the proposed project and has determined that onsite stormwater detention basins are required. They have determined that one basin for each of the two watersheds would be required.
  
- f. The project site is not located within the 100-year flood level and is not located near a blue-line creek. Flood Control review and approval of the project would be required prior to construction.
  
- h-k. The proposed project would increase the water demand that is currently used on the site. Domestic water for both the winery and the residential lots would be provided by the Cal Cities Water District while water for the vineyard would continue to be provided by an existing agricultural well. The project will require a domestic water supply permit from Environmental Health Services before operation of the winery.

Water duty factors for wine production can range between 3 and 15 gallons of water for each gallon of wine produced. Based on the anticipated maximum production of 21,000 cases, projected water use for wine production would be between **0.47 AFY** (21,000 cases x 2.4 gallons/case = 60,000 gallons/year x 3 gallons of water/gallon of wine = 151,200/325,000 gallons in acre foot = 0.47AFY) and **2.33 AFY** (21,000 cases x 2.4 gallons/case = 60,000 gallons/year x 15 gallons of water/gallon of wine = 756,000/325,000 gallons = 2.77 AFY).

The project proposes to have 10 full-time employees and on site during the non-harvest season which is approximately 9 months long. Based upon a factor of 20 gallons/day/employee from the Uniform Plumbing Code, an additional 73,000 gallons (**0.22 AFY**) (20 gallons x 10 employees x 365 days/year) is anticipated.

The water duty factor for outdoor landscaping is 1 AFY per acre. The project proposes approximately 2.62 acres of landscaped areas. A water demand factor of **2.62 AFY** is applied to the project to account for the outdoor water uses.

The five proposed residential lots would have an approximate water demand of 1.15 AFY each resulting in **5.75 AFY** for all five lots.

The total water demand for the proposed wine production facility based on the high end of the range of water used in wine production **10.92 AFY** (2.33 AFY + 0.22 AFY + 2.62 AFY + 5.75 AFY). Accounting for a 0.75 consumptive use factor the project would have a water demand of **8.19 AFY** (10.92 x 0.75). The total water demand is less than the revised threshold of significance of 67 AFY per year (per Brian Baca, Nov. 2004) for the Santa Maria Groundwater Basin identified by the County Threshold Manual.

As mentioned in the Geologic Processes Section above, the proposed project includes a winery wastewater treatment system designed by Wallace Swanson Group that would utilize an Advanced Integrated Pond System (AIPS) developed specifically for winery wastewater. The wastewater from the proposed winery and vineyard uses would be treated onsite and used to provide water to a landscaping pond onsite. Ultimately, this water could be recycled back into the vineyards, which would reduce the overall project water demand indicated above. The wastewater treatment system would require approval by the Regional Water Quality Control Board (RWQCB). Impacts would be less than significant.

- I. Given that the project proposes a little more than 3-acres of impervious surface in the form of parking, roads, walkways, and building coverage, the project does have the potential to increase the amount of storm water pollutants leaving the site. A mitigation measure requiring the incorporation of Best Management Practices (BMP) into the project design has been included to reduce the potential of stormwater pollution. Also, a measure requiring the labeling of all stormdrain inlets with “Don’t Dump – Drains to Creek” has been included.

During construction, the potential exists for pollution of stormwater runoff from construction material (e.g., stucco, paint) as well as sediment. To mitigate this impact, a measure requiring that the applicant file a Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System (NPDES) issued by the California Regional Water Quality Control Board has been included. Also, a measure requiring the containment and proper disposal of construction materials has also been included.

**Mitigation and Residual Impact:** With implementation of the mitigation measures indicated below, impacts to water resources would be less than significant. Residual impacts would be less than significant.

**WAT-1 Detention Basins:** The project shall provide for two on-site detention basins for storm water runoff, infiltration, and recharge. The northern detention basin (on proposed Lot #7, the winery parcel) shall be maintained for the life of the project by the winery landowner. The western detention basin (near Telephone Road) shall be maintained for the life of the project by a Homeowner’s Association of the residential parcels. Recharge systems, if determined feasible by Flood Control, shall be developed in conjunction with

the Flood Control District and P&D. **Plan Requirements:** A drainage plan showing the location and design parameters of the two detention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the applicant. Long term maintenance requirements shall be specified in a maintenance program submitted by the landowner of the winery for the northern basin and in homeowner association CC&Rs for the western basin. **Timing:** Detention and/or recharge basins shall be installed prior to occupancy clearance.

**MONITORING:** Planning and Development shall site inspect for installation and maintenance of landscaping. Flood Control sign off is required on final grading/drainage plans, and Permit Compliance sign off is required for release of the performance security.

**WAT-2 Best Managements Practices:** The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as oil/water separators, sand filters, landscaped areas for infiltration, basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site, building and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior to land use clearance.

**MONITORING:** P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

**WAT-3 Storm Drain Identification:** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Creek”). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and land use permits.

**MONITORING:** Planning and Development shall site inspect prior to occupancy clearance.

**WAT-4 NPDES Permit:** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to approval of Land Use Permits the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

**MONITORING** P&D shall review the documentation prior to approval of Land Use Permits. P&D shall site inspect during construction for compliance with the SWPPP.

**WAT-5 Washout Area:** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. Plan Requirements: The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. Timing: The wash off area shall be designated on all plans prior to approval of Land Use Permits. The washout area(s) shall be in place and maintained throughout construction.

**MONITORING:** P&D staff shall check plans prior to approval of Land Use Permits and compliance staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area(s).

## 5.0 INFORMATION SOURCES

### 5.1 County Departments Consulted

Police, Fire, Public Works, Roads Division, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other : APCD

### 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>      </u> Coastal Plan and Maps	<u>  x  </u> Circulation Element
<u>  x  </u> ERME	<u>      </u>

### 5.3 Other Sources

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

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

**Project Specific:** Aesthetics, Air Quality (short-term), Biological Resources, Cultural Resources, Fire, Geologic Processes (short-term erosion), Hazardous Materials, Noise (short-term construction and amplified sound), Public Facilities, Traffic, Water Resources and Flooding.

**Cumulative:** Public Facilities (solid waste generation)



## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	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, 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

*If potentially significant, adverse unmitigable impacts would result, identify potential project alternatives to minimize these effects (reduced project, alternative use, alternative site location, etc.)*

Not Applicable.

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

### Zoning

The project site is zoned “RR-10” Residential Ranchette under Article III the Inland Zoning Ordinance. The proposed project would result in the rezoning of approximately 53.72 acres of the 106.48 acre parcel to AG-1-20 Agriculture, consistent with the existing agricultural use of this 53.72 acres as winegrape vineyards. The remaining 52.76 acres would retain the RR-10 zoning and be split into five parcels ranging in size from 10.01 acres to 11.51 acres (proposed Lots #1-5). The rezoned agricultural land would then be split into two parcels of 24.83 acres and 28.89 acres (proposed Lots #6 & 7 respectively). This would allow for the existing residence on proposed Lot

#6 to be on a separate parcel than the winery on proposed Lot #7. If the proposed project and map are approved, none of the resulting parcels would be splitable.

**Comprehensive Plan**

The entire project parcel is currently designated as RR-10 Residential. The following policies from the County’s Comprehensive Plan and the Orcutt Community Plan (OCP) are applicable to the proposed project.

<b>PRELIMINARY POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<b>Orcutt Community Plan (OCP) Policies</b>	
<p><b><u>Land Use – Residential</u></b></p> <p><b>Policy LUR-O-2:</b> <i>Future growth and development shall occur in a manner which minimizes construction related impacts on the community.</i></p> <p><b>Policy LUC-O-5:</b> <i>All commercial and industrial projects shall minimize impacts to adjoining residences, businesses and open space areas.</i></p> <p><b>Policy LUR-O-7:</b> <i>County planning and maintenance efforts shall support development of safe, clean residential areas.</i></p>	<p><b>Potentially Consistent:</b> The approximately 106-acre project site is currently zoned RR-10. The project proposes the division of the property into seven parcels, five of which would remain residential and the other two would become agricultural. Proposed Lots #1-5 would be bordered on the north and south by similar residential development of five to ten acre parcels. The proposed development envelopes on each parcel have been designed to minimize the amount of grading necessary for the construction of future single-family dwellings, avoiding steep slopes, and avoiding impacts to the Critical Root Zone (CRZ) of existing trees. The proposed rectangular design of the lots, the access road, and the proposed development envelopes would easily allow for the orderly, safe, and clean development of the residential lots. The proposed project could be consistent with these policies.</p>
<p><b><u>Land Use – Agricultural</u></b></p> <p><b>Policy LUA-O-1:</b> <i>The County shall develop and promote programs to preserve agriculture in the Santa Maria Valley.</i></p> <p><b>Policy LUA-O-2:</b> <i>Development in Orcutt shall be compatible with adjacent or nearby agricultural lands.</i></p>	<p><b>Potentially Consistent:</b> The project proposes to rezone and redesignate approximately 53.72 acres (gross) of residential land that is currently planted with vineyards to an agricultural zoning and designation. This would protect the current and future agricultural use of this land. While within the OCP urban boundary line, the parcel is on the eastern edge of the boundary (in fact, the property’s eastern boundary line is the OCP planning area boundary, as well as portions of the northern and southern property lines.) Except for several five to ten plus acre “residential</p>

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	<p>ranchettes” near the parcel on the west and south, and the Existing Developed Rural Neighborhood (EDRN) known as Lake Marie Estates to the northwest, the project parcel is primarily surrounded by agricultural development consisting of other vineyards, row crops, and some cattle grazing. The majority of the land to the north and east of the parcel is zoned 10-AG Agriculture and U Unlimited Agriculture under Ordinance 661. A majority of the land to the west and south of the parcel is zoned AG-II-100 Agriculture under Article III. The proposed project would be potentially consistent and compatible with adjacent and nearby agricultural lands. The proposed development would not encourage growth beyond the existing urban boundary. The proposed project could be consistent with these policies.</p>
<p><b><u>Fire</u></b></p> <p><b>Policy FIRE-O-2:</b> <i>Fire hazards in Orcutt shall be minimized in order to reduce the cost of/need for increased fire protection services and to protect the natural resources in undeveloped open space areas.</i></p>	<p><b>Potentially Consistent:</b> The project parcel is located within the High Fire Hazard area of the County. The Fire Department has reviewed the project and issued a conditions letter dated January 3, 2003. This letter indicates that the Fire Department requires the construction of seven fire hydrants throughout the project area, road width minimums of 20-ft, a road naming of the new road into the residential portions, and an approved locking system if accessways are to be gated. Compliance with this conditions letter would make the project consistent with this policy.</p>
<p><b><u>Traffic, Circulation and Parking</u></b></p> <p><b>Policy CIRC-O-3:</b> <i>The County shall maintain a minimum Level of Service (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that Minimum Level of Service for the Foster Road/Hwy 135 and Lakeview/Skyway Dr. intersections and Stillwell and Lakeview Roads shall be LOS D.</i></p>	<p><b>Potentially Consistent:</b> As indicated above in the Transportation Section of the Initial Study, the project would not result in a degradation of the existing Levels of Service at vicinity intersections. Using standard trip generation factors, P&amp;D and Roads Division staff have determined that the project would result in 110 ADT and 15 PM PHT on weekdays. The proposed winery and residential project would be potentially consistent with this policy.</p>
<p><b><u>Air Quality</u></b></p> <p><b>Policy AQ-O-2:</b> <i>Significant fugitive dust and</i></p>	<p><b>Potentially Consistent:</b> The proposed project would need approval of and compliance with a Grading Permit from Building and Safety</p>

<b>PRELIMINARY POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<p><i>PM<sub>10</sub> emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.</i></p>	<p>pursuant to Chapter 14 Grading Ordinance. Additionally, this environmental document and the project have been reviewed by the Air Pollution Control District (APCD) for consistency with air quality standards and policies. The applicant must receive approval from the APCD prior to construction activities. The APCD has required: the implementation of standard dust measures during construction, the application for an ethanol permit exemption from the APCD, and information on boilers, generators, and gasoline storage. Air pollution minimizing techniques such as those required by the Air Pollution Control District as standard dust mitigation measures could ensure the project is consistent with this policy.</p>
<p><b><u>Grading / Geology</u></b></p> <p><b>Policy GEO-O-2:</b> <i>In areas of high erosion potential, development shall be sited and designed to minimize increased erosion.</i></p> <p><b>DevStd GEO-O-2.1:</b> Consistent with Hillside and Watershed Policy #1, excessive grading for creation or enhancement of views shall not be permitted. Where new roads and driveways would require substantial grading, development shall be sited close to existing access roads.</p> <p><b>DevStd GEO-O-2.2:</b> Development shall be prohibited on slopes greater than 30% unless this would prevent reasonable development of a property. In areas of unstable soils, highly erosive soils or on slopes between 20% and 30% development shall not be allowed, unless an evaluation by a qualified professional (e.g., soils engineer, geologist, etc.) establishes that the proposed project will not result in unstable slopes or severe erosion or this would prevent reasonable development of a property.</p> <p><b>DevStd GEO-O-2.3:</b> To aid in erosion control, existing hillside topography, large stands of trees, and natural flood channels shall be preserved, unless this would prevent reasonable development of a property.</p>	<p><b>Potentially Consistent:</b> The proposed project is not located in areas of high erosional activity or potential. The proposed development envelopes have been designed to avoid slopes in excess of 20% and avoid potential impacts to existing vegetation. This in turn minimizes the amount of potential grading necessary for the future development of residences. Additionally, the winery is to be sited in an open area within the vineyards currently used for vehicle storage and a staging area for agricultural activities. The proposed wine caves would be built using a half cut, half fill technique to minimize the amount of grading necessary for their construction. Therefore, the proposed project would be potentially consistent with this policy.</p>

<b>PRELIMINARY POLICY CONSISTENCY ANALYSIS</b>	
<b>REQUIREMENT</b>	<b>DISCUSSION</b>
<p><b><u>Water Resources</u></b></p> <p><b>Policy WAT-O-2:</b> <i>In order to be found consistent with Land Use Development Policy No. 4 (LUDP#4), the water demand of new discretionary development must be offset by long-term* supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency. To demonstrate an adequate long-term supplemental water supply, projects must comply with the following development standards:</i></p> <p><b>DevStd Wat-O-2.1:</b> Prior to discretionary action by any County decision-maker on new development, the applicant shall provide one of the following:</p> <ol style="list-style-type: none"> <li>1. A "Can and Will Serve" letter from California Cities Water Company dated before July 1997;</li> <li>2. An "Intent to Serve" letter from California Cities Water Company or other water purveyor(s) including draft contract(s), if any, demonstrating to the County's satisfaction that the development's net water demand will be offset by a long-term supplemental water supply and that the development will have a continuing right to obtain water equal to that of the water purveyor's other customers. Contract(s), if any, must include terms consistent with the requirements of DevStd WAT-O-2.2.</li> </ol> <p><i>(Amended by Res. 01-225, 7/10/01)</i></p> <p><b>DevStd Wat-0-2.2:</b> Prior to discretionary action on new development, the applicant must demonstrate adequacy of the water supply proposed to serve the project, unless the applicant has satisfied DevStd WAT-O-2.1 #1 above. ....</p> <p><b>DevStd Wat-0-2.3:</b> Prior to map recordation or land use clearance, the developer must provide a Can and Will Serve letter and necessary final contract(s) consistent with the conditions of the</p>	<p><b>Potentially Consistent:</b> The applicant has provided a "Can and Will Serve" letter dated October 30, 2003 for the residential and winery project. According to this letter, the project has been allocated 9 AFY by contract with Cal Cities. At the time of the circulation of this environmental document, the County had not formally recognized this 9 AFY allocation as available (i.e., this project was not among those allocated the 413 AFY of SWP entitlement recognized as available by the County using a reliability factor of 75%, later revised to 426.3 AFY by the Board of Supervisors). However, a consistency finding with Policy WAT-O-2 and its corresponding Development Standards may be made if the applicant provides the required information prior to discretionary action on the project demonstrating the adequacy of the water supply proposed to serve the project. In order to be consistent with DevStd Wat-0-2.3, a condition would be placed on the tentative map requiring submittal of either a Can &amp; Will Serve letter with Cal Cities or another water purveyor (one acknowledged as having available supplemental water by the County) or a final contract consistent with the terms of any approved discretionary permit. Therefore, the proposed project is potentially consistent with these policies.</p>

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discretionary permits and terms of the draft contract(s). (Added by Res. 01-225, 7/10/01)	
<p><b><u>Flooding</u></b></p> <p><b>Policy FLD-O-1:</b> <i>Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls.</i></p> <p><b>Policy FLD-O-2:</b> <i>Off-site runoff associated with development should be minimized.</i></p> <p><b>DevStd FLD-O-2.1:</b> Pervious construction materials, such as turf block, non-grouted brick, and gravel, shall be used where feasible.</p> <p><b>Policy FLD-O-3:</b> <i>Short-term and long-term erosion associated with development shall be minimized.</i></p>	<p><b>Potentially Consistent:</b> The proposed project lies outside of the 100-year flood zone. The Flood Control District has preliminarily reviewed the proposed project and has required compliance with standard Flood Control Conditions of Approval, required submittal of a copy of the map prior to recordation for their review and approval, submittal of a grading and drainage plan, submittal of an agreement for perpetual maintenance of the private drainage improvements, and submittal of a plan check fee as identified in the Flood Control conditions letter dated August 5, 2004. Flood Control review and approval of the project would be required prior to construction. With approval of Flood Control and compliance with any Flood Control conditions, the proposed project could be consistent with this policy.</p> <p><b>Potentially Consistent:</b> The proposed winery project includes slightly more than 3-acres of impervious surfaces. In order to mitigate for potential impacts due to increased stormwater runoff, mitigation measures have been added requiring incorporation of Best Management Practices (BMP) into the project design. Compliance with these mitigation measures would ensure compliance with this policy.</p> <p><b>Potentially Consistent:</b> Development of the proposed project will require that the applicant obtain a Grading Permit from Building and Safety. This permit requires preparation of and compliance with a P&amp;D approved Erosion Control Permit. Compliance with the provisions of this permit and monitoring by the Grading Inspector would ensure project consistency with this policy.</p>
<p><b><u>Biological Resources</u></b></p> <p><b>Policy BIO-O-1:</b> <i>Important natural resources in Orcutt, including sandhill chaparral, central dune</i></p>	<p><b>Potentially Consistent:</b> The proposed project includes development envelopes on the five proposed residential parcels to avoid potential</p>

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<p><i>scrub, wetlands, oak trees and woodland, Bishop pine forest, specimen trees, and central sage scrub shall be protected, consistent with the Open Space Plan and the standards below, unless this would prevent reasonable development of a property.</i></p> <p><b>DevStd BIO-O-1.1:</b> Development shall be sited and designed to avoid disruption and fragmentation of significant natural resources within and adjacent to designated undeveloped natural open space areas, minimize removal of significant native vegetation and trees, preserve wildlife corridors and provide reasonable levels of habitat restoration. Where possible, significant natural resources, such as specimen trees, adjacent to designated, natural undeveloped open space corridors should be preserved.</p> <p><b>Policy BIO-O-4:</b> <i>Non-native trees (e.g., eucalyptus groves and windrows) that provide known raptor nesting or key roosting sites shall be protected; non-native specimen trees shall be protected to the greatest degree feasible except where it would interfere with reasonable development of a property. Non-native trees of less than 25 inches in diameter at breast height do not qualify as specimens for this Policy.</i></p>	<p>impacts to the existing stands of native and non-native trees. These development envelopes have been designed to feasibly allow for the future development of each parcel. While not located on or near designated open space in the County, the development envelopes have been designed to avoid significant natural resources such as vegetation, native or nonnative. The project would only require the removal of one, 10-inch non-native tree for the proposed western detention basin and approximately 1-acre of planted vineyards for the proposed northern basin.</p>
<p><b><u>Noise</u></b></p> <p><b>Policy NSE-O-1:</b> <i>Development of new noise sensitive uses (as defined in the Noise Element) in Orcutt should provide attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas.</i></p> <p><b>DevStd NSE-O-1.1:</b> Noise sensitive land uses should be located outside of the 65 dB(A) CNEL contours, unless this would prevent reasonable development of a property.</p>	<p><b>Potentially Consistent:</b> The major noise source in the project area is traffic along U.S. 101. The nearest residential portion of the project is located at least 1,600 ft away from the 65 dBA contour of Hwy 101. The proposed project parcel is located adjacent to residences and/or residentially zoned parcels on the west. The applicant has provided information concerning the noise generating potential of the proposed project. Potential noise could come from: wine production, crushing of grapes and processing of wine (during harvest season), loading docks, bus and RV parking, equipment such as generators, boilers, compressors, etc, and the 10 outdoor special events per year. However, the facility has been designed to minimize noise through the orientation of the buildings and crush pad away from the residences</p>

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<p><b>Policy NSE-O-2:</b> <i>Construction noise in Orcutt shall be minimized during non-standard work hours.</i></p> <p><b>DevStd NSE-O-2.1:</b> Standard construction working hours (i.e., 7 a.m. to 4:00 p.m., Monday-Friday) shall be required for development activities. Flexibility to allow extended hours on weekdays and/or occasional working hours on Saturdays should be determined on a case-by-case basis.</p>	<p>to the west, as well as the distance of the facilities and the prevailing winds would ensure that noise from the normal operations of the project does not travel offsite to the noise sensitive residences on the west. Additionally, a measures has been included prohibiting the use of amplified sound after 7PM (consistent with the recently adopted winery ordinance standards) that is associated with special events. No further measures to reduce exterior noise would be required. The project could be potentially consistent with this policy.</p> <p><b>Potentially Consistent:</b> Since the proposed winery and residential projects are located next to existing residences in the area, a measure has been added to limit construction hours to between 7 AM and 4 PM, Monday through Friday. Compliance with this measure would ensure project consistency with this policy.</p>
<p><b><u>Visual Resources</u></b></p> <p><b>Policy VIS-O-2:</b> <i>Prominent public view corridors (U.S. 101, State Routes 1 &amp; 135, Clark Ave., Santa Maria Way, and Union Valley Parkway) and public viewsheds (Orcutt/Solomon Hills, Casmalia Hills, and Orcutt Creek) should be protected.</i></p> <p><b>DevStd VIS-O-2.1:</b> Development shall be sited and designed to minimize disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping and minimization of sound walls.</p>	<p><b>Potentially Consistent:</b> The proposed winery portion of the project would be located approximately 400-ft from Clark Avenue and would be visible from this public view corridor. The project has been architecturally designed in a Tuscan vernacular with the intention of appearing to be a small rural village, similar to those of the Chianti region of Tuscany. Materials and colors used would be of earth tones to mimic the feel of the Italian countryside, consistent with the vineyards planted onsite. The proposed project was conceptually reviewed by the County Board of Architectural Review on August 9, 2002. The minutes from this meeting reflect that the BAR thought the project was “very nice” and suggested that the project take its aesthetic cues from the towers of San Gimignano. The BAR allowed the applicant to return for preliminary review after approval by the decisionmaker. The landscaping would be installed and maintained for the life of the project. The project would need final BAR</p>



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<p><b>Policy VIS-O-4:</b> <i>Public and private stormwater systems (recharge, retention, and retardation basins, culverts, channels, etc.) shall be designed and maintained to be visually attractive.</i></p> <p><b>DevStd VIS-O-4.1:</b> Basins shall be engineered so that perimeter fencing is minimized. Where required, perimeter fencing shall be unobtrusive (while minimizing interference with wildlife movement on rural parcels). Perimeter landscaping of basins shall consist of low maintenance trees, shrubs, turf, etc., and on public basins should be designed to accommodate recreational uses where appropriate. Landscaping and fencing within basins should be maintained through a Landscape-Open Space Maintenance District.</p> <p><b>Policy VIS-O-6:</b> <i>Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.</i></p> <p><b>DevStd VIS-O-6.3:</b> Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.</p>	<p>approval prior to issuance of a Land Use Permit (LUP) for development. A measure requiring the installation and maintenance of the proposed landscaping and for final BAR review has been added and would also ensure that the proposed project is consistent with this policy.</p> <p><b>Potentially Consistent:</b> The project would include two separate detention basins to accommodate the two watershed areas of the project. A western basin is proposed on Lot #1 to handle flows from Lots #1-5 and a majority of Lot #6. This basin would be located in the southwest corner of Lot #1 and would not be visible from public viewing areas. A northern basin would be placed in the northern portion of Lot #7 and accommodate flows from the remainder of Lot #6 and Lot #7. This basin would be adjacent to Clark Avenue out of necessity since that area is the lowest point of the watershed area. The basin would therefore be visible from Clark Avenue. The basin would be shallow and accommodate flows from a 25 year storm event. A measure has been added to the project requiring that the BAR review and approve the landscaping plan associated with this drainage basin (if it requires the removal of vineyards or is highly visible from Clark Avenue) along with the entirety of the project to ensure that the basin is aesthetically pleasing as seen from Clark Avenue.</p> <p><b>Potentially Consistent:</b> The project is located in a fairly rural area of the County. The primary use of land in the vicinity is agricultural with vineyards, row crops, and light cattle grazing. There are residential ranchette parcels ranging in size from five to ten acres on the west and south of the project area, and a community of single-family dwellings on one acre parcels to the north west. To minimize potential impacts from excessive night lighting in such a semi-rural area, a measure has been added to the project requiring the preparation of a Lighting Plan to be reviewed and approved by P&amp;D that includes low intensity, low glare, hooded exterior lighting that does not spill onto adjacent parcels. A provision has been added requiring the dimming of parking lot lights</p>

<b>PRELIMINARY POLICY CONSISTENCY ANALYSIS</b>	
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	after 10 PM. Implementation of such a plan would ensure project consistency with this policy.
<b>Comprehensive Plan Policies</b>	
<p><b><u>Land Use Development</u></b></p> <p><b>Policy #. 4.</b> <i>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.</i></p> <p><b>Policy #5.</b> <i>Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</i></p>	<p><b>Potentially Consistent:</b> As noted above, the applicant has been allocated 9 AFY of water for the project that the County has accepted as valid. To ensure that water service is provided by the Cal Cities, the project would be conditioned that “Can and Will Serve” letters and a copy of the final contract with Cal Cities be provided prior to Land Use Clearance. Water for the project would be obtained from the Santa Maria groundwater basin, which is in a state of overdraft. Water use by the proposed project would not exceed the threshold of significance that has been established for this basin.</p> <p>Domestic waste water would be accommodated by individual private septic systems. The soil types and percolation rates are adequate to accommodate these individual systems. The winery would utilize a system designed by Wallace Swanson Group specifically for winery wastewater applications. This system recycles the wastewater once treated and could be used for application back into the vineyards. RWCQB would have jurisdiction over the effluent from winemaking processes.</p> <p>Roadways and intersections in the vicinity of the project operate at acceptable levels of service, and would continue to operate within the acceptable range after the addition of project-related traffic. The incremental increase in demand for police protection and emergency services can be accommodated under existing services levels and through payment of required development fees. The proposed project is potentially consistent with these policies.</p>
<p><b><u>Hillside and Watershed Protection Policies</u></b></p> <p><b>Policy #1.</b> <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is</i></p>	<p><b>Potentially Consistent:</b> Total project improvements would require approximately 29,567 cubic yards of cut and approximately 30,380 cubic</p>

<b>PRELIMINARY POLICY CONSISTENCY ANALYSIS</b>	
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<p><i>determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p><b>Policy #2.</b> <i>All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p> <p><b>Policy #3.</b> <i>For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</i></p> <p><b>Policy #4.</b> <i>Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.</i></p> <p><b>Policy #5.</b> <i>Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with acceptable landscaping practices.</i></p> <p><b>Policy #6.</b> <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and</i></p>	<p>yards of fill with approximately 813 cubic yards of export. The majority of this grading is for the wine caves and the detention basins. As mentioned in the Geologic Section of this document, the wine caves would utilize a cut and cover technique which will require less grading than digging directly into the hillside. No substantial changes in site topography would be required and grading would generally conform to existing contours.</p> <p>The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. No grading on slopes with a gradient of more than 20% would occur for the development of the proposed winery or the future residences. As discussed in Section 4.4 (Biological Resources) the proposed project would only require the removal of one 10-inch nonnative tree for the construction of the western basin. The proposed project is potentially consistent with these policies.</p> <p><b>Potentially Consistent:</b> The project would require a Grading Permit and an Erosion Control Permit from Building and Safety. Implementation of the provisions of the grading permit would ensure consistency with these policies. The project would also be required to prepare a Storm Water Pollution Prevention Plan and to implement Best Management Practices to reduce erosion and sedimentation impacts. Finally, the project would also be required to conform to the Regional Water Quality Control Boards General Waste Discharge Requirements and obtain a permit if necessary.</p>

<b>PRELIMINARY POLICY CONSISTENCY ANALYSIS</b>	
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<p><i>surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p> <p><b>Policy #7.</b> <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p>	
<p><b><u>Visual Resources</u></b></p> <p><b>Policy #3.</b> <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p> <p><b>Policy #5.</b> <i>Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p><b>Potentially Consistent:</b> As mentioned above under the Visual Resource policy section of the OCP, the proposed project would be potentially consistent with the existing urban/semi-rural setting. The project was reviewed by the BAR on August 9, 2002 and has been allowed to return for preliminary review after approval by the decisionmaker.</p> <p><b>Potentially Consistent:</b> All utilities to serve the new development would be required to be placed underground to ensure consistency with this policy.</p>
<p><b><u>Conservation Element</u></b></p> <p><b>Oak Tree Protection Policy #1.</b> <i>Native oak trees, native oak woodlands and native oak savannas shall be protected to the maximum extent feasible in the County's rural and/or agricultural lands. Regeneration of oak trees shall be encouraged. Because of the limited range and increasing scarcity of valley oak trees, valley oak woodlands, and valley oak savannas, special priority shall be given to their protection and regeneration.</i></p> <p><b>Development Standard #1: Protection of all species of mature oak trees</b></p>	<p><b>Potentially Consistent:</b> The proposed project is located in an area of the County known as an Existing Developed Rural Neighborhood (EDRN). The southern portions of the parcel are studded with several individuals and stands of mature oak trees. The proposed development envelopes have been designed to prevent grading and development activities from disturbing and impacting these mature oaks. Additionally, mitigation measures in the Biological Resources section above have been applied to the project to reduce potential impacts to oak trees. With inclusion of the development envelopes and the proposed oak tree mitigation measures, the proposed project is potentially consistent with this policy.</p>

## 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:

With Public Hearing (held March 24, 2005)  Without Public Hearing

### PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Adam Baughman DATE: December 16, 2004

## 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: December 16, 2004

SIGNATURE: \_\_\_\_\_ NEGATIVE DECLARATION DATE: March 3, 2005

SIGNATURE: \_\_\_\_\_ REVISION DATE: April 1, 2005

SIGNATURE: \_\_\_\_\_ FINAL NEGATIVE DECLARATION DATE: April 13, 2005

## **12.0 ATTACHMENTS**

1. Site Plans
2. Floor Plans
3. Elevations
4. Landscape Plan
5. Tentative Tract Map 14,616