



COUNTY OF SANTA BARBARA

Planning and Development

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Draft Mitigated Negative Declaration

Tyler Tier II Winery

19DVP-00000-00025 & 20NGD-00000-00013

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For

Owner/Applicant

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1.0 REQUEST/PROJECT DESCRIPTION

The applicant and owner, Justin Willett of Tyler Winery, is proposing a development plan allowing for the construction of a new winery facility. The facility would consist of two separate winery buildings, an accessory barn for agricultural storage, and an increase in the vineyard acreage under production onsite from 27.9 acres to 28.4 acres. The 28.4 acres planted would equate to 50% of total grapes processed into wine, and would meet the 1 acre to 1,000 cases of wine per year requirement. The remaining 50% of grapes would be sourced from the Santa Rita Hills or the Santa Maria Valley. All 100% of grapes processed onsite would be sourced from Santa Barbara County. Currently, all wine produced under Tyler Winery brand is made at an offsite facility in the City of Lompoc; current case production is 9,000 cases a year. Case production is proposed to increase from 9,000 cases a year offsite to 20,000 cases a year onsite, and the owner's current 02 license with ABC would be transferred to the subject property for continued production of the Tyler brand wines.

Winery Structural Development. The Winery Structural Development area would total 19,980 square feet, which is further defined in the following building descriptions and building area tables. The proposed winery would house processing and other operations such as receiving, crushing, de-stemming, pressing, fermenting, filtration, cleaning, aging, finishing, bottling, packing, and storage (including case, barrel and cold storage). The support facilities would include a laboratory for wine process testing, staff break room, and offices supporting business activities associated with a winery (e.g. wholesale and retail marketing, promotion, wholesale and retail wine sales, financial and business record keeping and similar commercial activities associated with the winery). A reception area and tasting room are also proposed; tasting is further discussed under "Winery Hours and Staffing."

Building 1 is comprised of a main ground floor with a partial second floor. Within the main ground floor, there are two barrel storage rooms, a cold room, and a case goods storage room serving needs of the winery production. Within the partial second floor, there are two offices, a staff breakroom, storage room, restrooms, a reception area and tasting room. Off the second floor is an 843 square foot covered deck. The staff breakroom is an employee work area that will support the needs of the staff only. There will be no public food services.

Building 2 is comprised of a cuverie, a winery process and stainless-steel tank room, a lab, and a restroom. On the eastern side of this building is a 2,631 square foot covered crush pad. The table below provides a breakdown on the building square footages.

Building 3 is an Accessory Agricultural Barn dedicated to supporting the needs of the vineyard farming operation on site. Per the definition of a Winery Structural Development, the area of Building 3, as indicated in the table below, does not contribute to the total area of the Winery Structural Development.

Building 1		
Ground Floor	Room Name	Room Size (sq. ft.)
	Cold Room	186
	White Barrel Room	1,800
	Red Barrel Room	2,206
	Case Storage	2,057
Second Floor	Private Office	339
	Staff Breakroom	226
	Storage	153
	Restroom 1	207

	Restroom 2	202
	Shared Office	270
	Reception	328
	Tasting Room	1,149
Total Building 1 Square Footage		9,123
Outdoor Uses	Covered Deck	843

Building 2		
Ground Floor	Room Name	Room Size (sq. ft.)
	Cuverie Room	3,692
	Processing/Tank Room	3,457
	Restroom	81
	Labratory	153
Total Building 2 Square Footage		7,383
Outdoor Uses	Covered Crush Pad	2,631

Total Winery Structural Development	19,980 sq. ft.
Total Bldg. 1 SF + Total Bldg. 2 SF + Covered Crush Pad	

Building 3 (Non-Winery Structural Development)		
Ground Floor	Room Name	Room Size (sq. ft.)
	Accessory Ag Barn	4,863

Winery Hours and Staffing. The proposed project will host weekly wine tasting by appointment only, seven days a week, from 10:00 AM to 4:00 PM. Staffing will consist of two (2) full time office/admin staff, one (1) full time tasting room staff, one (1) part time tasting room staff, two (2) full time winery production staff and two (2) seasonal staff during harvest and crush. Winery production activities will occur daily between the hours of 8:00 AM and 5:00 PM. During harvest and crush, hours will be from 6:00 AM to 8:00 PM. Office/admin and tasting room staff will fulfill the staffing needs required for any organized gatherings other than appointment tasting. Amplified sound would be allowed within the wine tasting room. The primary focus of the wine tasting room would be to market and sell the wine produced on the winery premises, particularly retail marketing and sales. Sales of souvenirs and clothing bearing the logo of the winery, as well as wine-related items and other products that reflect or enhance the character or theme of the winery may also be offered for sale in the tasting room.

Winery Special Events. There will be no industry-wide events; however, the winery will host up to six special events annually with up to 150 guests, including one (1) pick up party a year accommodating 100-150 guests. The winery will also host up to six Organized Gatherings with up to 80 guests. There will be no outdoor amplified music at the special events, and the gathering will take place in and around Building 1 and 2. Restrooms would be provided in both Building 1 and 2, but additional portable restrooms may be provided near the overflow parking if necessary. The hours for the special events would fall within the hours stated above for appointment tasting and no additional lighting will be needed other than that provided on the buildings and site for general winery operations. A Parking Plan will be set in place per the requirements of LUDC Subsection 35.42.280.D.8.c. Parking for this annual organized gathering is indicated on the architectural plans as well as calculated in the "Parking" section of the project description. Guests can either walk or be shuttled to and from the overflow parking area to Building 1 & 2. Directional and parking signage will be situated on site for overflow parking. "No Parking" and "Fire Lane - No Stopping" signs will be placed as required by the Fire Department and per the specifications

provided on the civil plans. All roads to and from the overflow parking will be improved with a compacted road base to keep dust down.

Parking. Intervening buildings and proposed landscaping will minimize views of proposed parking. In addition, the proposed winery development is situated to the northern end of the property, which is a significant distance away from the public right of way. All roads will be surfaced with either crushed road base, chip seal, or concrete as specified per the proposed civil plans. All parking spaces will be designated with a wheel stop if located on chip seal, or painted striping if on concrete surfacing.

Building 1 requires 14.03 spaces and Building 2 requires 7.93 spaces. In total, 29 spaces are required and 32 will be provided (26 proposed, 6 existing). Additionally, 60 spaces of overflow parking will be provided for the above special event, and one limousine/bus parking space is also provided in the overflow parking area pursuant to winery parking requirements.

Winery Operations. As indicated on the architectural plans, there will be one (1) roll-off bin for all green waste compost located near the overflow parking, which will be picked up weekly by the local waste management company, Engel and Grey Inc. This scheduled pick up will minimize odor. All proposed and existing roads are improved to an appropriate level to reduce dust. All noise generating equipment (press, destemer, and vibrating table) is concentrated near the covered crush pad or located within Building 2 which is approximately 530 feet away from the nearest property lines.

Access and Siting. Access to the proposed winery facility will continue to be provided along an existing shared easement that runs north-south along the eastern property line. At the northeastern corner of the property a proposed extension of the driveway will continue to a parking area and driveway turn around north of the proposed winery. The driveway will also extend to the west to the location of a covered concrete crush pad and then loop back to the eastern driveway entrance. Placement of the proposed winery buildings was carefully considered to provide enough of a buffer between itself and the existing residence, as well as to maximize the plantable area for producing vineyards. The neighboring property to the north is open agricultural space. The properties to the east and west are planted vineyards and to the south is more agriculture and planted vineyards.

Grading, Tree Removal and Landscaping. Grading would include 5,900 cubic yards of cut, with 1,700 cubic yards of existing artificial fill to be removed, and 9,300 cubic yards of fill. Total disturbed area would be 213,400 sq. ft. or 4.90 acres; this calculation includes driveway improvements, construction areas, landscaped areas, drainage improvements, and a proposed detention basin for drainage purposes. Tree removals will include two (2) pine trees and six (6) deciduous ornamental trees. The applicant is proposing 39,889 sq. ft. of new landscaping.

Water and Sewer Service. The process wastewater generated by the proposed project will be managed via the installation and operation of subsurface concrete holding tanks. Domestic water for the winery would be provided by an existing onsite private water well and stored in two underground cisterns. Water for fire suppression would also be provided by the same well and in these cisterns. The winery and tasting room would be served by a permitted, commercial, septic system built in accordance with Environmental Health Services requirements.

The process wastewater generated by the winery would be managed through a treatment system in conformance with Regional Board General Order R3-2008-0018. The winery process waste from 20,000 cases or less would be collected in holding tanks located under the crush pad, and then treated via a RWQCB approved treatment method.

2.0 PROJECT LOCATION

The project is located at 4805 Highway 246, Lompoc, CA. The subject parcel is known as Assessor Parcel Number (APN) 099-100-045, Third Supervisorial District.

2.1 Site Information	
Comprehensive Designation	Plan Rural, Agriculture II, minimum parcel size of 100 acres (AG-II-100)
Zoning District, Ordinance	LUDC, Agriculture II, minimum parcel size of 100 acres (AG-II-100)
Site Size	41.070 acres
Present Use & Development	The site is presently developed with a single-family dwelling, manager's dwelling, an irrigation pond, and vineyards.
Surrounding Uses/Zoning	<p>North: Single-family dwelling, dry field crops; AG-II-100</p> <p>South: Agricultural accessory structures, irrigated field crops; AG-II-100</p> <p>East: Vineyards, agricultural accessory structures, single-family dwelling; AG-II-100</p> <p>West: Vineyards, agricultural accessory structures, single-family dwelling; irrigation pond; AG-II-100</p>
Access	Access to the proposed winery facility will continue to be provided along an existing shared easement that runs north south along the eastern property line. At the northeastern corner of the property a proposed extension of the driveway will continue to a parking area and driveway turn around north of the proposed winery. The driveway will also extend to the west to the location of a covered concrete crush pad and then loop back to the eastern driveway entrance.
Public Services	<p>Water Supply Domestic water for the winery would be provided by an existing onsite private water well and stored in two underground cisterns. Water for fire suppression would also be provided by the same well and in these cisterns.</p> <p>Sewage: The winery and tasting room would be served by a permitted, commercial, septic system built in accordance with Environmental Health Services requirements.</p> <p>Fire: County Fire</p> <p>Other: The process wastewater generated by the winery would be managed through a treatment system in conformance with Regional Board General Order R3-2008-0018. The winery process waste from 20,000 cases or less would be collected in holding tanks located under the crush pad, and then treated via a RWQCB approved treatment method.</p>

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The project area is located at 4805 West Highway 246, in unincorporated Santa Barbara County, approximately 6.5 miles east of downtown Lompoc. North of the Santa Rita Hills, the project area is nestled along the northern edge of the east-west running Santa Rita Valley. Highway 246 runs along the center of this broad valley. Land use surrounding the property is primarily rural and agrarian, with a very low density of single-family homes scattered among grazing lands, vineyards, and agricultural fields. The project area itself is confined to an approximately 8.2-acre portion of the larger 41.2-acre parcel at APN 099-100-045. The existing single-family residence, foreman residence, and active vineyards are not included in the current project.

Slope/Topography: The topography on the subject parcel ranges from relatively flat to moderately steep with elevations ranging between 410 feet above mean sea level to 480 feet above mean sea level. The paved entrance road crosses over a large, concrete culvert at its southern end. Most of the main project area appears previously graded and recently disked to a depth of at least 18-inches. A pad of graded, imported sandy fill sits just south of the gravel driveway. The north end of the project area consists of a rounded knoll topped with a bedrock outcrop. The terrain slopes steeply downhill (over 30% grade in portions) towards the south where it blends into the gently sloping valley floor.

Flora: Currently, at least 85% of the subject parcel supports vineyard, residences, or bare soil that is routinely disked. Three vegetation alliances (terminology of Sawyer et al., 2009) occur on the remaining six acres of open space still present in the northwestern and southeastern corners of the parcel. A fourth vegetation alliance is associated with the frost pond in the west-central portion of the parcel.

Fauna: Twenty-two species of special-status amphibians, reptiles, birds, and mammals that are known from the project region and could potentially occur as seasonal transients or residents on-site because of the presence of suitable habitat in the northwestern corner of the subject parcel and its physical connection to more extensive, similar habitats in the Purisima Hills. Four listed species, California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), least Bell's vireo (*Vireo bellii pusillus*), and southwestern willow flycatcher (*Empidonax traillii extimus*), are known to occur within a five-mile radius of the subject property.

Archaeological Sites: According to a Phase I Archaeological Assessment (Leftwich Archaeology, June 2020), there are no known archaeological sites or other culturally significant materials within the project site area. No cultural resources were observed during intensive archaeological investigations. The majority of the project area has been disturbed by previous grading and ground disturbing activities. No cultural materials were observed in the project area.

Soils: Shipman (1972) classified soils in the northern half of the parcel as Arnold sand (ArF3). Soils in the west-central portion are classified as Tierra sandy loam (TnD2), while soils on the farmed flats are classified as Elder sandy loam (EdA2). Arnold soils develop over soft sandstone, the underlying parent material in this portion of the Purisima Hills; Tierra and Elder soils develop from alluvium eroded from these sandstone exposures and deposited on the floor of the Santa Rita Valley.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries) and Drainage: The subject parcel is inclined to the south-southwest, with an average slope of 4%, based on surface elevations about 485 feet above sea level in the north-central property boundary and 405 feet above sea level in the southwestern corner of the parcel, a distance of about 1,925 feet. Two unnamed seasonal drainages occur on the parcel: one in the northwestern corner and one in the southeastern corner of the parcel. These drainage channels are heavily incised and support surface flows only during storm events. The banks and beds of both drainages are alluvium (silts and sands) with little to no in-channel terrace

development or other natural structure. The drainage in the northwestern corner of the parcel is about 8-9 feet deep and 6-15 feet wide, meandering, with a V-shaped channel. This channel contains several culverted berms at intervals of 100 feet or so that appear to have been installed to control head-cutting. They do not impound surface flows. The channel of the southeastern drainage is incised to a depth of about 10 feet, has a bank-to-bank width of about 40 feet, and a U-shaped channel.

Existing Structures: The site is presently developed with a single-family dwelling, manager's dwelling, an irrigation pond, and vineyards.

Surrounding Land Uses: Land use surrounding the property is primarily rural and agrarian, with a very low density of single-family homes scattered among grazing lands, vineyards, and agricultural fields.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

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

Existing Setting: The approximately 41-acre subject parcel (APN 099-100-045) is located at 4805 East Highway 246, northwest of the intersection of the western terminus of Hapgood Road and State Highway 246 in the Santa Rita Valley, between Buellton and Lompoc. The proposed project site encompasses approximately seven acres in the northern portion of the parcel. The subject parcel is zoned AG-II-100 and is located in a rural area surrounded by parcels which are also zoned AG-II-100. Surrounding development is primarily supportive of vineyards, grazing, rotating crops, agricultural accessory structures, and low intensity residential uses. The subject parcel contains a single-family dwelling, manager's dwelling, an irrigation pond, and vineyards. The nearest existing off-site private residence to the project site is located approximately 1000 feet to the north. The project site is approximately 1,500 feet from Highway 246, and the existing mature vegetation planted along the property linescreens the project site partially from view.

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

The Land Use and Development Code (LUDC) requires all winery applications to be referred to the Board of Architectural Review (BAR). The BAR reviews projects to ensure that: a) site layout, orientation, and location of structures is are well-designed; and b) structures are in proportion to, and in scale with, other existing or permitted structures on the same site and in the area surrounding the subject property. In the designated rural areas, structures must be subordinate in appearance to natural landforms, designed to follow the natural contours of the landscape, and sited so as not to intrude into the skyline as seen from public viewing places.

The Comprehensive Plan Land Use Element contains Visual Resource Policies which address height, scale, and design of structures. In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Impact Discussion:

(a) Less than significant impact with mitigation: The proposed project would result in the construction of additional structures and site improvements which would alter the visual appearance of the site. However, the proposed project site is: 1) located within a relatively flat area adjacent to existing development in the rear of the parcel; 2) not highly visible from Highway 246 due to distance and intervening landscaping located between the project site and the highway; 3) not located in an area which would obstruct any scenic vistas or views open to the public, and 4) required to obtain final NBAR review and approval (Mitigation Measure #1) prior to zoning clearance issuance. Therefore, the proposed project would not create an aesthetically offensive site open to the public or obstruct a scenic view or vista. Impacts would be **less than significant**.

(b,d) Less than significant impacts with mitigation: The proposed winery would be located on a relatively flat area adjacent to existing structures including a single family dwelling and manager's dwelling. This area of the parcel is not highly visible from Hwy 246 due to the existing mature landscaping located

between the highway and the project site which screens the area partially from view. Surrounding development is primarily supportive of vineyards, grazing, rotating crops, agricultural accessory structures, and low intensity residential uses. The subject parcel contains a single-family dwelling, manager's dwelling, an irrigation pond, and vineyards. The nearest existing off-site private residence to the project site is located approximately 1000 feet to the north. The project site is approximately 1,500 feet from Highway 246, and the existing mature vegetation planted along the property line which screens the project site partially from view.

The proposed project would consist of 19,980 square feet of structural development, which is further defined in the following building descriptions and building area tables in the project description. The proposed winery would house processing and other operations such as receiving, crushing, de-stemming, pressing, fermenting, filtration, cleaning, aging, finishing, bottling, packing, and storage (including case, barrel and cold storage). The support facilities would include a laboratory for wine process testing, staff break room, and offices supporting business activities associated with a winery (e.g. wholesale and retail marketing, promotion, wholesale and retail wine sales, financial and business record keeping and similar commercial activities associated with the winery). A reception area and tasting room are also proposed. Parking would include the installation of permanent parking spaces, as well as the overflow parking area to accommodate winery special events. In order to be visually compatible with the existing onsite structural development and surrounding rural development and uses, the proposed project has been designed with architectural elements consistent with a rural/agrarian design (low roof lines, wood, stone, and metal siding, natural color palette). The proposed project's landscaping consists of primarily native and drought tolerant species that have been sited to visually blend in with the existing vegetation and soften views from Highway 246.

The LUDC requires design review for all wineries. The North Board of Architectural Review (NBAR) conceptually reviewed the proposed project on May 17, 2019. The proposed project is required to return to the NBAR for preliminary and final review following approval by the decision maker. With the inclusion of Mitigation Measure #1 below requiring the project to return to the NBAR for Preliminary and Final review and approval following approval by the decision maker, the proposed project would not result in visually incompatible structures or a change to the visual character of the area. Impacts to aesthetics/visual resources resulting from the proposed project would be **less than significant**.

(c) Less than significant with mitigation: In order to reduce potentially significant impacts from night lighting, Mitigation Measures Nos. 1 and 2 below require NBAR review and approval of project lighting, and the implementation of a low intensity, low glare lighting plan. Impacts would be **less than significant**.

Cumulative Impacts: As discussed above, implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area. LUDC winery regulations require BAR review of all wineries. BAR design guidance addresses the need to maintain the rural character of agriculturally-zoned parcels. The proposed project is not anticipated to result in substantial changes in the aesthetic character of the area since the proposed development would be designed to be compatible with the existing agrarian structural development, and NBAR review and approval is required for the design of all new structures or alterations to existing structures. Compatibility with the rural character of the area and surrounding development would be ensured through appropriate scale, form, and treatments applied to the proposed development. With inclusion of project-specific mitigation, the proposed project would be compatible with the visual character of the surrounding area. Therefore, the contribution of the project to cumulative impacts would not be considerable. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact:

Adherence to the following mitigation measures would reduce impacts to Aesthetics/Visual Resources to a **less than significant** level (Class II). Residual impacts would be **less than significant**.

1. **Aest-04 BAR Required:** The applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, landscaping, materials and lighting plan) shall be compatible with vicinity development.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

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

2. **Aest-10 Lighting:** The applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots.

PLAN REQUIREMENTS: The applicant shall develop a Lighting Plan for Permit Compliance Staff approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

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

4.2 AGRICULTURAL RESOURCES

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

Setting:

Background

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1.6 billion (Santa Barbara County Agricultural Production Report, 2019). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

Physical:

The existing 41.08-acre parcel currently supports 27.9 acres of vineyards and an irrigation pond. The property is surrounded on all sides by agriculturally zoned parcels ranging in size from 2 to 1,000 acres. Surrounding development is primarily supportive of vineyards, grazing, rotating crops, agricultural accessory structures, and low intensity residential uses. Shipman (1972) classified soils in the northern half of the parcel as Arnold sand (ArF3). Soils in the west-central portion are classified as Tierra sandy loam (TnD2), while soils on the farmed flats are classified as Elder sandy loam (EdA2). Arnold soils develop over soft sandstone, the underlying parent material in this portion of the Purisima Hills; Tierra and Elder soils develop from alluvium eroded from these sandstone exposures and deposited on the floor of the Santa Rita Valley.

Regulatory – County Thresholds Manual:

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The requested proposal does not include land subdivision, nor would it impair agricultural uses onsite, therefore, the weighted point system was not utilized for this project.

Impact Discussion:

(a, b) Less Than Significant Impact: The proposed winery and associated site improvements would be located in a relatively flat area adjacent to existing development, including a single-family dwelling, manager's dwelling, an irrigation pond, and vineyards. The proposed winery would be located within an area of the site that is vacant. The project also includes an additional 1.5 acres of vineyard. The proposed development is located in the northeastern portion of the property in order to maximize availability of plantable land and prime soils to the south of the project site. A fraction of the project site is underlain by Class II prime soils (elder sandy loam, 0-2% and 2-9% slopes). However, this area of the parcel was selected for the proposed winery as it is relatively flat, is located directly adjacent to existing development on the subject parcel, and primarily overlays Class VII soils. The proposed winery would intensify and support the existing vineyard operation on the subject parcel by allowing wine grapes grown on-site and within other areas of Santa Barbara and San Luis Obispo Counties to be processed into wine. The proposed project would not conflict with the agricultural preserve program. Therefore, impacts to agricultural resources would be **less than significant**.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for agricultural resources. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is **less than significant**.

Mitigation and Residual Impact:

No mitigation is required. Residual impacts would be less than significant.

4.3a AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in July 2015) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NO_x and ROC, and 80 pounds per day for PM₁₀);
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

Impact Discussion:

(a-c) Less than Significant.

Potential Air Quality Impacts

Short-Term Construction Impacts. Short term project-related construction activities would require grading that has been minimized to the maximum extent feasible. Earthmoving operations would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM₁₀, with the implementation of standard fugitive dust control measures that are required for all new development in the County. These measures include, but are not limited to, keeping soils damp, limiting vehicles to speeds of less than 15 miles per hour (mph), installing gravel pads, re-vegetation requirements, and designation of a dust monitor during all earthmoving activities.

Emissions of ozone precursors (NO_x and ROC), and the introduction of smoke and odors during construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the

limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project shall implement the standard conditions recommended by the APCD to reduce construction-related emissions of diesel particulate, and NO_x precursors to the maximum extent feasible.

Long-Term Operation Emissions.

Emissions from Vehicle Trips. Vehicle trips to the site resulting from the proposed project have been analyzed in a Project Site Trip Generation Analysis and Access Evaluation prepared by Pinnacle Traffic Engineering. This report is discussed in detail in Section 4.14 of this report. At the completion of the project, the average daily trips to the site are estimated to be approximately 65 ADTs on weekdays with 11 peak hour trips, and 231 weekend ADTs with 52 peak hour trips. Winery Special Events would generate an additional 120 ADTs, and Organized Gatherings would generate 64 ADTs. Winery special events would not take place when the wine tasting room is open to the public, or during any other private gathering occurring at the winery.

The vehicle emissions calculations were performed using a vehicle trip rate representing a worst-case scenario day with a winery special event of 150 guests occurring on a weekend during harvest/crush when there are two additional employees. Based on these assumptions, the proposed project's operational source emissions of criteria pollutants were calculated using CalEEMod (Attachment 2) to be 1.15 lb/day of ROC, 1.75 lb/day of NO_x, and 56.02 lb/day of PM₁₀.

Emissions from Fermentation. Fermenting and aging wine produces ethanol emissions that are considered reactive organic compounds (ROC). 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.

Fermentation of 20,000 cases (47,560 gallons of wine) would occur in both oak and steel barrels. There are a number of variables involved when calculating the amount of reactive organic compounds that are produced from the wine making process. Fermentation emissions were calculated to be 0.58 tons/year (3.19 lbs/day) using a spreadsheet provided by the County APCD (see Attachment 3), with the following assumptions:

- 1 case = 2.378 gallons
- Alcohol content of wine is 13% by volume
- On average, fermentation of red wines emits 6.20 lbs of ethanol per 1,000 gallons/month; white wines emits 2.50 lbs of ethanol per 1,000 gallons/month (source: ARB, March 2005)
- Annual Production: 23,780 gallons/year (red), 23,780 gallons/year (white)
- Fermentation period is assumed to be 7 days for red wine and 15 days for white wine
- Annual Aging/Storage: 27.83 lb/1,000 gallon-year (red), 25.83 lb/1,000 gallons-year (white)

Summary of long-term operational impacts.

Emission Source	Criteria Pollutants (lb/day)		
	NOx	ROC	PM10
Mobile Sources (Vehicles) (CalEEMod)	1.58	0.44	56.01
Greater than 25 lbs/day?	No	No	N/A
Area Sources (Energy/Natural Gas Consumer Products) (CalEEMod)	1.76	0.71	0.01
Area Sources (Fermentation) (APCD Worksheet)	N/A	3.19	N/A
Totals	3.34	4.34	56.02
Threshold	55 lb/day	55 lb/day	80 lb/day

The total criteria pollutants generated by from all project sources for the proposed project would be significantly less than the daily trigger for offsets of 55 pounds per day for NOx and ROC and 80 pounds per day of PM₁₀. In addition, the project would emit less than 25 pounds per day of NOx or ROC from motor vehicle trips only. Therefore, the combined long-term emissions would be less than significant. Furthermore, the proposed project would not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. Impacts would be **less than significant**.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality with the implementation of standard air quality conditions. Therefore, the project's contribution to regionally significant air pollutant emissions, is not cumulatively considerable, and its cumulative effect is **less than significant**.

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

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

Existing Setting: Greenhouse gases (GHG) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as “the greenhouse effect,” human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program, 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC, 2018).

The largest source of GHG emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gases and Sinks: 1990-2017* (U.S. Environmental Protection Agency 2017) states that the primary sources of GHG emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). Factoring in all sources of GHG emissions, the energy sector accounts for 84% of total emissions in addition to agricultural (8%), industrial processes (5.5%), and waste management (2%) sources. Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 38% of the total emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

The overabundance of GHG in the atmosphere has led to a warming of the earth and has the potential to substantially change the earth’s climate system. More frequent and intense weather and climate-related events are expected to damage infrastructure, ecosystems, and social systems across the United States (U.S. Global Change Research Program 2018). California’s Central Coast, including Santa Barbara County, will be affected by changes in precipitation patterns, reduced foggy days, increased extreme heat days, exacerbated drought and wildfire conditions, and acceleration of sea level rise leading to increased coastal flooding and erosion (Langridge, Ruth 2018).

Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC, 2014). As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, “‘Cumulative impacts’ refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Therefore, by definition, climate change under CEQA is a cumulative impact.

CEQA Guidelines Section 15064.4(b) states that a lead agency “should focus its analysis on the reasonably foreseeable incremental contribution of the project’s [GHG] emissions to the effects of climate change.” A project’s individual contribution may appear small but may still be cumulatively considerable. Therefore, it is not appropriate to determine the significance of an individual project’s GHG emissions by comparing against state, local, or global emission rates. Instead, the Governor’s Office of Planning and Research (OPR) recommends using an established or recommended threshold as one method of determining significance during CEQA analysis (OPR 2008, 2018).

The County of Santa Barbara’s Final Environmental Impact Report (EIR) for the Energy and Climate Action Plan (ECAP)(PMC, 2015) and the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* (County of Santa Barbara Long Range Planning Division, 2018) contain a detailed description of the proposed project’s existing regional setting as it pertains to GHG emissions.

County Environmental Thresholds: CEQA Guidelines Section 15064.4(a) states “A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project.” CEQA Guidelines Section 15064.4(b) further states,

A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:

- (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
- (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project...

The County of Santa Barbara does not have an adopted GHG emission significance threshold for sources other than industrial stationary sources. Therefore, significance thresholds from other California jurisdictions or agencies can be appropriately applied to land use projects within Santa Barbara County, as long as substantial evidence is provided to describe why the selected threshold is appropriate (CEQA Guidelines, § 15064.7(d)).

Santa Barbara County’s ECAP, adopted in 2015, is a GHG emission reduction plan. The County has been implementing the plan’s emission reduction measures since 2016. However, the County is not projected to meet the 2020 GHG emission reduction goal contained within the plan, and the plan is currently being updated. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP’s EIR. The County expects to adopt interim thresholds before the end of 2020 but they are not available during the preparation of this document.

In April 2020, the Sacramento Metro Air Quality Management District (AQMD) issued updated thresholds of significance for GHG emissions. The AQMD establishes a threshold of 1,100 MT CO₂e/yr for Residential, Commercial, Retail, and Educational land use projects. Santa Barbara County land use patterns differ from the Sacramento region as a whole, but Santa Barbara County is similar to the Sacramento region in terms of population growth, land use patterns, and industry. Therefore, the methodologies used by the Sacramento AQMD to develop their GHG emission significance threshold, as well as the thresholds themselves, have applicability to Santa Barbara County.

A lead agency may determine that a project’s incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)]. A project’s contribution to a significant cumulative impact is rendered less than significant if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact [CEQA Guidelines Section 15130(a)(3)]. Such determinations must be based on the analysis in the environmental document with substantial evidence to demonstrate that the required mitigation represents the project’s “fair-share” contribution towards alleviating the cumulative impact.

Applicability

- The selected threshold applies to the following GHG, per the California Health and Safety Code §38505(g), and any other gas that the California Air Resources Board recognizes as a GHG in the future: CO₂, CH₄, N₂, HFC, PFC, SF₆, and NF₃. The County recognizes that environmental documents will primarily focus on the first three chemicals because the latter four are unlikely candidates to be associated with projects subject to this threshold.

- The threshold applies to GHG emissions that are not industrial stationary sources, but that are subject to discretionary approvals by the County, where the County is the CEQA lead agency.
- The threshold applies to both direct and indirect emissions of GHG, where protocols to support the calculation of such emissions are available.
 - Direct emissions encompass the project's complete operations, including GHG emitted from a location within California from all stationary and mobile sources, involved in the operation, including off-road equipment, as well as removal of trees and other vegetation.
 - Indirect emissions encompass GHG emissions that:
 - Provide the project with electricity, including generation and transmission;
 - Supply the project with water, including water treatment;
 - Transport and treat solid and liquid waste produced from the project's operations and water to the project's operations and the emissions to transport and process solid.
- The threshold must account for construction-related emissions in the year that they occur.
- The threshold does not apply to GHG that are emitted throughout the life cycle of products that a project may produce or consume, except as identified above as a project's indirect emissions.

Quantification of Greenhouse Gas Emissions

- The environmental document shall disclose a project's total GHG emissions by quantifying individual GHGs and then converting the project's total emissions to metric tons of carbon dioxide equivalent per year (MTCO₂e/year), based on the global warming potential of each gas.
- Renewable energy projects, such as solar and wind projects, may be credited for GHG emissions that would otherwise be emitted by natural gas-fueled electrical generation, based on consistency with California GHG reduction strategies to increase statewide reliance on renewable energy.

Projects found to result in a significant cumulative impact would be required to reduce their GHG emissions to the applicable threshold, where feasible, through onsite reductions and/or offsite reduction programs approved by the County.

Impact Discussion:

(a) Less than significant impact: Analysis of the project using CalEEMod v.2016.3.2 concludes that annual operational GHG emissions for the project would be 209.78 MTCO₂e/year, plus the amortized GHG emissions over 30 years due to construction of 3.17/MTO₂e /year, for a total of 212.95 MTO₂e /year. These emissions include operation of the project and forecast trip generation as well as the GHG emissions from project construction. Project construction activities would generate approximately 95.23 MTCO₂e. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions. Construction GHG emissions have been amortized and would result in 3.17 MTCO₂e/yr. Therefore, the project's emissions would not exceed the Sacramento AQMD threshold of 1,100 MTCO₂e/year, and the impact would be **less than significant**.

(b) No Impact: As discussed above, the County is not projected to meet the 2020 GHG emission reduction goal contained within the ECAP and the plan is currently being updated. At this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's EIR. The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.

Cumulative Impacts: The proposed project's total GHG emissions would be less than the applicable threshold. Therefore, the project's incremental contribution to a cumulative effect is not cumulatively considerable and the project's greenhouse gas emissions will not have a significant impact on the environment.

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

References:

CalEEMod Model, run by staff on November 23, 2020.

California Air Resources Board, *Climate Change Scoping Plan*, December 2008.

County of Santa Barbara Long Range Planning Division, *Energy and Climate Action Plan*, May 2015.

County of Santa Barbara Long Range Planning Division, *2016 Greenhouse Gas Emissions Inventory Update and Forecast*, June 2018.

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised July 2015).

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, June 2008.

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change Advisory, Discussion Draft*, December 2018.

Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II, and III to the Fifth Assessment report of the Intergovernmental Panel on Climate Change* [Core Writing Team, R.K. Pachauri and L.A. Mayer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

IPCC 2018, *Special Report: Global Warming of 1.5°C, Summary for Policymakers*. IPCC, Geneva, Switzerland, 32 pp.

Langridge, Ruth (University of California, Santa Cruz). California's Fourth Climate Change Assessment, Central Coast Summary Report, September 2018.

PMC, *Final Environmental Impact Report for the Energy and Climate Action Plan*, May 2015.

U.S. Environmental Protection Agency, *Draft Inventory of U.S. Greenhouse Gases and Sinks: 1990-2017*, February 2017.

U.S. Global Change Research Program, *Fourth National Climate Assessment, Volume II: Impacts, Risks, and Adaptation in the United States*, 2018.

4.4 BIOLOGICAL RESOURCES

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

Existing Plant and Animal Communities/Conditions:

Background and Methods:

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, a site visit was conducted on June 3, 2020, and a biological report was prepared by Hunt & Associates Biological Consulting Services. The following analysis is based on this information.

Flora:

Currently, at least 85% of the subject parcel supports vineyard, residences, or bare soil that is routinely disked. Three vegetation alliances (terminology of Sawyer et al., 2009) occur on the remaining six acres of open space still present in the northwestern and southeastern corners of the parcel, including 3.36 acres of non-native annual grassland (*Bromus [diandrus, hordeaceus]* Semi-Natural Herbaceous Stand), 1.36 acres of California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance), and 1.02 acres of willow thickets (*Salix lasiolepis* Shrubland Alliance). According to the biological assessment prepared for the project, the proposed project

footprint will not directly impact *Artemisia californica* Shrubland Alliance or *Salix lasiolepis* Shrubland Alliance, but does encroach into the 100-foot buffer around these plant communities. Project elements, including the proposed overflow parking area and storm water detention basin, will disturb approximately 1.46 acres (46%) of non-native annual grassland on the parcel.

A fourth vegetation alliance is associated with the frost pond in the west-central portion of the parcel: *Schoenoplectus californica* Herbaceous Alliance (0.12 acres). A dense, 3- to 6- foot wide fringe of California bulrush surrounds the shoreline of the frost pond in the west-central portion of the parcel (Attachment 5; Figs. 4 and 5; photos in Appendix 1). The lined pond was constructed in 2016 and 2017, and bulrush opportunistically colonized the shoreline of this feature. This plant community would not be present without the pond. The surface area of the pond at capacity covers about 25,500 sf (0.59 acres) and has a maximum depth of about 14 feet. *Schoenoplectus californica* Herbaceous Alliance onsite is located approximately 400 feet away from the nearest proposed construction.

Fauna:

No special-status wildlife species were observed on the subject property during the site visit for this report and none are expected to occur in the proposed project footprint due to lack of suitable habitat. Table 2 of Attachment 5 lists 22 species of special-status amphibians, reptiles, birds, and mammals that are known from the project region and could potentially occur as seasonal transients or residents on-site because of the presence of suitable habitat in the northwestern corner of the subject parcel and its physical connection to more extensive, similar habitats in the Purisima Hills.

Four listed species, California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), least Bell's vireo (*Vireo bellii pusillus*), and southwestern willow flycatcher (*Empidonax traillii extimus*), are known to occur within a five-mile radius of the subject property. According to the biological assessment prepared for the project, there is no suitable habitat on the parcel for Bell's vireos or willow flycatchers. The biological assessment also states that the subject parcel has no potential to support CRLF and most of the parcel is unsuitable for CTS (vineyard), including all of the proposed project footprint. However, open space in the northwestern corner of the parcel is contiguous with extensive open space in the Purisima Hills that supports potential CTS breeding sites, and so this five-acre open space area has a moderate potential to provide upland habitat for CTS.

Thresholds:

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

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

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

Other Rare Habitat Types: The Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit

reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Impact Discussion:

(a, f) Less than significant impact with mitigation: According to the habitat assessment prepared for the project, approximately 37,500 sf (0.87 acres) of *Salix lasiolepis* Shrubland Alliance (aka Southern Willow Scrub of Holland, 1986), occurs in the unnamed seasonal drainage in the northwestern corner of the parcel, and approximately 6,355 sf (0.15 acres) occurs in the drainage in the southeastern corner of the parcel (Fig. 5). This vegetation alliance is classified by the State as a special-status plant community (Sawyer et al., 2009; CDFW, 2018) and by the County of Santa Barbara as Environmentally Sensitive Habitat Area (ESHA) that is nominally protected by maintaining a 100-foot open space buffer around it (County of Santa Barbara, 2015). The project will not remove or otherwise directly disturb this plant community because a proposed overflow parking lot proposed for the western end of the project area has been relocated to avoid encroaching into the 100-foot ESHA buffer and it will be fenced on its western and northern edges to prevent encroachment into the buffer (Attachment 5, Fig. 7; MM 3). Additionally, Mitigation Measure #4 would require landscaping and other ornamental planting around the proposed winery development should include a mixture of native, locally-occurring trees and ornamental landscaping of value to wildlife, especially pollinators. Appropriate native trees for this site include coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*). Invasive, non-native plants, including invasive grasses, should not be included in landscaping palettes.

The maintenance of the proposed landscaping could introduce herbicides and pesticides. This impact would occur during the operational phase of the proposed winery. Due to the proximity of the proposed landscaping to development, and its location in previously disturbed area that is likely experiencing similar treatment (i.e. disking, pesticide use) already, impacts are expected to be less than significant.

(b, c, d) Less than significant impact: No special-status plants were found on-site during the surveys conducted for the project, and, given the land use history of the parcel and limited amount of remaining open space on the parcel, none are expected to occur, particularly in the proposed project area footprint, which supports only bare soil, routinely disked, or in vineyard production. Table 1 (Attachment 5) lists seven special-status plants that are known from the project region and potentially could occur on the subject parcel due to suitable habitat and soil types. One of these species, wedge-leaved horkelia, has a moderate potential of occurring in sandy soils in the northwestern portion of the subject property, outside the proposed project footprint. The project would result in the loss of 1.46 acres of non-native annual grassland that is composed primarily of non-native species. Dominant species here include ripgut brome (*Bromus diandrus*), soft chess (*B. hordaceus*), red brome (*B. rubens*), redstem filaree (*Erodium cicutarium*), and a number of other non-native, herbaceous species. This habitat does not provide significant habitat value because there is a very small amount affected relative to the surrounding area that has not been previously disturbed by agricultural uses.

(e) Less than significant impact. Proposed tree removals will include two (2) pine trees and six (6) non-native deciduous ornamental trees that were planted along the existing driveway to residential structures on the subject parcel. No healthy native specimen trees would be removed as a part of the project.

(g, h, i, j) Less than significant impact with mitigation: The proposed construction area is already disturbed and lacks substantial vegetation to support the animal habitats that are likely to occur in the area. No special-status wildlife species were observed on the subject property during the site visit for this report and none are expected to occur in the proposed project footprint due to lack of suitable habitat. Table 2 of the habitat assessment lists 22 species of special-status amphibians, reptiles, birds, and mammals that are known from the project region and could potentially occur as seasonal transients or residents on-site because of the presence of suitable habitat in the northwestern corner of the subject

parcel and its physical connection to more extensive, similar habitats in the Purisima Hills. Four listed species, California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), least Bell's vireo (*Vireo bellii pusillus*), and southwestern willow flycatcher (*Empidonax traillii extimus*), are known to occur within a five-mile radius of the subject property. CTS and CRLF are evaluated individually in the habitat assessment. According to the habitat assessment, there is no suitable habitat on the parcel for Bell's vireos or willow flycatchers. The remaining birds and mammals listed in the habitat assessment as having a moderate or high potential of occurring on the subject parcel may be expected to occur as transients while foraging widely in the region, but are not expected to nest, roost, or den on the parcel. The loss or disturbance of small amounts of potential habitat due to construction and grading within the project area would result in a less than significant impact, especially considering that more suitable habitat with a link to the extensive Purisima Hills will be avoided by the project.

CRLF and CTS. The subject parcel has no potential to support CRLF and most of the parcel is unsuitable for CTS (vineyard), including all of the proposed project footprint. However, open space in the northwestern corner of the parcel is contiguous with extensive open space in the Purisima Hills that supports potential CTS breeding sites, and so this five-acre open space area has a moderate potential to provide upland habitat for CTS. The nearest known occurrence of CRLF is approximately 2.4 air miles east-southeast of the subject parcel, in vernal ponds southeast of the intersection of Campbell Road and Highway 246. Six potential CTS breeding ponds, two known CTS breeding ponds, and four sightings of adult CTS on or alongside Highway 246 occur within a 1.2-mile radius of the subject parcel. There is a low to moderate potential for CTS to disperse to the parcel because incremental conversion of the parcel and surrounding parcels to row crop agriculture, more recently, vineyard, and other land use changes have, over time, significantly reduced the potential for the parcel to provide upland habitat for CTS. There is no potential for CTS to occur within the project footprint, however, the proposed storm water detention basin will lie about 400 feet east of the aforementioned five-acre open space. The detention basin will be designed to drain within 1-2 days following storm events, however, this feature could be an "attractive nuisance" for CTS during protracted series of closely-occurring storm events. With incorporation of the Mitigation Measures #5, 6, and 7 presented herein to avoid or reduce these impacts, the proposed project will have a less than significant impact on CTS or CRLF.

(k) Less than significant with mitigation. Lighting associated with the proposed project would be required to be installed in compliance with Mitigation Measure #2, Aest 10 Lighting, which requires any exterior night lighting installed on the project site to be low intensity, low glare, minimum height, and hooded to direct light downward onto the subject lot and prevent spill over onto adjacent lots. This mitigation measure encompasses Bio-2b in the aforementioned habitat assessment. Any additional fencing, noise, lighting, etc. resulting from the proposed project would not hinder the normal activities of wildlife since the project site is located adjacent to existing development and on areas of the property which have historically been utilized for agricultural and residential uses. As a result, impacts would be **less than significant with mitigation**.

Cumulative Impacts:

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

Mitigation and Residual Impact: Adherence to the following mitigation measures would reduce impacts to Biological Resources to a less than significant level (Class II). Residual impacts would be **less than significant**.

3. Special Condition – Overflow Parking. The overflow parking lot proposed for the western end of the project footprint shall be re-configured to avoid the 100-foot ESHA setback. The western and northern edges of the overflow parking lot should be fenced or otherwise demarcated to prevent vehicles from

encroaching into the ESHA buffer. **PLAN REQUIREMENTS:** The revised location of the overflow parking lot shall be included on zoning clearance, grading, and building plans. **TIMING:** Fencing on the northern and western edges of the overflow parking lot shall be installed prior to Final Building Inspection Clearance.

MONITORING: P&D shall check plans prior to zoning clearance issuance. P&D Permit Compliance shall inspect required fencing prior to occupancy clearance.

4. **Bio-21 Use Natives.** Landscaping and other ornamental planting around the proposed winery development should include a mixture of native, locally-occurring trees and ornamental landscaping of value to wildlife, especially pollinators. Appropriate native trees for this site include coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*). Invasive, non-native plants, including invasive grasses, should not be included in landscaping palettes. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. **TIMING:** Landscaping shall be installed prior to Final Building Inspection Clearance. **MONITORING:** Approved landscaping shall be installed to plan prior to Final Building Inspection Clearance by P&D compliance monitoring staff.

5. **Special Condition – Exclusionary Fencing.** In order to minimize potential impacts from grading and construction activities to the California Tiger Salamander (CTS), if construction activities occur during the rainy season (November 1 to April 14) the applicant shall install silt fencing around the project site area. Fencing shall be installed prior to the pre-construction meeting, and shall remain in place throughout all construction activities. **PLAN REQUIREMENTS:** The location of the silt fencing shall be included on zoning clearance, grading, and building plans. **TIMING:** Fencing shall be installed prior to the pre-construction meeting. This condition shall be adhered to throughout all construction periods.

MONITORING: This condition shall be printed on zoning clearance, building, and grading plans. P&D shall check plans prior to zoning clearance issuance. P&D Permit Compliance shall spot check ensuring compliance on-site.

6. **Special Condition – Frost Pond Barrier.** Metal or plastic flashing (8-10 inches vertical height above grade) shall be installed around the base of the existing frost pond to function as a permanent vertical barrier to prevent CTS from accessing this aquatic feature. The flashing should be installed at least 3 inches below grade. The area on one or both sides of the fencing shall be landscaped as a visual screen. **PLAN REQUIREMENTS:** The location of the barrier in the existing frost pond shall be included on zoning clearance plans. **TIMING:** The barrier shall be installed prior to the commencement of grading for the winery development.

MONITORING: This condition shall be printed on zoning clearance plans. P&D shall check plans prior to zoning clearance issuance. P&D Permit Compliance shall spot check ensuring compliance on-site.

7. **Bio-09: Fish and Wildlife Advisory.** The project site is within the range of the California Tiger Salamander (CTS), a species listed as Endangered by the U.S. Fish and Wildlife Service. Based on The Biological Habitat Assessment (Hunt, 2020), it has been determined that the probability for California Tiger Salamander occurrence on the site is low. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the Endangered Species Act or any other law. The permit-holder shall contact the Ventura office of the U.S. Fish and Wildlife Service at (805)644-1766 to ascertain his or her level of risk under the Endangered Species Act in implementing the project herein permitted.

Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims, actions, proceedings, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et seq.). This permit does not authorize, approved or otherwise support a "take" of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

4.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?				X	
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?		X			
c. Disturb any human remains, including those located outside of formal cemeteries?		X			
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		

County Environmental Thresholds: Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008, revised February 27, 2018) contains guidelines for the identification, significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D).

CEQA calls cultural resources that meet these criteria “historical resources”. Specifically, a “historical resource” is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a “historical resource”.

CEQA Guidelines Section 15064.5(b) states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

For the built environment, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995), is generally considered as mitigated to a less than a significant impact level on the historical resource.

Existing Setting:

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on a Phase 1 Archaeological Assessment conducted by

Leftwich Archaeology and records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), cultural resources are not located in the vicinity of the proposed project. Based on a records search conducted at the CCIC on May 29, 2020, one previously recorded archaeological site is located within 0.5 miles of the project site. The Phase 1 archaeological survey conducted by Brent Leftwich (June 2020) did not identify any archaeological resources within the project area proposed for development. An Extended Phase I was not undertaken as no cultural materials were observed, no previously recorded cultural resources exist within or adjoining the project area, and the potential for buried cultural deposits is low.

To date, Santa Barbara County has received two tribal requests, from the Barbareno/Ventureno Band of Mission Indians and the Santa Ynez Band of Chumash Indians, to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. On October 20, 2020, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians, and to Kenneth Kahn, Tribal Chairman, Santa Ynez Band of Chumash Indians. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 study methods and results. The Santa Ynez Band of Chumash Indians replied on December 1, 2020 with a request for consultation. Consultation began on December 9, 2020 and is ongoing at this time.

Impact Discussion:

(a, b, c, d) Less than significant/Less than significant with mitigation: Dr. Leftwich conducted a Phase I cultural resources survey on June 3, 2020. The northern, main project area was surveyed using 10-meter parallel transects. According to the survey, overall visibility proved excellent (~70%), as the majority of this section had been recently disked with sparse vegetation remaining. The survey stated that the deeply churned soils allowed inspection for the presence of buried cultural deposits. An approximately 1.5-acre, graded pad of sandy fill soils sits near the center of the project area, which obscured the natural ground surface at that location. According to Dr. Leftwich, historical aerial photos show that this fill was placed in 2016; prior to this date this area contain plowed agricultural soils. The portion of the project area south of the gravel, residential driveway and associate tree line has been previously graded and contoured, including the area underneath the sandy fill. North of this residential driveway, on the steeply rising knoll, no substantial grading is evident. However, this area has also been recently disked. Exposed bedrock outcrops were inspected for the presence of bedrock mortars, petroglyphs, or pictographs. Dr. Leftwich surveyed the entrance road extending south from the main project area to Highway 246 using two transects, one on either side of the paved surface. According to the survey, visibility along the west side of the roadbed proved excellent (~80%) due to recent disking of the soil, and visibility along the east side of the road varied from poor to good (~10 to 25%) due to the presence of various weeds and grasses. Dr. Leftwich utilized pick scraps to bring visibility to acceptable levels. This entire section had been previously graded to accommodate the roadbed, with additional disturbances associated with drainage infrastructure.

No cultural resources were observed during intensive archaeological investigations. The majority of the project area has been disturbed by previous grading and ground disturbing activities. No cultural materials were observed in the project area. The main project area in the northeast corner of the parcel contains a very low amount of modern trash and debris. This includes windblown trash, microplastics, hardware (screws, bolts, staples, etc.), wire, bottle glass fragments, unidentifiable metal, automotive glass fragments, and rubber fragments. The paved entrance road also contains a low amount of modern trash, with a higher density around the junction with Highway 246. Trash observed in this area includes bottle

glass fragments, food wrappers, decaying plastics, microplastics, paper, decaying cloth, wire, discarded narrow-gauge irrigation tubing, wooden stake fragments, and flagging tape fragments. An Extended Phase I was not undertaken as no cultural materials were observed, no previously recorded cultural resources exist within or adjoining the project area, and the potential for buried cultural deposits is low. No additional archaeological monitoring or additional cultural resource testing is recommended in the report. However, in the event unanticipated cultural deposits are encountered during construction, Dr. Leftwich recommends MMs 8 and 9.

Cumulative Impacts:

Since the project would not significantly impact cultural resources, it would not have a cumulatively considerable effect on the County's cultural resources with implementation of the mitigation measures described below.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's cultural resource impacts to a less than significant level:

- 8. Unanticipated Archaeological Resources Discovery.** If archaeological resources are discovered during earth moving activities, all construction activities within 50 feet of the find shall cease until a County of Santa Barbara approved archaeologist evaluates the significance of the resource. In the absence of a determination, all archaeological resources shall be considered significant. If the resource is determined to be significant, the archaeologist shall prepare a research design for recovery of the resources in accordance with state CEQA guidelines. The archaeologist shall complete a report of the excavations and findings, and shall submit the report upon completion to the County of Santa Barbara and the Central Coast Information Center at the University of California at Santa Barbara.
- 9. Unanticipated Discovery of Human Remains.** In the unlikely event human remains are encountered, construction in the area of the finding will cease and the Santa Barbara County Coroner will be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the NAHC will be contacted to determine necessary procedures for protection and preservation of the remains, including reburial, as provided in the CEQA Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series.

With the incorporation of these measures, residual impacts would be **less than significant**.

4.6 ENERGY

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

Existing Setting:

Physical: Electricity is provided to the subject parcel by Pacific Gas and Electric (PG&E).

Regulatory:

County Environmental Thresholds: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County.

Impact Discussion:

(a, b) Less than Significant Impact: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). The proposed project would not result in a substantial increase in energy demand especially during peak periods and no development or extension of new energy sources would be required. In summary, the project would have minimal long-term energy requirements, and no adverse impacts would result. Existing energy sources would have sufficient capacity to serve the project. Therefore, impacts would be **less than significant**.

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

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

4.7 FIRE PROTECTION

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

Existing Setting:

The project site, due to its location in a rural area with significant amounts of open space and flammable vegetation, is designated a high fire hazard area. High fire hazard areas are those regions of the County that are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. Standard Santa Barbara County Fire Department requirements for commercial development in designated high fire hazard areas are applicable to this property. Fire response services for the site would continue to be provided by Santa Barbara County Fire Station No. 34 located at 3510 Harris Grade Rd, Lompoc. Fire response time from this fire station is approximately ten minutes.

County Standards

The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion:

(a-e) Less than Significant Impact: The existing development is currently served by Santa Barbara County Fire Station No. 34 located at 3510 Harris Grade Road in Lompoc. The response time to the project site from this station is approximately ten minutes. The proposed project would not cause a significant fire hazard as it would be constructed and permitted in accordance with Santa Barbara County Fire Department requirements, including the following: 1) the use of fire-resistant materials for new exterior construction, 2) all access ways shall be installed and made serviceable, 3) approval of plans for stored water fire protection system; and 4) installation of interior automatic fire sprinkler systems. Compliance with the Fire Department's letter dated May 16, 2019 would ensure that all conditions regarding fire protection would be met, and that impacts would be **less than significant**.

(d) Less than Significant Impact: The project would not affect fire prevention techniques such as controlled burns or backfires.

Cumulative Impacts:

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

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

4.8 GEOLOGIC PROCESSES

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

Existing Setting: The project site is located in a portion of the County that is identified in the Seismic Safety and Safety Element as having a low potential for liquefaction, landslides, expansive soils, soil creep, and compressible/collapsible soils. The project site has a moderate potential for high groundwater and seismic/tectonic activity. Its overall geological problems index is Category II (low to moderate).

County Environmental Thresholds:

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

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe

erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.

2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) Less than significant impact with mitigation: The Seismic Safety and Safety Element characterizes the project area as containing an overall Geologic Problems Index of Category II. Category II lands have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development. A Geotechnical Engineering Report dated December 27, 2019, has been prepared by Earth Systems to ensure appropriate specifications for site preparation, grading, utility trenches, foundations, retaining walls, flatwork, drainage, and construction are implemented to ensure structural soundness and to comply with the California Building Code. The primary geotechnical concerns are the potential for strong ground shaking, the potential for settlement, the excavation characteristics of the soils, the suitability of the soils for use as fill and backfill, the stability of the soils during grading, the erodible nature of the soils, and drainage for the subterranean area of the structures. The report concludes that the site is suitable for the proposed development from a geotechnical standpoint provided that the report's geotechnical recommendations in Section 9.0 of the report are implemented in the design and construction (Earth Systems, December 2019). Therefore, with the incorporation of Mitigation Measure #10 requiring adherence to the approved soils engineering study, impacts would be **less than significant**.

(b, i, j, l) Less than significant impact with mitigation. Grading would include 5,900 cubic yards of cut, with 1,700 cubic yards of existing artificial fill to be removed, and 9,300 cubic yards of fill. Total disturbed area would be 213,400 sf. ft. or 4.90 acres; this calculation includes driveway improvements, construction areas, landscaped areas, drainage improvements, and a proposed detention basin for drainage purposes.

The grading and site preparation activities associated with the proposed project could have potentially significant impacts associated with increased wind or water erosion of the site. In order to mitigate potentially significant impacts resulting from proposed grading activities, Mitigation Measure #11 below requires submittal of an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMPs) designed to stabilize the site, prevent erosion, and convey storm water runoff to existing drainage systems keeping contaminants and sediment onsite. The Erosion and Sediment Control Plan would be a part of the Grading Plan submittal. With incorporation of this measure, impacts would be **less than significant**.

(c, d) Less than significant impacts. The proposed project would not result in exposure to or the production of permanent changes in topography, such as bluff retreat or sea level rise. The subject parcel does not contain any unique geologic, paleontologic or physical features. Therefore, impacts would be **less than significant**.

(e, f) Less than Significant: The proposed project would not directly impact any surface water body. However, through the construction process and the creation of more impervious surfaces, the proposed project could adversely affect surface water quality and quantity by creating additional runoff, which in turn creates more erosion. Compliance with Santa Barbara County Public Works Project Clean Water requirements for the implementation of Best Management Practices (BMPs) into the projects design would reduce the potential of adversely affecting water run-off quality and quantity, and would insure that impacts would be **less than significant**.

(g) Less than Significant Impact: The proposed project would not cause the placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent. The winery and tasting room (domestic waste) would be served by a permitted, commercial septic system built in accordance with Environmental Health Services requirements. The process wastewater generated by the winery would be managed through a land application program in conformance with Regional Board General Order R3-2008-0018. As a result, impacts would be **less than significant**.

(h) No Impact: No extraction of mineral or ore is proposed as a part of the project. As a result, there would be **no impacts**.

(k) Less than Significant with Mitigation: Construction of the proposed project is likely to produce some minor ground vibration associated with movement of large equipment and excavation. Section 4.11 [Noise] restricts the number of days per week and hours which noise generating construction activities can occur. The long term operation of the winery does not include activities which would create vibration. With implementation of this mitigation measure, vibration impacts from short-term construction activities would be **less than significant**.

Cumulative Impacts:

Since the project would not result in significant geologic impacts after mitigation, and geologic impacts are typically localized in nature, it would not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact:

10. Geo-01b. Soils Engineering Study. The Owner/Applicant shall submit a soils engineering study addressing structure sites and access road(s) to determine structural design criteria. PLAN REQUIREMENTS: The Owner/Applicant shall submit the study for P&D and Public Works review and approval. Elements of the approved study shall be reflected on grading and building plans as required. TIMING: The Owner/Applicant shall submit the study prior to Approval of the Zoning Clearance. MONITORING: P&D permit processing planner and grading staff shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

11. Geo-02. Erosion and Sediment Control Plan. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project during grading activities. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the

site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

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

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

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

Existing Setting:

The subject parcel does not contain or use any known hazardous materials in sufficient quantities to pose a public health risk. Properties which are known, or discovered, to contain hazardous materials are subject to

the removal and/or treatment requirements of the California Fire Code. Within the County, the Environmental Health Services Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

Threshold:

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

Impact Discussion:

(a-e) Less than Significant Impact: All facilities that handle virgin or waste hazardous materials in quantities subject to the State Hazardous Materials Business Plan (HMBP) reporting requirements are required to prepare and submit a HMBP to the Santa Barbara County Fire Department. The owner/operator of a facility must complete and submit a HMBP for each site where any individual hazardous material or mixture containing a hazardous material is present at or above its reporting threshold at any time during the reporting year. The reporting thresholds are:

1. 500 pounds or more of any solid hazardous material.
2. For liquid hazardous materials:
 - a. More than 55 gallons of any type or 275 gallons aggregate quantity on site for lubricating oils as defined by Health and Safety Code Section 25503.5(b)(2)(B.).
 - b. 55 gallons or more of any other liquid including waste oil.
3. For hazardous material gases:
 - a. More than 1,000 cubic feet (at standard temperature and pressure) of Oxygen, Nitrogen, or Nitrous Oxide stored/handled at a physician, dentist, podiatrist, veterinarian, or pharmacist's place of business.
 - b. More than 300 gallons of propane used for the sole purpose of heating the employee working areas within the facility.
 - c. 200 cubic feet or more of any other gas.
4. Amounts of radioactive materials requiring an emergency plan under Parts 30, 40, or 70 of Title 10 Code of Federal Regulations or applicable quantities specified in items 1, 2, or 3, above, whichever amount is smaller.

The proposed project would not store any hazardous materials onsite in quantities that would meet the thresholds identified above. Therefore, the County Fire Department would not require an HMBP for the proposed project. There are no known toxic disposal sites or active oil wells located on the subject parcel. The proposed project would not involve the exposure to hazards from oil or gas pipelines or oil well facilities. The project would not interfere with any emergency evacuation plans. As a result, impacts to public health or safety resulting from the proposed project would be **less than significant**.

(f-h) No Impacts: No oil and/or gas pipelines or facilities are located on, or near, the subject parcel. Therefore, the proposed project would **not impact** public safety, exposure to hazards, or contaminate the public water supply.

Cumulative Impacts: The proposed project would not result in significant impacts with respect to hazardous materials and/or risk of upset. Project contribution to cumulative effects on safety within the project site vicinity would be less than significant.

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

4.10 LAND USE

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

Impact Discussion:

Physical: The subject parcel is located in a rural area bounded by agriculturally zoned parcels (AG-II-100) ranging in size from 2 acres to 1,000 acres which are developed with agricultural uses including vineyards, cattle grazing, row crops, and low intensity residential ranchette uses. The subject parcel is developed with approximately 5,430 sq. ft. of structural development including a single-family dwelling and manager's dwelling; the property is also developed with an irrigation pond and vineyards. The 41.07-acre parcel currently supports approximately 27.9 acres of vineyards, with an additional 1.5 acres of vineyards proposed. There are seven existing wineries located along Highway 246 between the City of Lompoc and the City of Buellton (approximately 15 miles):

TABLE 4.10-1: Wineries off Highway 246 between Buellton and Lompoc:

Name & Address	Case No.	Winery Sq. Ft.	Max. No. of Cases Produced	Tasting Room	Acres	Number of Special Events	Production Hours	Distance to Proposed Winery
Babcock Winery 5157 Hwy 246	97-DP-32	17,860	25,000	Yes (F, S, Su)	110.95	None	Not Specified	0.57 miles
Melville Winery 5158 Hwy 246	98-DP-5	~8,000	20,000	Yes	18.26	12 events up to 150 guests	Not Specified	0.81 miles
Foley Winery Hwy 246	00DVP-6002	17,100	100,000	Yes	448.33	24 events, 200 guests per event.	9:00 a.m. to 5:00 p.m.	2.73 miles
Spear Tier I Winery 6700 Hwy 246	15LUP-65	17,060	5,000	No	152.34	None	Not Specified	3.46 miles
Dierberg 6645 Hwy 246	06DVP-20	14,000	25,000	Yes	136.34	None	Not Specified	3.81 miles
Pence Winery (Phase 1) 1909 W Hwy 246	13DVP-12	19,979 (Phase 2)	10,000 (Phase 1) 50,000 (Phase 2)	Yes	203.52	(Phase 2) 8 events, 80-150 guests. 50 organized gatherings up to 8 guests.	8:00 a.m. to 5:00 p.m.	6.39 miles
Williams Tier II Winery 799 Hwy 246	14DVP-3	15,245	35,000	Yes	35.61	8 events, 150 guests per event, 10:00 a.m. to 11:00 p.m.	8:00 a.m. to 6:00 p.m.	8.17 miles

Regulatory: The property is subject to the provisions of: 1) the Santa Barbara County Comprehensive Plan; and 2) the Santa Barbara County Land Use and Development Code (LUDC) including Section 34.42.280, Wineries. The LUDC regulates allowable winery uses and sets standards for development for special uses at wineries, such as winetasting, food service and events. LUDC Section 34.42.280 contains specific provisions for the permitting and orderly development of wineries in the inland area of the County. In order to ensure compatibility with surrounding land uses, protect public health and safety, and preserve natural and visual resources, these provisions establish winemaking as the primary purpose of the winery, and identify setbacks and design standards for winery structures and outdoor use areas, including parking. Tasting rooms are required to be "clearly incidental, accessory and subordinate to the winery", and limitations are placed on retail sales, signage, and noise. Special event use limitations address amplified music, location, parking, fire safety, water supply and sanitation facilities, and dust control.

Environmental Threshold: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project would result in substantial growth inducing effects or result in a physical change in conflict with County policies adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Discussion:

(a,b) Less than Significant Impacts with Mitigation: The proposed project would develop a winery, public tasting room (by appointment only), and ancillary activities (including special events and organized gatherings) on the agriculturally-zoned parcel. With approval of the subject discretionary Development Plan application, the proposed structures and activities would be allowed on-site in support of the primary vineyard use of the property.

Proposed development would be located within a previously disturbed area. Existing development in this area consists of residential development, vineyards, and a frost pond. The proposed project would result in the construction of additional structures and site improvements which would alter the visual appearance of the site. However, the proposed project site is located within a relatively flat area adjacent to existing development in the rear of the parcel, and it is not highly visible from Highway 246 due to distance and intervening landscaping located between the project site and the highway. This area does not provide scenic views or vistas open to the public. Adherence to mitigation measures identified in Section 4.1, Aesthetic/Visual Resources, would ensure that the proposed structures would be compatible with the character of the surrounding neighborhood. These measures include Board of Architectural Review approval of structures, site design, landscaping, and lighting. Visual compatibility with the existing onsite structural development and with surrounding rural development would be achieved through the use of architectural elements consistent with a rural/agrarian design.

Public concerns have been expressed with regard to the compatibility of wine tasting and events at production wineries. Specific areas of concern include traffic (congestion and impaired ingress and egress), noise, lighting, and temporary signage/decorations. The proposed by-appointment wine tasting, special events, and organized gatherings would increase traffic, noise, and lighting onsite and in the project vicinity. To address these impacts, the LUDC provisions for wineries include setback requirements for structures and outdoor uses when special events are proposed. Specifically, the LUDC requires a minimum of: a) 200 feet from adjacent lots under separate ownership; and b) 400 feet from a residence located on an adjacent lot under separate ownership. The proposed winery structural development would be located 155 feet from the adjacent parcel to the north and 110 feet from the adjacent parcel to the east. This setback does not comply with the setback requirements noted above. As a result, the applicant is requesting a modification to the winery setback requirements to allow for a reduction of the 200-foot setback from the adjacent parcels to 155 and 110 feet, respectively.

In order to allow for the proposed reduction in setback requirements, the review authority must make a finding that the setback reduction is necessary to avoid environmental impacts or prime agricultural land, or that the setback distances are not practical or feasible due to topography or onsite vegetation. The structural development is sited in a previously disturbed area of the parcel adjacent to existing development. This area has been historically utilized for agricultural and residential uses, and has existing access from Highway 246. Building the winery structures and barn in the proposed location will allow prime soils on the site to be preserved to the extent feasible, and will avoid the removal of native vegetation. The project site is approximately 1,500 feet from Highway 246, and the existing mature vegetation planted along the property line which screens the project site partially from view. Other areas on the parcel where the winery could be constructed contain vineyard or are underlain by prime soils.

These areas could be highly visible from Hwy 246 and have the potential to require additional grading to provide access, additional vegetation removal, and/or vineyard removal.

Therefore, staff's preliminary determination is that this finding can be recommended. Provided the reduction in setbacks is approved, the proposed project would not 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 or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

As indicated in Section 4.15, Transportation/Circulation, the proposed project site would take access from an existing private road off of Highway 246. Caltrans has reviewed the proposed project and has stated that the existing configuration and turn lane from Highway 246 are adequate to serve the proposed project. Additional mitigation measures to address and aesthetic and noise impacts have been identified herein. Adherence to these measures would ensure project compatibility with surrounding structures and uses, reducing impacts to **less than significant levels**.

(c) No impact. Staffing will consist of two (2) full time office/ad min staff, one (1) full time tasting room staff, one (1) part time tasting room staff, two (2) full time winery production staff and two (2) seasonal staff during harvest and crush. The wine tasting room would be open by appointment only. No residential development is proposed. Therefore, the proposed project would not be considered a significant growth-inducing project nor would it concentrate population and there would be **no impacts** as a result of the proposed project.

(d) No impact. The proposed project would not require an extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project and there would be **no impacts** as a result of the proposed project.

(e - j) No impacts. The proposed project would not demolish, remove or convert any affordable dwellings. The proposed project site has been previously developed and is not identified as an open space area. Therefore, the proposed project would not result in the displacement of substantial numbers of existing housing or people or a loss of a substantial amount of open space. The proposed project would not cause an economic or social effect that would result in a physical change. The proposed project does not conflict with any airport safety zone.

Cumulative Impacts: The operation of a winery on the proposed project site would be consistent with existing development in this region of the county. The project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, row crops, grazing operations, and residential ranchettes.

The proposed project includes a request to hold organized gatherings and winery special events. County requirements for private and commercial events vary, in some instances requiring a Land Use Permit (LUP), and others, such as charitable functions, no permit requirement. In agricultural zone districts, private events with up to 300 attendees may be conducted without an LUP (LUDC 35.42.260.F). As a result, there may be numerous permit-exempt events occurring within the vicinity of the proposed project at any given time. Restrictions on winery special events vary, based on the specific conditions imposed as part of the approved discretionary permit (i.e., Development Plan, Land Use Permit, or Conditional Use Permit). Many wineries conduct special events during the Vintner's Festival in April and the Harvest Celebration in October in support of the wine tourism industry during specific weekends.

Table 4.10-1 above identifies existing wineries off of Highway 246 in the proximity of the project site. According to the table, there are seven existing wineries located along Highway 246 between the City of Lompoc and the City of Buellton (approximately 15 miles). The implementation of the proposed project, with incorporation of identified Mitigation Measures, is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards. This conclusion is based on the distance of existing wineries located along Highway 246 over a 15-mile span and the traffic volumes on Highway 246. A project is considered a future probable project once an application has been filed. Where future development is unspecified and uncertain, no purpose can be served by requiring environmental review to engage in sheer speculation as to the future environmental consequences. As a result, the cumulative impact analysis for the proposed project did not assume the construction of wineries on parcels containing vineyards. Therefore, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: Mitigation measures addressing land use are contained in the Aesthetics/Visual Resources, Noise, Transportation/Circulation, and Water Resources sections of this ND. No additional mitigation is required. Residual impacts would be **less than significant**.

4.11 NOISE

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

Existing Setting:

The subject parcel is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, cattle grazing, agricultural fields, and low intensity residential ranchette uses. The nearest off-site sensitive noise receptor (private residence) is located approximately 1,100 feet north of the proposed structural development.

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

The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Land use surrounding the property is primarily rural and agrarian, with a very low density of single-family homes scattered among grazing lands, vineyards, and agricultural fields.

Surrounding noise-sensitive uses are limited to single-family homes, the closest of which is approximately 1,100 feet away from the crushpad and Building 2.

Impact Discussion:

(a) Less than Significant Impact. Noise associated with the proposed winery activities would be generated by: 1) trucks importing grapes to the winery for processing; 2) machinery uses involved in wine making process, and 3) music associated with special events and gatherings.

Wine Processing. Hours of operation for the winery would typically be from 8:00 a.m. to 5:00 p.m. daily, except during crush and harvest activities when the winery operation hours are extended to 6:00 a.m. to 8:00 p.m. daily. All noise generating equipment (press, destemer, and vibrating table) is concentrated to the covered crush pad or located within Building 2, which is approximately 530 feet away from the nearest property line, in order to minimize noise impacts on surrounding properties. Given the design of the proposed project, the noise produced by the project's wine processing activities is not expected to produce noise levels in excess of 65dB(A) at the nearest property line. Although this type of equipment can generate an average of approximately 75dB, the configuration of the crush pad between three buildings and the distance of the equipment from the property line and potential noise-sensitive receptors would ensure that impacts would be **less than significant**.

Wine Tasting, Organized Gatherings, and Winery Special Events. The proposed project will host weekly wine tasting by appointment only, seven days a week, from 10:00 a.m. to 4:00 p.m. Amplified sound would be allowed within the wine tasting room. The winery will host up to six special events annually with up to 150 guests, including one (1) pick up party a year accommodating 100-150 guests. The winery will also host up to six Organized Gatherings with up to 80 guests are proposed. Special events and gatherings would occur both indoors and outdoors (the winery grounds proper), though no amplified sound would be permitted outside. The hours for the special events would fall within the hours stated above for appointment tasting and no additional lighting will be needed other than that provided on the buildings and site for general winery operations. Therefore, impacts would be **less than significant**.

(b) Less than Significant impact with Mitigation: Noise generated from heavy equipment during grading and construction activities typically can temporarily exceed County noise thresholds of 65 dB(A) CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcels, temporary construction noise could affect nearby residents. Inclusion of Mitigation Measure #8 (Noise-02-construction hours) would reduce potentially significant short-term noise impacts to **less than significant** levels.

(c) Less than Significant impact: Ambient Noise. Noise created from wine processing would continue to occur mainly during normal business operations (8:00 a.m. to 5:00 p.m.). However, during harvest season and crush, hours will be from 6:00 a.m. to 8:00 p.m. All crushing and similar noise-creating activities would occur in the area identified as the crush pad sited between the three proposed buildings, and within the interior of Buildings 2; locating noise-creating activities to minimize noise impacts on surrounding properties. Therefore, impacts to ambient noise levels would remain at **less than significant** levels.

Cumulative Impacts: With the inclusion of mitigation measures, the implementation of the project is not anticipated to result in any substantial noise effects. With incorporation of mitigation measures, the proposed project would be consistent with the Comprehensive Plan, as well as Land Use Development Code requirements. Thus, the project would not result in a cumulatively considerable adverse noise impact in the project site area.

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

12. Noise-02 Construction Hours: The Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Applicant shall provide and post signage stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

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

4.12 PUBLIC FACILITIES

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

Existing Setting:

Physical: The proposed project would develop a new winery and tasting adjacent to existing development on the subject parcel. This location is currently served by private sewage disposal. Police protection for the project site is provided by the County Sheriff's Department. The closest emergency healthcare facilities are in Lompoc and Buellton.

County Environmental Thresholds: *Schools:* A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom. *Solid Waste:* A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste

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

Impact Discussion:

(a) Less than significant impact. The size, scale and type of project proposed (new winery, wine processing facility and special events) would not cause the need for any new or altered police or health care services beyond those already provided for adequate coverage for general health, welfare and public safety. Impacts would be less than significant.

(b, d) No Impact. The proposed wine processing facility would not include any new residential component. Therefore, the project would not generate any additional students nor would it produce any associated impacts to public schools located throughout the region. Additionally, the Tier II winery and associated tasting room would be served by a proposed commercial septic system in accordance with Environmental Health Services requirements. Production wastewater from the development would be directed to a new California Regional Water Quality Control Board (CRWQCB)-approved waste discharge system. Percolation tests all suggest adequate septic capability. Adherence to Environmental Health Services and the Regional Water Quality Control Board requirements for new systems would ensure that impacts would be less than significant. Final review and approval of the septic system design by EHS would be required prior to P&D issuance of the associated Zoning Clearance after approval of the Development Plan for the winery. No new sewer or storm water drainage facilities would be required.

(c) Less than significant impact with mitigation: The proposed project is expected to generate approximately 267 tons of solid waste from construction activities associated with the new winery facility. The estimates for demolition and construction are based on the rates shown in Table 4.13-1 below. Additionally, an estimated 28.13 tons of annual operational-related solid waste production are expected and is shown in Table 4.13-2 below.

Table 4.13-1: Estimated Construction Solid Waste Generation

Proposed New Construction	Lbs/Sq.Ft. Waste	Total Solid Waste
9,123 sq. ft. Winery Building 1	25	228,075 lbs
7,383 sq. ft. Winery Building 2	25	184,575 lbs
4,863 sq. ft. Ag Barn	25	121,575 lbs
Total		267.113 tons

Table 4.13-2: Estimated Annual Solid Waste Generation

Winery Information	Annual Generation Rate	Total Solid Waste
13,704 square foot (production, storage space, laboratory, cuverie room)	0.0016 tons/year	21.93 tons/year
835 square foot (office space, staff breakroom)	0.0013 tons/year	1.09 tons/year
1,967 square foot (tasting room, bathrooms)	0.0026 tons/year	5.11 tons/year
Total		28.13 tons/year

The proposed project would generate approximately 28.13 tons of solid waste per year, which is less than the 196 tons per year threshold of significance as identified in the County's Thresholds Manual. In addition, the proposed project would not exceed the 40 tons per year figure established to indicate an adverse cumulative impact on solid waste generation. Mitigation #14 is included to reduce employee-generated trash onsite.

Lastly, in accordance to Section 35.42.280.D.6 [Waste Disposal] of the County LUDC, a winery solid waste management plan is required. The plan would be submitted for review and approval by the Public Health Department and would include a green waste reduction program that includes the disposal of stems, leaves, and skins of grapes by drying, spreading, and disking the waste into the soil on the winery premises or other agriculturally zoned property. As such, Mitigation Measure #13 is included to ensure compliance with this ordinance requirement and to ensure proper disposal of green waste from the wine production of the new Tier II winery.

(e) Less than significant impact. The project site is located outside the NPDES area. However, as the project consists of more than 0.5 acres of commercial development and/or 25 or more parking spaces, the project is subject to a Tier 2 Stormwater Control Plan, which is required to be reviewed and approved by Project Clean Water. The plan must treat water runoff from the design storm event of the 85th percentile (1.2 inches/24 hours). The project includes a Stormwater Control Plan to minimize runoff from the site while maximizing runoff retention using a Low Impact Development approach.

Project Clean Water and Flood Control reviewed the project at the Subdivision Review Committee (SDRC) meeting on May 7, 2019. Flood Control commented that a maintenance agreement would be required prior to Zoning Clearance issuance, a standard requirement of the department that is codified in the department's condition letter, dated May 7, 2019 (Attachment 7). Project Clean Water's condition letter, dated May 7, 2019, also includes a requirement for a maintenance agreement for the long-term maintenance of the Stormwater Control Plan (Attachment 7). Additionally, prior to Zoning Clearance, the applicant would be required to submit securities related to the installation and maintenance of the Stormwater Control Plan (Rules-26) to ensure that the storm water control plan would be properly maintained for the life of the project.

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

13. Waste Sp-01 Solid Waste Disposal. The Owner / Applicant shall develop a winery solid waste management plan in compliance with applicable County standards.

PLAN REQUIREMENTS: The Owner / Applicant shall develop a winery solid waste management plan for review and approval by P&D and the EHS. All applicable elements of the approved plan shall be reflected on grading and building plans as required.

TIMING: The Owner / Applicant shall submit the winery solid waste management plan for review and approval prior to approval of zoning permits.

MONITORING: P&D compliance monitoring staff shall ensure adherence to the solid waste management plan for the life of the project.

14. SolidW-03 Solid Waste-Construction Site. The Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing

offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction. **TIMING:** Prior to zoning clearance issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

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

4.13 RECREATION

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

Existing Setting:

Physical: The County maps and the Parks, Recreation, and Trails maps (PRT-1 Santa Barbara County, and PRT-5 Lompoc Area and Santa Ynez Valley) depict a proposed on-road trail along Hwy 246 from Buellton to approximately 1 mile west of the intersection of Santa Rita Road and Hwy 246.

Regulatory:

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

Impact Discussion:

(a, b) Less than Significant Impacts: The proposed project would be developed on a privately-owned parcel with no history of public recreational use. There are no public biking, equestrian or hiking trails onsite. A proposed on-road trail is designated on Hwy 246 along the entire length of the subject parcel. This road is frequently used for recreational purposes by bicyclists and runners. The proposed project would develop a winery with a public tasting room (by appointment only), as well as winery special events and organized gatherings. Each component of the proposed project would generate additional traffic on Hwy 246. The LUDC

requires all winery developments with a special event component to have a parking and traffic control plan including parking attendants, valets, and traffic signs directing traffic onsite during the special events in order to reduce the potential for traffic hazards on and off the site. The proposed project would be conditioned to require the implementation of a parking management plan. In order to ensure that the proposed on-road trail remains unobstructed and available for continued safe use, mitigation prohibiting all winery parking along Hwy 246 has been identified in Section 4.14, Transportation/Circulation. As a result, conflicts with established recreational trails (biking) would be **less than significant**.

(c) Less than Significant Impact. The proposed project would increase the number of travelers on Hwy 246, and marginally increase the number of people seeking recreational opportunities in this area of the County. Impacts would be **less than significant**.

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

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

4.14 TRANSPORTATION/CIRCULATION

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

Existing Setting:

Physical: The subject parcel is located on the north side of Hwy 246, approximately 6.5 miles east of downtown Lompoc, commonly known as 4805 West Highway 246, Third Supervisorial District. The project site is accessed from a private driveway off of Hwy 246. According to the Santa Ynez Valley Community Plan, Hwy 246 is a two-lane highway which serves as a major east/west route linking the Santa Ynez Valley, Santa Rita Valley, and Lompoc Valley.

Thresholds:

Many agencies use “screening criteria” to identify projects that would result in less than significant VMT impacts without conducting detailed VMT analyses and studies. The OPR Technical Advisory contains screening criteria for land use and transportation projects. The County uses these screening criteria, outlined in Table 4.14-1 (Screening Criteria for Land Use Projects) of the Thresholds of Significance for Transportation Impacts:

Table 4.14-1: Screening Criteria for Land Use Projects

Screening Categories	Project Requirements to Meet Screening Criteria
Small Projects	A project that generates 110 or fewer average daily trips.
Locally Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, such as specialty retail, shopping center, grocery/food store, bank/financial facilities, fitness center, restaurant, or café. If a project also contains a non-locally serving retail use(s), that use(s) must meet other applicable screening criteria.
Projects Located in a VMT Efficient Area	A residential or office project that is located in an area that is already 15 percent below the county VMT (i.e., “VMT efficient area”). The County’s Project-Level VMT Calculator determines whether a proposed residential or office project is located within a VMT efficient area.
Projects near Major Transit Stop	A project that is located within a ½ mile of a major transit stop or within a ½ mile of a bus stop on a high-quality transit corridor (HQTC). A major transit stop is a rail station or a bus stop with two or more intersecting bus routes with service frequency of 15 minutes or less during peak commute periods. A HQTC is a corridor with fixed route bus service with frequency of 15 minutes or less during peak commute periods. However, these screening criteria do not apply if project-specific or location-specific information indicates the project will still generate significant levels of VMT. Therefore, in addition to the screening criteria listed above, the project should also have the following characteristics: <ul style="list-style-type: none"> -Floor area ratio (FAR) of 0.75 or greater; -Consistent with the applicable SBCAG Sustainable Communities Strategy (as determined by the County); -Does not provide more parking than required by the County’s Comprehensive Plan and zoning ordinances; and -Does not replace affordable housing units (units set aside for very low income and low income households) with a smaller number of moderate or high-income housing units.
Affordable Housing	A residential project that provides 100 percent affordable housing units (units set aside for very low income and low income households); if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.

The County generally uses thresholds of significance to determine the significance of transportation impacts for projects and plans that do not meet any of the screening criteria. The table below present VMT thresholds for land use projects that are not screened out:

Table 4.14-2: Land Use Projects –Thresholds of Significance

Project Type	Threshold for Determination of Significant VMT Impacts
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Residential	Project VMT exceeds a level of 15 percent below existing county VMT for home-based VMT per resident.
Employment	Project VMT exceeds a level of 15 percent below existing county VMT for home-based work VMT per employee.
Regional Retail	Project VMT results in a net increase in total VMT.
Mixed-Use Projects	Evaluate each project component independently using the applicable threshold of significance above for each component (e.g., for a mixed-use project with residential and office uses, apply the residential and employment thresholds of significance for each component separately).
Other Land Use types	For project types not listed above (e.g., school, sports or entertainment facility, park), the County will apply an absolute VMT threshold (e.g., total VMT or total roadway VMT) or efficiency-based VMT threshold (e.g., home-based VMT per resident, home-based work VMT per employee, or total VMT per service population). The applicable threshold will depend on the project's characteristics, including whether the project is locally or regionally serving. For projects that generally produce job-related travel (i.e., employment), the analysis can compare the project's VMT (i.e., home-based work VMT per employee) to existing county VMT. For projects that serve the region, the analysis can compare the project's total VMT to existing VMT, or compare the project's net increase in total VMT to the study area VMT.

Impact Discussion:

The proposed project includes unique characteristics, such as tasting by appointment only and irregular, infrequent special events and organized gatherings. Additionally, the existing use on the property includes seasonal workers for harvest and crush. The Project Site Trip Generation Analysis and Access Evaluation prepared by Pinnacle Traffic Engineering includes Project Site Trip Generation Estimates for proposed site conditions, wine tasting, and special events. To calculate an annual average daily trip rate, additional trips due to proposed site conditions were applied 365 days a year, special event trips were applied six days a year, organized gathering trips were applied six days a year, weekday tasting trips were applied 261 days a year, and weekend tasting trips were applied 92 days a year:

	Days per Year	Use Trips	Site Condition Trip Count	Total Trips	Annual ADT
Special Event	6	120	135	255	
Organized Gathering	6	64	135	199	
Weekday Tasting	261	48	17	65	
Weekend Tasting	92	96	135	231	
	365				112.162

Notably, the proposed conditions trip estimates represent a worse-case scenario with 8 employees during harvest and crushing operations, which would take place for a maximum of three months per year. Therefore, the site condition trip count is overestimated by approximately 3 trips per day, and the corrected Annual ADT is 109.2 trips (rounded up to 110 trips). The project generates 110 or fewer average daily trips, and is therefore not subject to additional VMT analysis. The Project Site Trip Generation Analysis and Access Evaluation prepared by Pinnacle Traffic Engineering includes adequate analysis and data to assess vehicular movement, road maintenance, and road safety in the impact discussion below:

(a, c) Less than significant impact. The traffic associated with the proposed project has been evaluated in The Project Site Trip Generation Analysis and Access Evaluation prepared by Pinnacle Traffic Engineering dated November 12, 2020. According to this analysis, Caltrans data indicates that the current traffic volume on Hwy 246 near Hapgood Road is 3,950 ADT. After completion of the project, the average daily trips to the site are estimated to be approximately 65 ADTs on week days, with 11 trips during the peak hour, and 231 weekend ADTs with 53 PM peak hour trips. Winery Special Events would generate an 120 ADTs six days a year, and organized gatherings would generate 64 ADTs 3 days a year. Winery special events and organized gatherings would not take place when the wine tasting room is open to the public, or during any other private gathering occurring at the winery.

As discussed above, there is not a significant VMT traffic impact. Additionally, trip generation in relation to existing traffic load and capacity of the street system is low, and as discussed in the study from Pinnacle Traffic Engineering, the winery project will not create any unsafe conditions on the California highway system and the highway is adequate in size and capacity to provide access to the project.

The proposed project would provide 32 improved parking spaces. An overflow parking area of 60 unpaved spaces would be used for Special Event and Organized Gathering parking as needed. In order to reduce the potential for traffic hazards on and off-site during winery special events and gatherings, the LUDC requires all winery developments with a special event component to implement a Parking and Traffic Control Plan. This plan includes parking attendants, valets, and traffic signs directing traffic during events. The proposed project would be conditioned to require the implementation of the Parking and Traffic Control Plan. The study by Pinnacle Traffic Engineering analyzed the project's trip generation; the project's site plan provides adequate parking to accommodate normal winery activities as well as winery special events and gatherings. Therefore, the proposed project would not generate substantial additional vehicular movements in relation to the existing traffic load and capacity of the street system, or create significant parking impacts. Impacts would be **less than significant**.

(b) Less than significant impact. Highway 246 is adequately designed and maintained to support the proposed project. Traffic that would be generated by the proposed project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance. Impacts would be **less than significant**.

(d) Less than significant impact. The proposed project would have **less than significant impacts** upon existing transit systems (e.g. bus service), and would not alter the present patterns of circulation or movement of people and/or goods.

(e) No impact. The proposed project would not cause an alteration to waterborne, rail or air traffic.

(f) Less than significant impacts with Mitigation. Based on the current traffic volumes on Hwy 246, and the adequate sight distance and turning movements for vehicles entering and exiting the proposed project site, vehicle traffic associated with the daily operational activities at the winery would not result in the creation of additional traffic hazards (for motorists, pedestrians, bicyclists, or transit users).

Emergency access to the project site and surrounding area would not be adversely impacted. However, as described in Section (c) above, in order to reduce the potential for traffic hazards on and off-site during winery special events and gatherings, the LUDC requires all winery developments with a special event component to implement a parking and traffic control plan. This plan can include parking attendants, valets, and traffic signs directing traffic on- and off-site during the event. In addition, parking on Hwy 246 has the

potential to create parking impacts along the Hwy. Adherence to: 1) the required Parking Management Plan, and 2) mitigation including a prohibition of parking on Hwy 246 would reduce potentially significant impacts to **less than significant levels**.

(g) Less than Significant Impacts. The proposed project site would continue to be accessed from an existing private driveway located on the north side of Hwy 246. The existing driveway would be improved to meet Santa Barbara County Fire Department standards. According to the traffic analysis completed by Pinnacle Traffic Engineering, Hwy 246 is level and straight in the project site vicinity, and there are no line of sight restrictions looking east or west along SR 246 from the project access road. The existing east bound left turn lane into the project site has 445' plus a 130' bay taper (total of 575') of storage/deceleration distance. Based on the analysis, it's anticipated the total eastbound left turn demand in a 2-minute period would be no more than 3-4 vehicles, and storage is adequate for 5-6 vehicles. Caltrans has reviewed and conceptually approved the proposed left turn lane queuing. Impacts would be **less than significant**.

(h) No impact. The project would not generate more than the 500 ADT and 50 PHT identified in the Congestion Management Plan (Chapter 5, p. 47) as the threshold for evaluation of potential impacts to the "off site" CMP system.

Cumulative Impacts:

The County generally uses efficiency-based thresholds of significance (i.e., per resident, per employee, and per service population) to analyze most land use project's VMT impacts. Consistent with the OPR Technical Advisory (page 6), a land use project that falls below the applicable efficiency-based threshold of significance set forth in Table 4, above, would not have a VMT impact that is cumulatively considerable. Projects that are under the County's efficiency-based impact thresholds are already shown to align with long-term environmental goals to reduce VMT. In this instance, the project has been found not to exceed the threshold of significance for traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Mitigation and Residual Impact: With application of the following measures, the potential impacts to transportation/circulation would be mitigated to a **less than significant level**. With the incorporation of this measure, residual impacts would be **less than significant**.

15. Special Condition – Highway 246 Parking Restriction. In order to prevent a potential conflict with designated on-road trails, no winery related parking shall be allowed along Highway 246. Where appropriate as determined by P&D and the Fire Department "No Parking" signs shall be installed. **PLAN REQUIREMENTS AND TIMING:** Prior to issuance of Zoning Clearance, the owner/applicant shall provide P&D Permit Compliance with the name and telephone number of the onsite contact person responsible for parking management.

MONITORING: Permit Compliance shall respond to complaints.

4.15 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	

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

Existing Setting:

Physical: The subject parcel is located within the Lompoc Groundwater Basin area. This basin is within the Santa Ynez River Valley Watershed. There are no water bodies located on the subject parcel or within the project site area.

Water Resources Thresholds

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each overdrafted groundwater basin. These values were determined based

on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds:

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

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

Impact Discussion

(a, e-g) Less than Significant. There are no surface water bodies located on the subject parcel, and the project site is located outside of the designated flood way and flood plain area. Therefore, the proposed project would not result in a change in the course or direction of nearby bodies of water. The proposed project would be designed to ensure that the flow of flood waters is unaltered, and there would be no need for public flood control improvements. The proposed project would not alter the direction and rate of flow of groundwater. Impacts would be **less than significant**.

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

(b-d, j) Less than Significant. The proposed project would generate additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc). The proposed project has been sited and designed to adequately treat storm water run-off. In addition, grading has been minimized to the maximum extent feasible. The Central Coast Regional Water Quality Control Board and County regulations require new development to incorporate Low Impact Development (LID) standards if new development exceeds 2,500 sq. ft. of impervious surfaces. The proposed project is identified as a Tier 2 project. Therefore, the proposed project would be required to submit a Stormwater Control Plan that addresses site design (Tier 1) and runoff treatment and source control measures (Tier 2). The Stormwater Control Plan would be reviewed for adequacy by Public Works Project Clean Water staff and would ensure that Low Impact Development practices have been incorporated into the projects design to reduce potential water quality impacts and discharge to the onsite drainages to less than significant.

Grading would include 5,900 cubic yards of cut, with 1,700 cubic yards of existing artificial fill to be removed, and 9,300 cubic yards of fill. Construction activities such as grading could potentially create temporary runoff and erosion problems. However the owner/applicant would be required to adhere to standard County grading, erosion, and drainage-control measures upon grading permit issuance ensuring that no significant increase of erosion or storm water runoff would occur. Therefore, the proposed project would not create changes in currents or the course or direction of water movements, or alter the course or flow of floodwater. No private or public fund control projects would be required. No discharge to surface waters would occur, and water quality would not be altered. No exposure of people or property to water related flooding hazards would occur. Therefore, impacts would be **less than significant**.

(h, i, k) Less than Significant. The proposed project would be supplied water from a private well, which receives its water from the Lompoc Groundwater Basin. The annual estimated water demand for the proposed project would be 3.35 Acre Feet per Year (AFY), as follows:

Table 4.16-1: Tyler Winery Estimated Water Demand AFY (Acre Feet per Year):

Proposed Winery	Annual Water Consumption	Acre Feet per Year (AFY)
Wine Production	20,000 cases/year x 2.4 gallons/case x 15 gallons water/ 1 gallon of wine = 720,000 gallons/year	720,000 gallons per year / 325,000 gallons per acre foot = 2.215 AFY
Employees	20 gallons/day/employee (Uniform Plumbing Code) x 8 employees (maximum) x 365 days per year = 58,400 gallons/year.	58,400 gallons per year / 325,000 gallons per acre foot = 0.180 AFY
Special Events	150 guests / special event x 9 gallons/guest (Uniform Plumbing Code) x 6 events per year = 8,100 gallons/year	8,100 gallons per year / 325,000 gallons per acre foot = 0.025 AFY
Organized Gatherings	79 guests / organized gathering x 9 gallons/guest (Uniform Plumbing Code) x 6 gatherings per year = 4,266 gallons/year	4,266 gallons per year / 325,000 gallons per acre foot = 0.013 AFY
Landscaping	Approximately 39,889 sq.ft. of landscaping / 43,560	0.916 AFY

	sq.ft. per acre Manual) x 1 acre foot per acre per year	(Table 8b of the Environmental Thresholds and Guidelines
TOTAL		3.349 AFY

According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, the Lompoc Groundwater Basin has an established threshold of significance of 12 AFY. The estimated total gross water demand of 3.35 AFY for the proposed project is well below the County Threshold of 12 AFY. Therefore, the proposed project would not result in groundwater quantity impacts. The proposed septic systems would be constructed in accordance with Santa Barbara County Environmental Health Services and Regional Water Quality Control Board requirements, and would not result in a regional degradation to groundwater quality. Impacts would be **less than significant**.

(I) Less than significant impact with mitigation. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. Therefore, impacts would be **less than significant** with Mitigation Measures #16 and 17 requiring the incorporation of Best Management Practices (BMP's), and the implementation of a Storm Water Quality Management Plan.

Cumulative Impacts:

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

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

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

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

- 17. NPDES-18 Storm Water Retention-Driveway Design.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.

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

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

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

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
_____	Coastal Plan and Maps	<u>X</u>	Circulation Element
_____	ERME	<u>X</u>	Land Use Element

5.3 Other Sources

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

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

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

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

1) As discussed in this document, the proposed project has the potential to substantially degrade the quality of the environment. However, mitigation measures proposed in these sections would reduce project impacts to levels of less than significance. With incorporation of the mitigation measures identified in this document, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory.

2) There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.

3) As discussed throughout this document, the project does not have any impacts that are individually limited, but cumulatively considerable. Any contribution of the project to significant cumulative impacts would be adequately reduced by mitigation measures identified to address project-specific impacts.

4) The project would allow for the construction of three buildings, and associated winery special events and organized gatherings. As discussed in this document, with implementation of identified required mitigation measures, all impacts to human beings, either directly or indirectly, would be adequately reduced to less than significant levels.

5) There is no known disagreement among experts regarding the projects impacts.

8.0 PROJECT ALTERNATIVES

N/A

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

Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The AG-II-100 zoning of the site allows for the uses and development proposed.

Comprehensive Plan

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County's Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will likely be included in the consistency analysis discussion:

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

10.0 RECOMMENDATION BY P&D STAFF

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

- ☐ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- ☒ 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 ☒ Without Public Hearing

PREVIOUS DOCUMENT: N/A

PROJECT EVALUATOR: Shannon Reese

DATE: December 23, 2020

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: 

DRAFT MND DATE: December 23, 2020

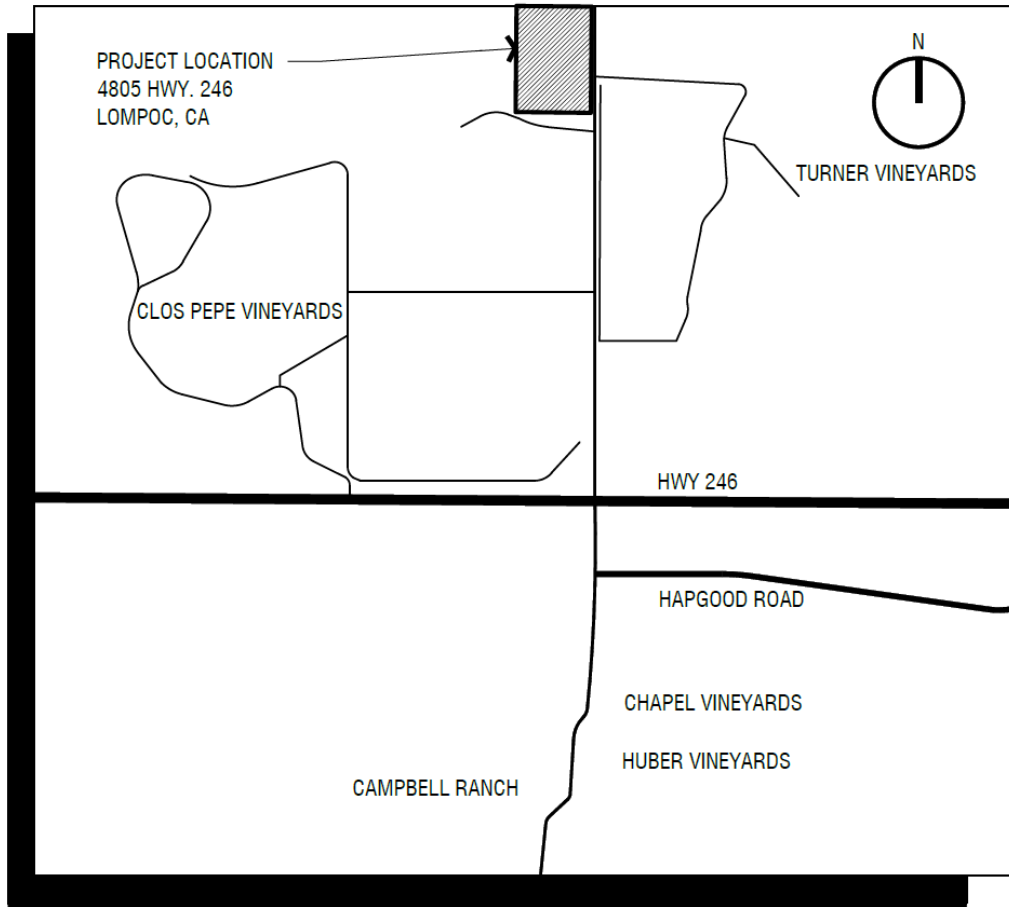
12.0 ATTACHMENTS

1. Vicinity Map
2. Project Plans
3. CalEEMod Air Quality Calculations (summer and annual)
4. Annual Winery Emissions Calculation Worksheet
5. Biological Assessment of Proposed Tyler Tier II Project prepared by Hunt & Associates Biological Consulting Services (August 2020)
6. Project Site Trip Generation Analysis and Access Evaluation prepared by Pinnacle Traffic Engineering (November 2020)
7. Geotechnical Engineering Report prepared by Earth Systems (December 2019)
8. Project Condition Letters (County Fire, Water Resources)

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Attachment 1: Vicinity Map

VICINITY MAP



Attachment 2: Project Plans

AC	ANCHOR BOLT	INFO	INFORMATION
ADJ	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX.	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB./	POUND
BLDG	BUILDING	L.F./LF	LINEAR FLOOT
BLK/BLKG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I	CUBIC INCH	MN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./NG	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLKG	CAULKING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/	OVER
CO	CLEANOUT	ORS	OBSCURE
COL	COLUMN	O.C./OC	ON CENTER
CONC	CONCRETE	OPCI	OWNER PROVIDED,
CONN	CONNECTION		CONTRACTOR INSTALLED
CONST	CONSTRUCTION	OPOI	OWNER PROVIDED,
CONT	CONTINUOUS		OWNER INSTALLED
CTR	CENTER	OS	OCCUPANCY SENSOR
CW	COLD WATER	OZ	OUNCE
C.Y.	CUBIC YARD	PERF	PERFORATED
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PH	PHONE
DEPT	DEPARTMENT	PL	PLATE/ PROPERTY LINE
DET	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DIA	DIAMETER	PREFAB	PRE-FABRICATED
DBM	DIMENSION	P.S.F.	POUNDS PER SQUARE FOOT
DN	DOWN	P.S.I	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	PTVF	PRESSURE TREATED DOUG FIR
DW	DISHWASHER	PVMT	PAVEMENT
EA	EACH	R	RSER
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEC	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATION/ELEVATOR	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EOS	EDGE OF SLAB	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT	RTS	REFER TO STRUCTURAL
EST	ESTIMATE	RWD	REDWOOD
EXIST/(E)	EXISTING	S4S	SURFACED 4 SIDES
EXT	EXTERIOR	SC	SOLID CORE
FAU	FORCED AIR UNIT	SD	SMOKE DETECTOR
FH	FIRE HYDRANT	S.F./SF	SQUARE FOOT
F.O.C.	FACE OF CURB	SHT	SHEET
F.O.F.	FACE OF FINISH	SHTG	SHEATHING
F.O.S.	FACE OF STUD	SIM	SMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FF	FINISH FLOOR	SYM	SYMBOL
F.G./FG	FINISH GRADE	STL	STEEL
FN	FINISH	T&G	TONGUE AND GROOVE
FX	FIXTURE	T	REA
FLR	FLOOR	THK	THICK(NESS)
FOS	FACE OF STUD	TEL	TELEPHONE
FP	FIREPLACE / FLOOR PLAN	TEMP	TEMPERATURE
F.S./FS	FINISH SURFACE	T.O.C.	TOP OF CURB
FT	FOOT	T.O.F.	TOP OF FOOTING
FTG	FOOTING	T.O.W.	TOP OF WALL
G	GAS	T.O.S.	TOP OF SLAB
GA	GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP.	TYPICAL
GD	GARBAGE DISPOSAL	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HC	HOLLOW CORE	W/	WITH
HDR	HEADER	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HRDW	HARDWARE	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HW	HOT WATER	W.I.C.	WALK IN CLOSET
IN	INCH	WT	WEIGHT
INCL	INCLUDE	YD	YARD

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE
SANTA BARBARA COUNTY LAND USE DEVELOPMENT COD - CHAPTER 35

An architectural rendering of a modern winery building. The structure features a combination of dark wood siding, large glass windows, and a stone base. A covered walkway with dark columns extends from the main building. In the foreground, a well-maintained vineyard with rows of grapevines is visible, separated from the building by a low stone wall. A paved area with a parked car is on the left. The sky is a clear, light blue.

	KEYNOTE		
	DOOR NUMBER		
	WINDOW NUMBER		
	EQUIPMENT NUMBER		
MASTER BEDROOM			
	ROOM TAG		
	DETAIL REFERENCE:	<u>DETAIL NUMBER</u>	<u>SHEET NUMBER</u>
	DETAIL TARGET		
	INTERIOR ELEVATION MARKER	<u>ELEV NUMBER</u>	& DIRECTION OF VIEW
	ELEVATION MARKER	<u>ELEV NUMBER</u>	& DIRECTION OF VIEW
	SECTION MARKER	<u>SECTION NUMBER</u>	& DIRECTION OF VIEW
	ROOF / GROUND SLOPE:	INDICATES SLOPE AND DIRECTION OF SLOPE	
	HEIGHT / ELEVATION MARKER		
	NORTH ARROW		
	REVISION MARKER		

BUILDING HEIGHT	BUILDING	MAX HEIGHT	PROP. HEIGHT
	1	35'-0"	35'-0"
	2	35'-0"	23'-0"
	3	35'-0"	23'-0"

TOTAL REQUIRED	(1) SPACE PER FOR THE FIRST 20,000 SF	1
TOTAL PROVIDED		1 (OVERFLOW)

PROJECT LOCATION
4805 HWY. 246
LOMPOC, CA

CLOS PEPE VINEYARDS

TURNER VINEYARDS

HWY 246

HAPGOOD ROAD

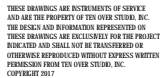
CAMPBELL RANCH

CHAPEL VINEYARDS

HUBER VINEYARDS

N

COLLINGS & ASSOCIATES	CONTACT:	PAUL TRUTNER
260 MAPLE COURT, SUITE 241	PH:	805.658.0003
VENTURA, CA. 93003	EMAIL:	ptrutner@collingsandassociates.com



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4805 HWY 246, LOMPOC, CA 93436

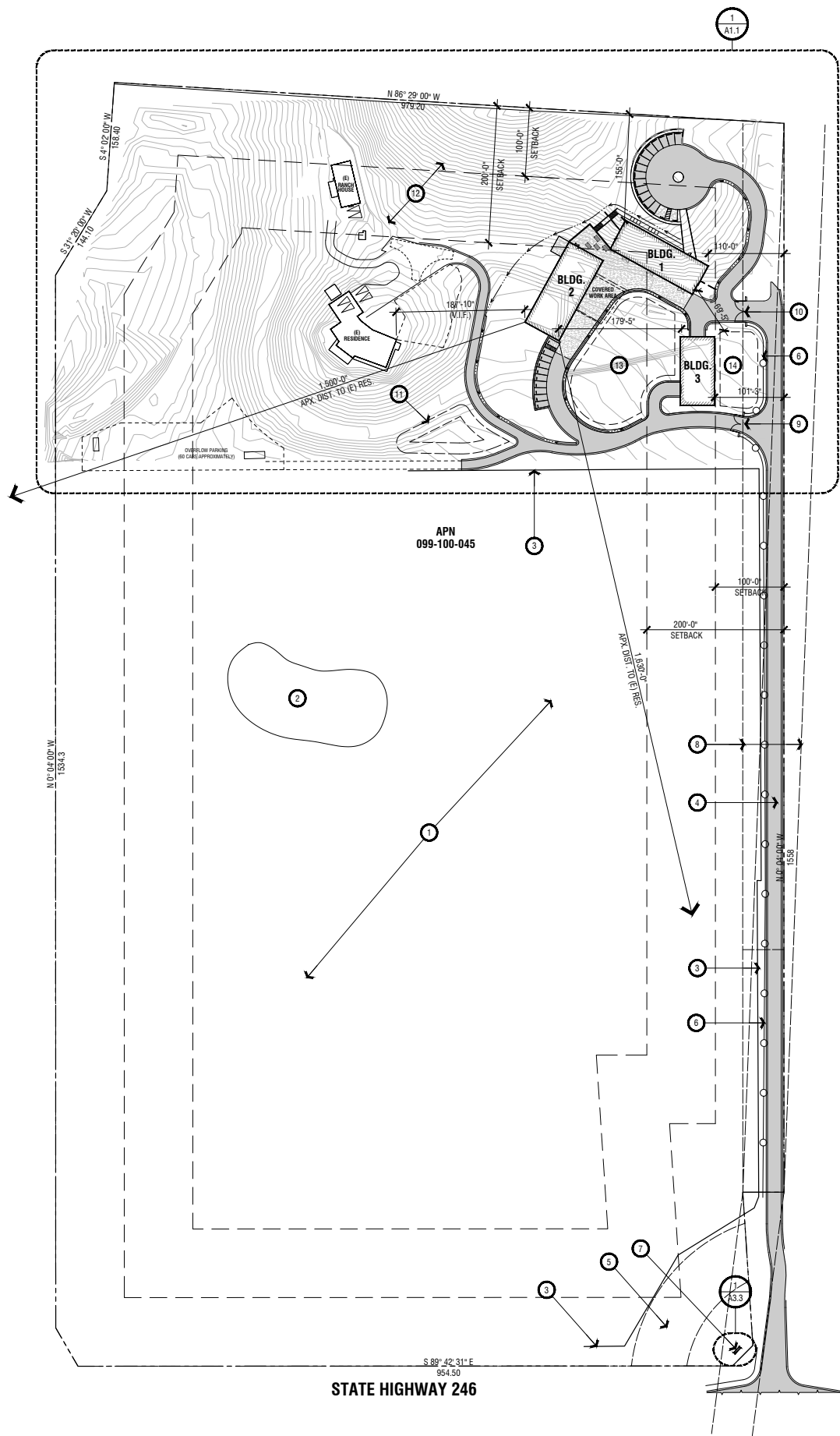
4805 HWY 246, LOMPOC, CA 93436

DATE	SUBMITAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

TITLE SHEET

T1.0

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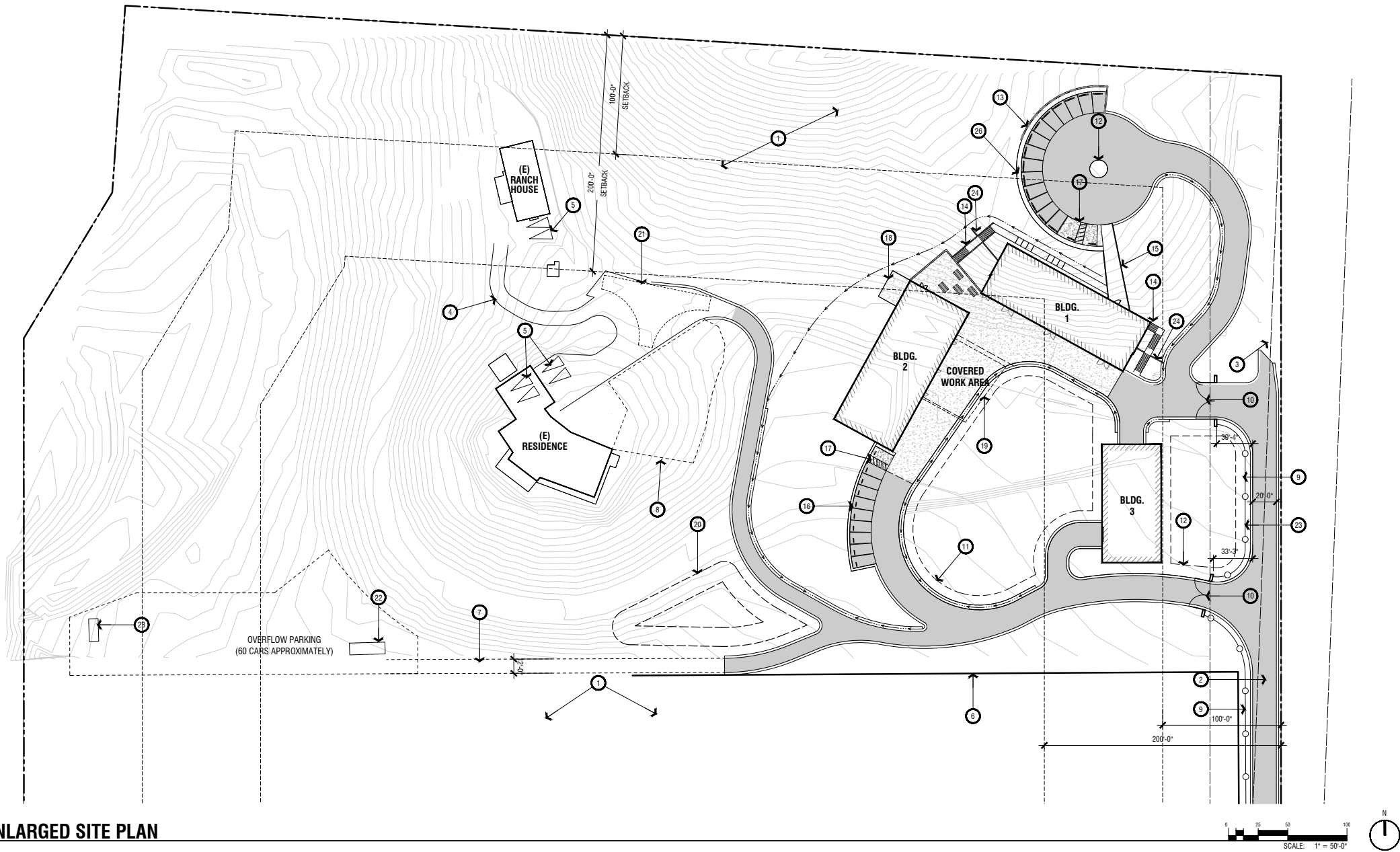
ARCHITECTURAL SITE PLAN LEGEND

- EXTENT OF PROPOSED CHIP SEAL
- EXTENT OF PROPOSED CONCRETE
- (E) PROPERTY LINE
- BUILDING SETBACK
- FENCE LINE
- FLOW LINE

KEYNOTES

- (E) VINEYARDS TO REMAIN, 27 ACRES
- (E) FARMING AND FROST PROTECTION POND
- (E) EDGE OF VINEYARD
- (E) ACCESS ROAD - REFER TO CIVIL PLANS
- (E) PUBLIC DRAINAGE - REFER TO CIVIL PLANS
- (N) WOOD FENCE
- (N) MONUMENT SIGN, REFER TO DRAWINGS 3/A3.3
- (E) EASEMENT LINES
- (N) ENTRY GATE AT SOUTH DRIVE, REFER TO DRAWING 1/A3.3
- (N) ENTRY GATE AT NORTH DRIVE, REFER TO DRAWING 2/A3.3
- (N) DETENTION BASIN - REFER TO CIVIL PLANS
- (E) VINEYARD TO REMAIN, 0.9 ACRES
- (N) VINEYARD, .43 ACRES
- (N) VINEYARD, .13 ACRES

1 ENLARGED SITE PLAN



ARCHITECTURAL SITE PLAN LEGEND

- EXTENT OF PROPOSED CHIP SEAL
- EXTENT OF PROPOSED CONCRETE
- (E) PROPERTY LINE
- BUILDING SETBACK
- FENCE LINE
- FLOW LINE

KEYNOTES

- 1 (E) VINEYARD TO REMAIN
- 2 (E) ACCESS ROAD - REFER TO CIVIL PLANS
- 3 (E) ACCESS ROAD TO REMAIN - REFER TO CIVIL PLANS
- 4 (E) ACCESS ROAD TO RANCH HOUSE TO REMAIN - REFER TO CIVIL PLANS
- 5 (E) PARKING SPACES (6 TOTAL) - REFER TO PARKING CALCS ON COVER SHEET
- 6 (E) EDGE OF VINEYARD TO REMAIN - REFER TO CIVIL PLANS
- 7 (E) ACCESS ROAD TO (N) OVERFLOW PARKING DESIGNATED AREA
- 8 (E) LANDSCAPE AT (E) RESIDENCE TO REMAIN
- 9 (N) WOOD FENCE
- 10 (N) ENTRY GATES - REFER TO 1 & 2 /A3.3
- 11 (N) PROPOSED VINEYARD PLANTING - 0.43 ACRES
- 12 (N) PROPOSED VINEYARD PLANTING - 0.13 ACRES
- 13 (N) LOW LANDSCAPE RETAINING WALL - REFER TO CIVIL PLANS
- 14 (N) EXTERIOR SITE STAIR
- 15 (N) ACCESSIBLE PATHWAY FROM PARKING TO BLDG. 1
- 16 (N) PROPOSED STAFF AND VISITOR PARKING
- 17 (N) ADA PARKING STALLS
- 18 (N) LOCATION OF MECHANICAL PAD
- 19 (N) DASHED LINE OF ROOF AWNING OVER CRUSH PAD
- 20 (N) DETENTION BASIN - REFER TO CIVIL PLANS
- 21 (N) FIRE TRUCK DESIGNATED HAMMERHEAD TURNING AREA
- 22 (N) LOCATION OF (1) 10' X 30' OVERSIZED VEHICLE PARKING STALL
- 23 (N) ROLL OFF GREEN WASTE CONTAINER
- 24 (N) RETAINING WALL - REFER TO CIVIL SHEETS

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7.31.2021
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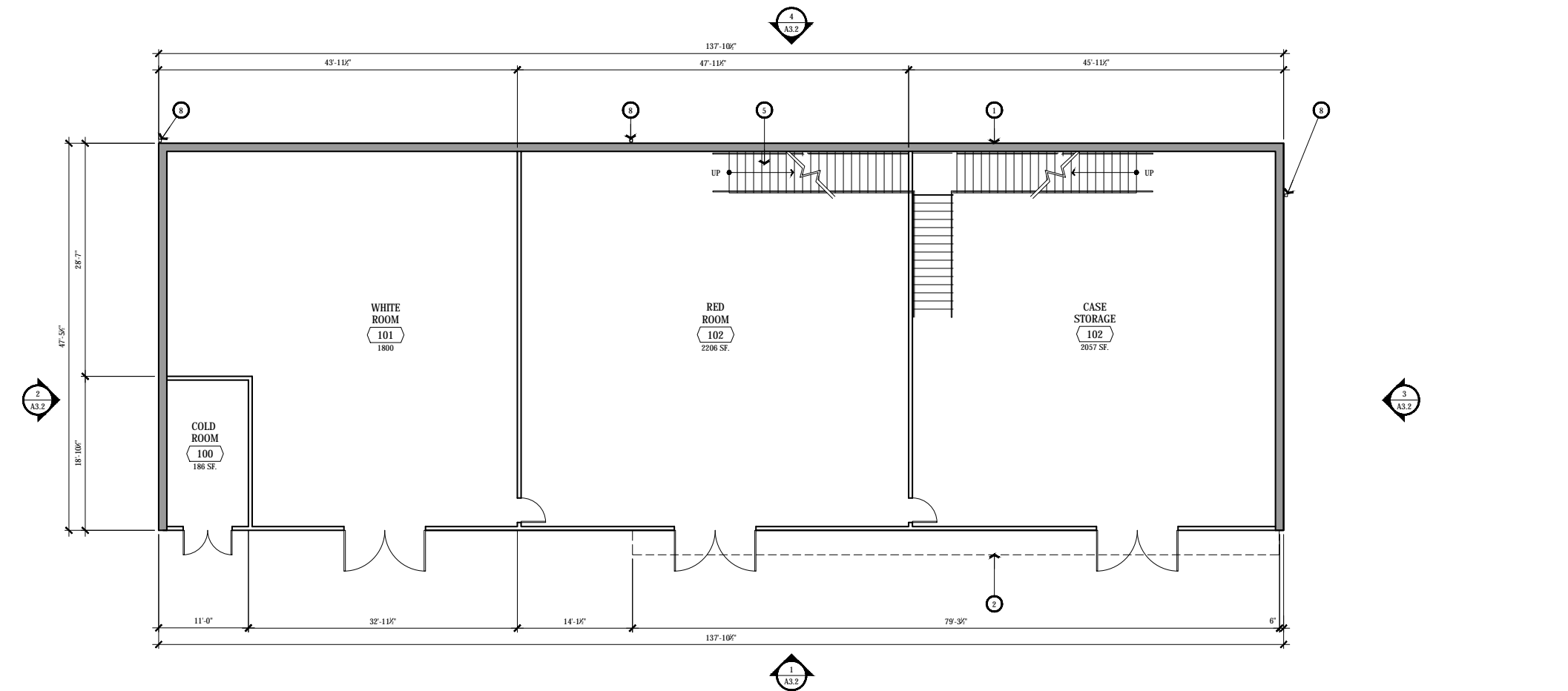
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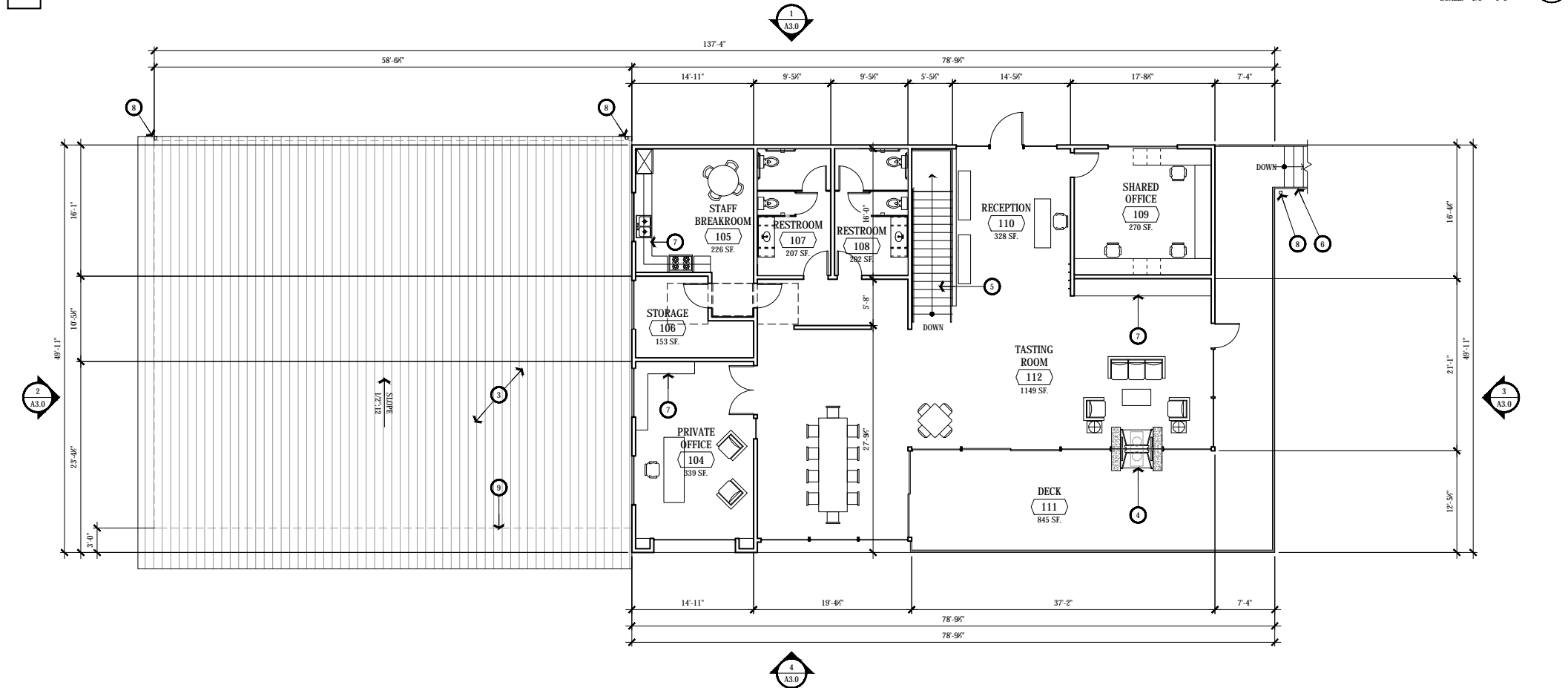
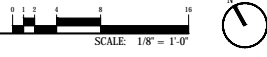
DATE	SUBMITTAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN
200724	DP RESUBMITTAL

ENLARGED
SITE PLAN

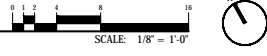
A1.1



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



BUILDING AREA

BUILDING 1					
FIRST FLOOR	ROOM NAME	OCC. GROUP	GROSS SF	INCIDENTAL SF	ACCESSORY SF
	COLD ROOM	F-1	186		
	WHITE ROOM	F-1	1800		
	RED ROOM	F-1	2206		
	CASE STORAGE	F-1	2057		0
	TOTAL:		6249	0	0
	AREA %:			0.00%	0.00%
SECOND FLOOR	PRIVATE OFFICE	B	339		
	STAFF BREAKROOM	B	226		
	STORAGE	ACC			153
	RESTROOM	-	207		
	RESTROOM	-	202		
	SHARED OFFICE	B	270		
	RECEPTION	B	328		
	TASTING ROOM	M	1149		
	TOTAL:		2721	0	153
	AREA %:			0.00%	5.62%
	DECK		843		
	BLDG. TOTAL:		9966		

* PLEASE SEE BUILDING CODE DATA ON SHEET T1.0 FOR ALLOWABLE TASTING ROOM SIZE PURSUANT TO SUBSECTION 35.42.280.C.C.

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200306	DEVELOPMENT PLAN

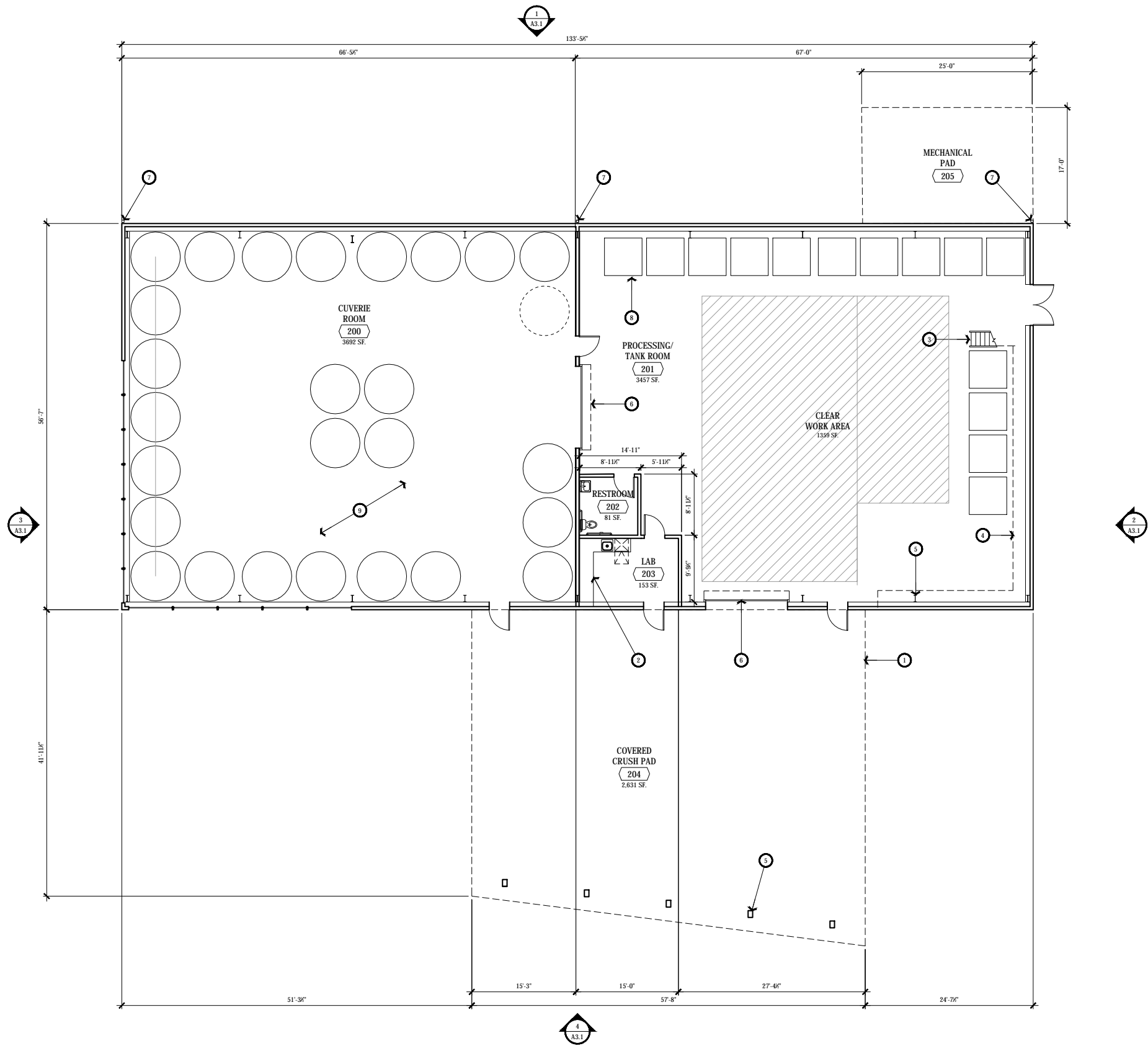
BUILDING 1
FLOOR PLAN

A2.0

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KEYNOTES

- 1 INTEGRAL BUILDING RETAINING WALL
- 2 STRUCTURE ABOVE
- 3 ROOF BEYOND
- 4 ISOKERN FIREPLACE
- 5 INTERIOR STEEL STAIRCASE WITH WOOD TREADS
- 6 EXTERIOR STAIRS
- 7 BUILT IN CASEWORK
- 8 DOWNSPOUT
- 9 OUTLINE OF BUILDING BELOW



BUILDING AREA

BUILDING 2	ROOM NAME	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
FIRST FLOOR	CUVERIE ROOM	F-1	3692		
	PROCESSING/TANK ROOM	F-1	3457		
	RESTROOM	-	81		
	LAB	F-1	153		
	TOTAL:		7383	0	0
	AREA %:			0.00%	0.00%
	COVERED CRUSH		2631		
	BLOG. TOTAL		10014		

KEYNOTES

- 1 STRUCTURE ABOVE
- 2 BUILT IN CASEWORK
- 3 45 DEGREE STAIR TOP CATWALK
- 4 CATWALK
- 5 STRUCTURAL COLUMN
- 6 ROLL UP DOOR
- 7 DOWNSPOUT
- 8 STAINLESS STEEL TANKS
- 9 OAK CUVÉE

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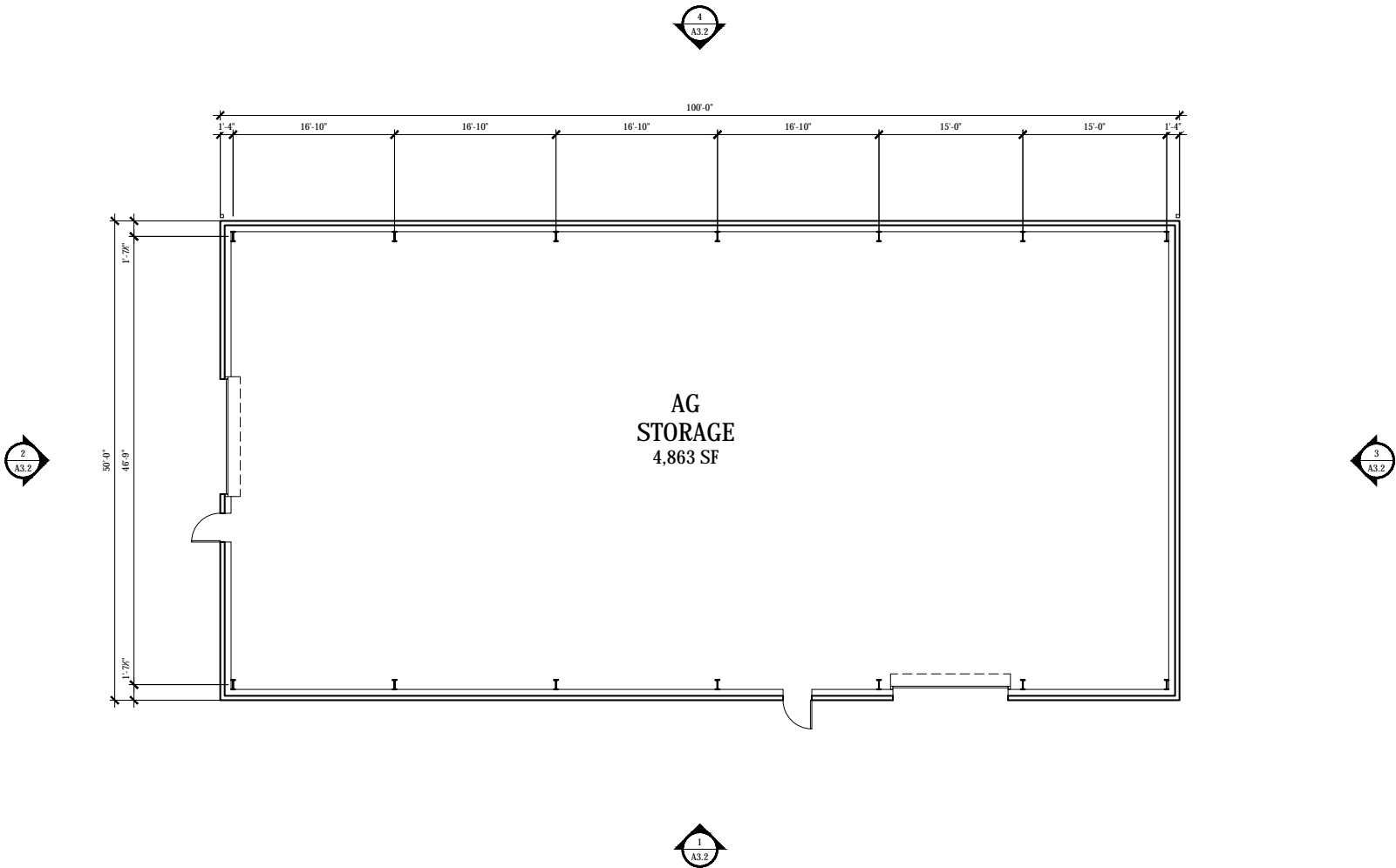
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200306	DEVELOPMENT PLAN

BUILDING 2
FLOOR PLAN

A2.1



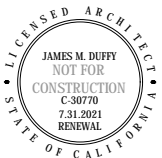
BUILDING AREA

BUILDING 3	ROOM NAME	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
FIRST FLOOR	AGRICULTURAL STORAGE	S-2	4863		
TOTAL:			4863	0	0
AREA %:				0.00%	0.00%



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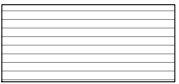
DATE	SUBMITAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

BUILDING 3
FLOOR PLAN

A2.2



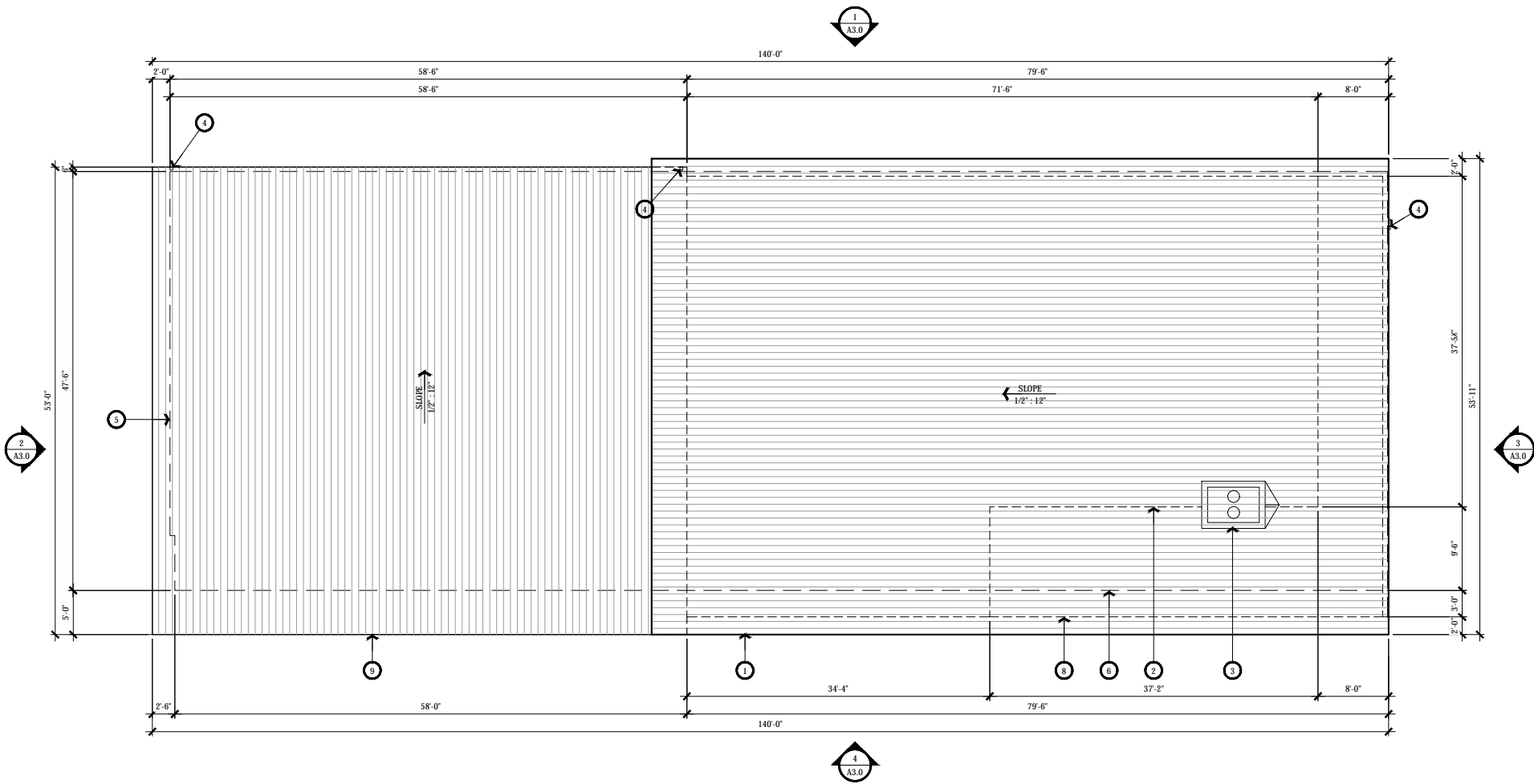
ROOF PLAN LEGEND



STANDING SEAM METAL ROOF

KEYNOTES

- 1 LINE OF ROOF
- 2 STRUCTURE BELOW
- 3 CHIMNEY
- 4 DOWNSPOUT
- 5 LINE OF RETAINING WALL BELOW
- 6 LINE OF FIRST FLOOR STRUCTURE BELOW
- 7 DOWNSPOUT AT DECK
- 8 LINE OF DECK BELOW
- 9 LINE OF ROOF OVER FIRST FLOOR

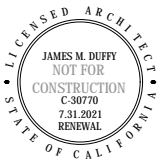


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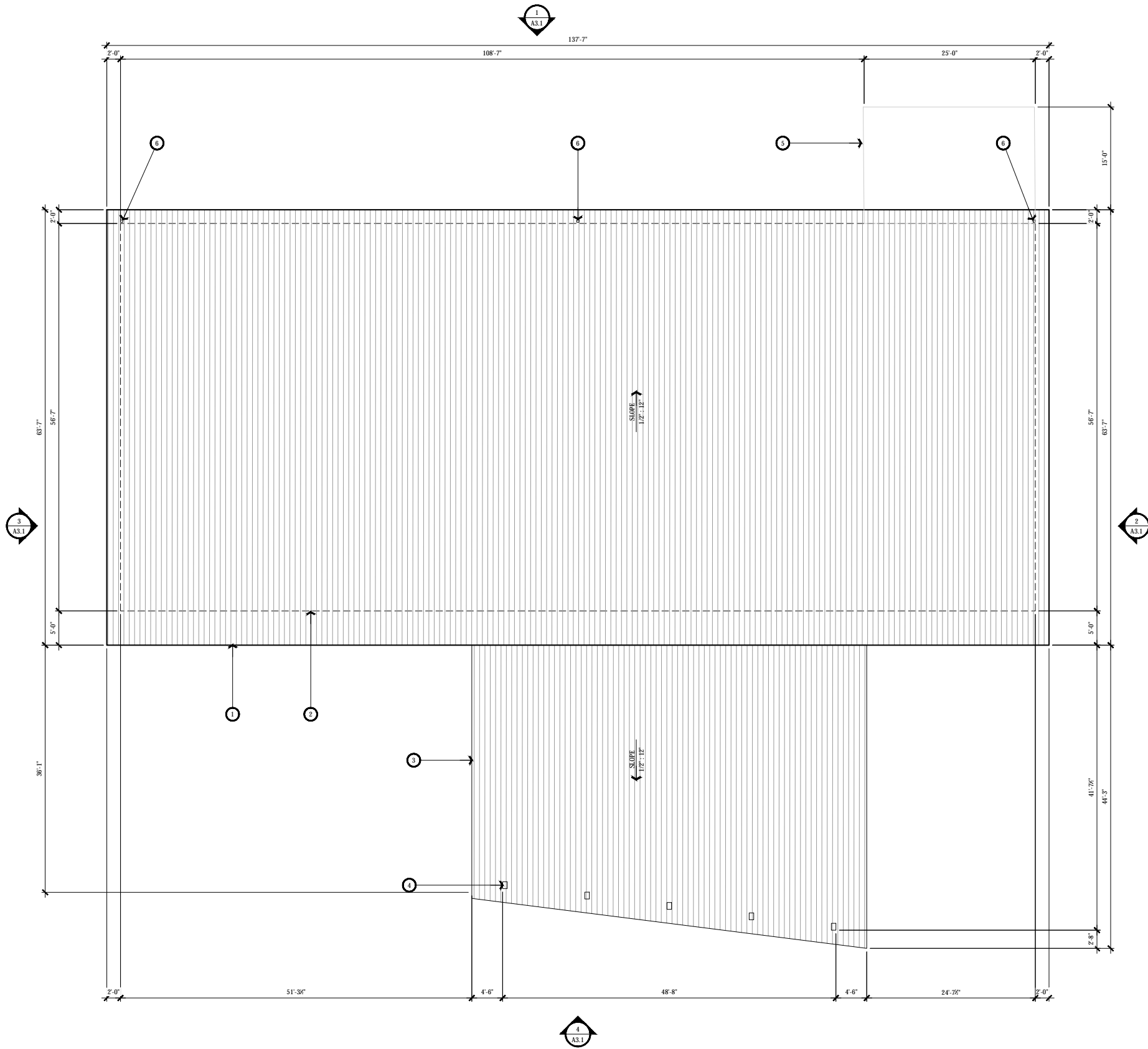
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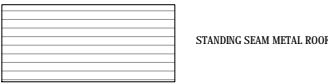
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DATE	SUBMITAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

BUILDING 1
ROOF PLAN



ROOF PLAN LEGEND

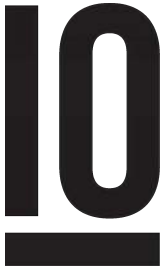


KEYNOTES

- 1 LINE OF ROOF
- 2 STRUCTURE BELOW
- 3 LINE OF AWNING
- 4 STRUCTURAL COLUMN BELOW
- 5 MECHANICAL PAD BELOW
- 6 DOWNSPOUT



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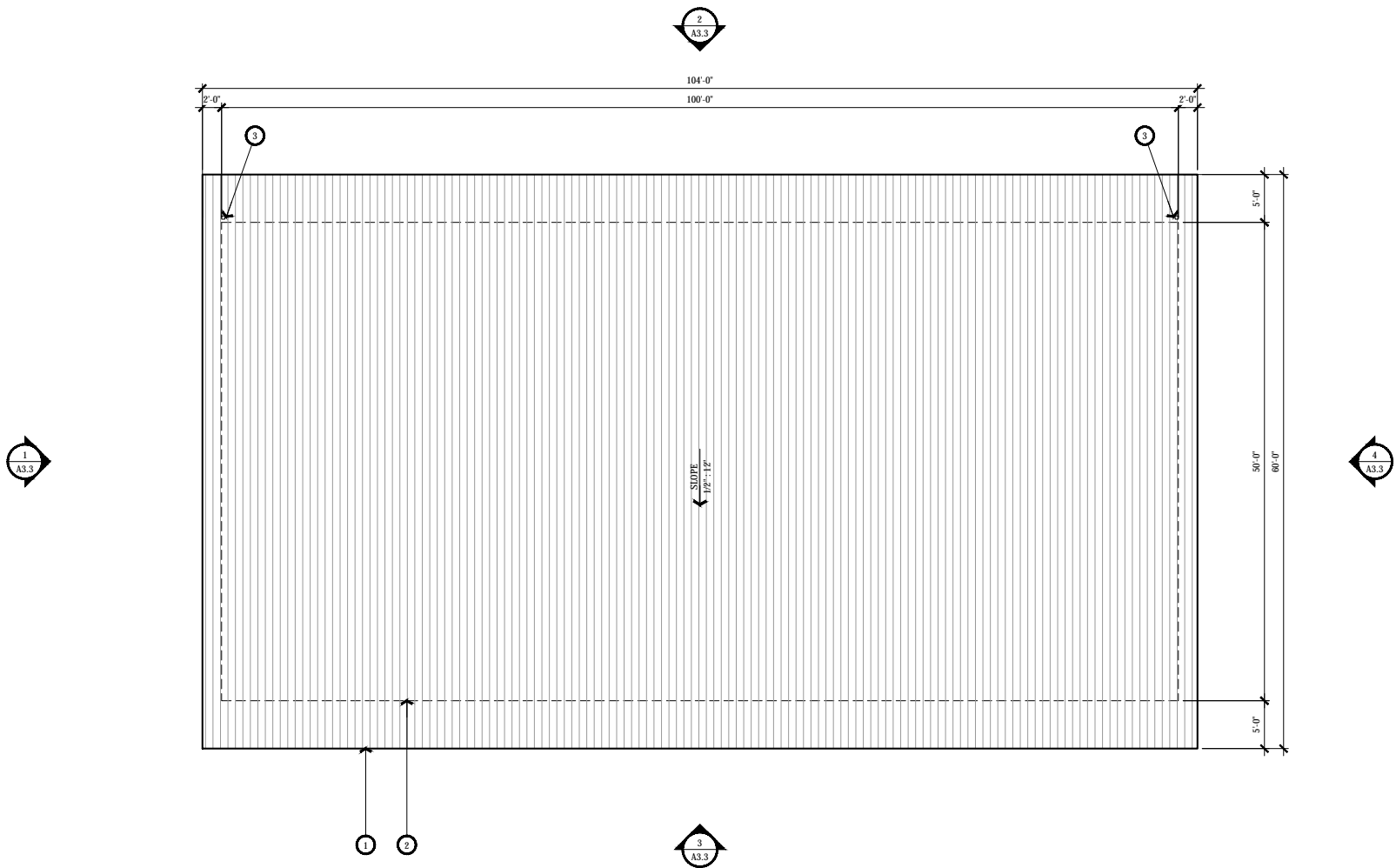
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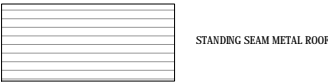
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DATE	SUBMITAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

BUILDING 2
ROOF PLAN

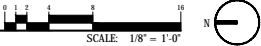


ROOF PLAN LEGEND

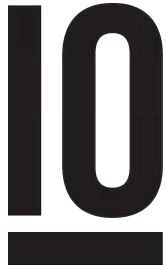


KEYNOTES

- 1 LINE OF ROOF
- 2 STRUCTURE BELOW
- 3 DOWNSPOUT

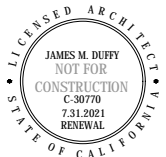


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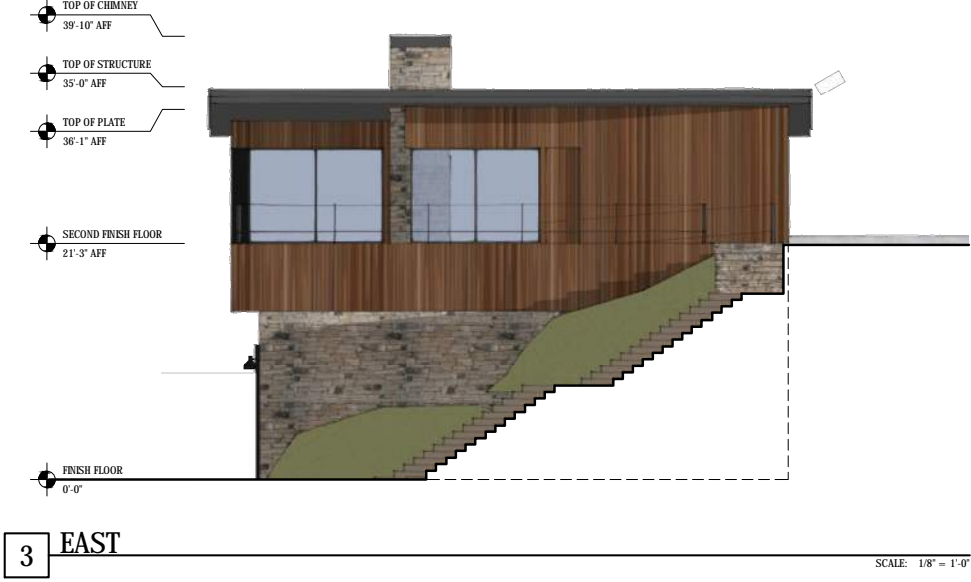
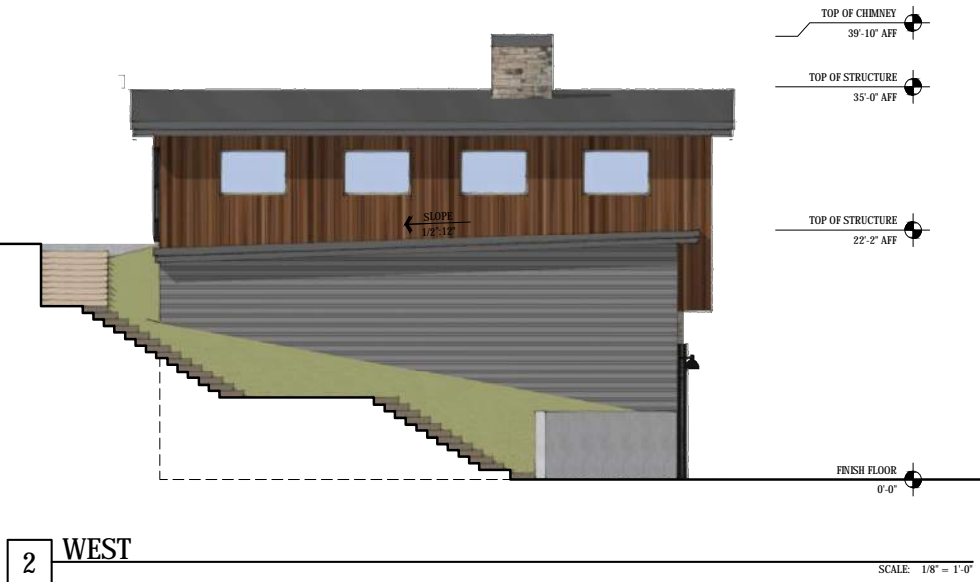
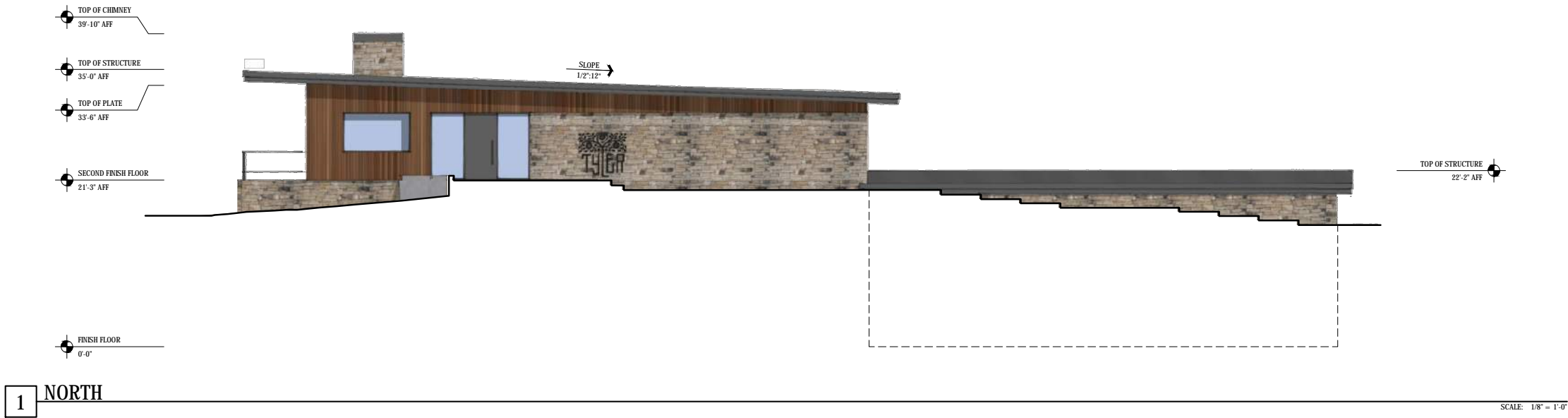
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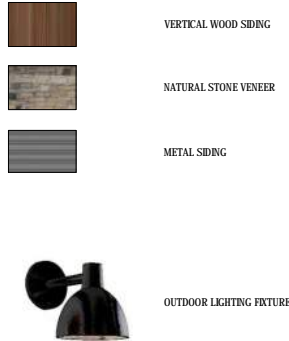
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200306	DEVELOPMENT PLAN

BUILDING 3
ROOF PLAN



EXTERIOR ELEVATIONS LEGEND



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DATE	SUBMITAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

BIUILDING 1
EXTERIOR
ELEVATIONS

A3.0

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EXTERIOR ELEVATIONS LEGEND



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BUILDING 2
EXTERIOR
ELEVATIONS

A3.1



EXTERIOR ELEVATIONS LEGEND



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200306	DEVELOPMENT PLAN

BUILDING 3
EXTERIOR
ELEVATIONS

A3.2



1

ENTRY GATE
AT SOUTH DRIVEWAY ENTRANCE

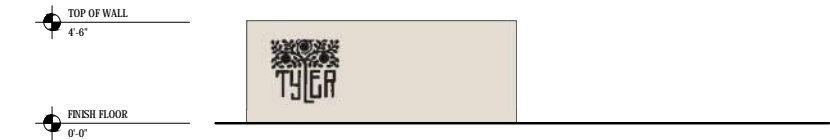
SCALE: 1/8" = 1'-0"



2

ENTRY GATE
AT NORTH DRIVEWAY ENTRANCE

SCALE: 1/8" = 1'-0"



2

MONUMENT SIGN
AT HWY. 246 FRONTAGE

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND



SMOOTH STUCCO FINISH

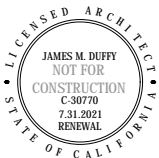


VERTICAL GALVANIZED AND PAINTED STEEL PANELS

10

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539 Marsh Street,
San Luis Obispo, CA
905.541.1010
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www.tenoverstudio.com



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TYLER WINERY
4805 HWY 246, LOMPOC, CA 93436

DRWN BY: PO
CHKD BY: JO

DATE	SUBMITAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

MONUMENT SIGN
AND GATES

A3.3

NOT FOR CONSTRUCTION



1. VIEW LOOKING WEST



2. VIEW LOOKING SOUTH



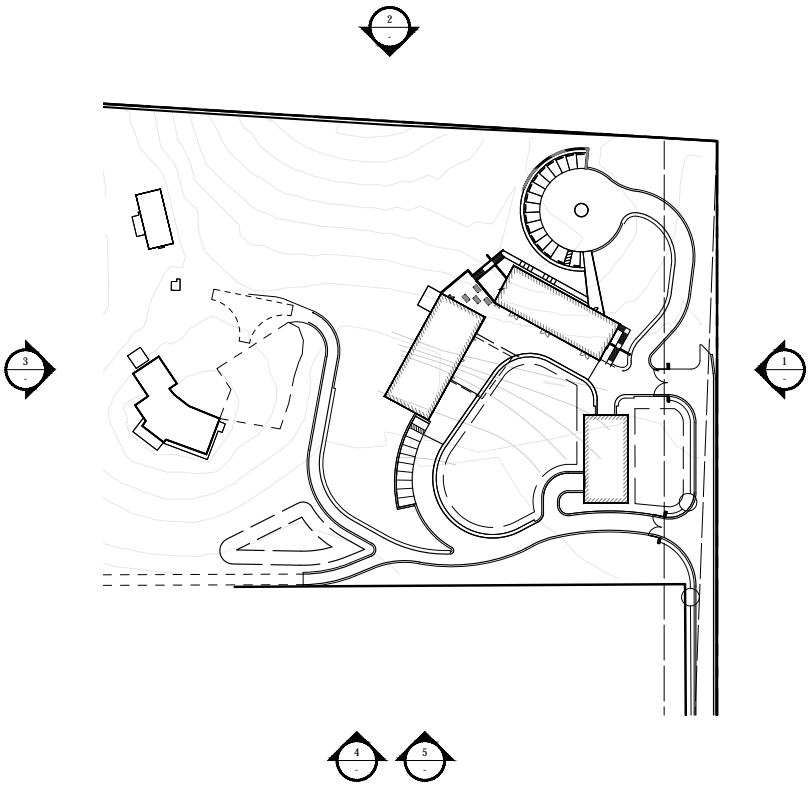
3. VIEW LOOKING EAST



5. VIEW LOOKING NORTH (FROM TOP OF HILL)



4. VIEW LOOKING NORTH



1. CONTEXT MAP

10

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LICENSED ARCHITECT
JAMES M. DUFFY
NOT FOR
CONSTRUCTION
C-30770
7/31/2021
RENEWAL
STATE OF CALIFORNIA

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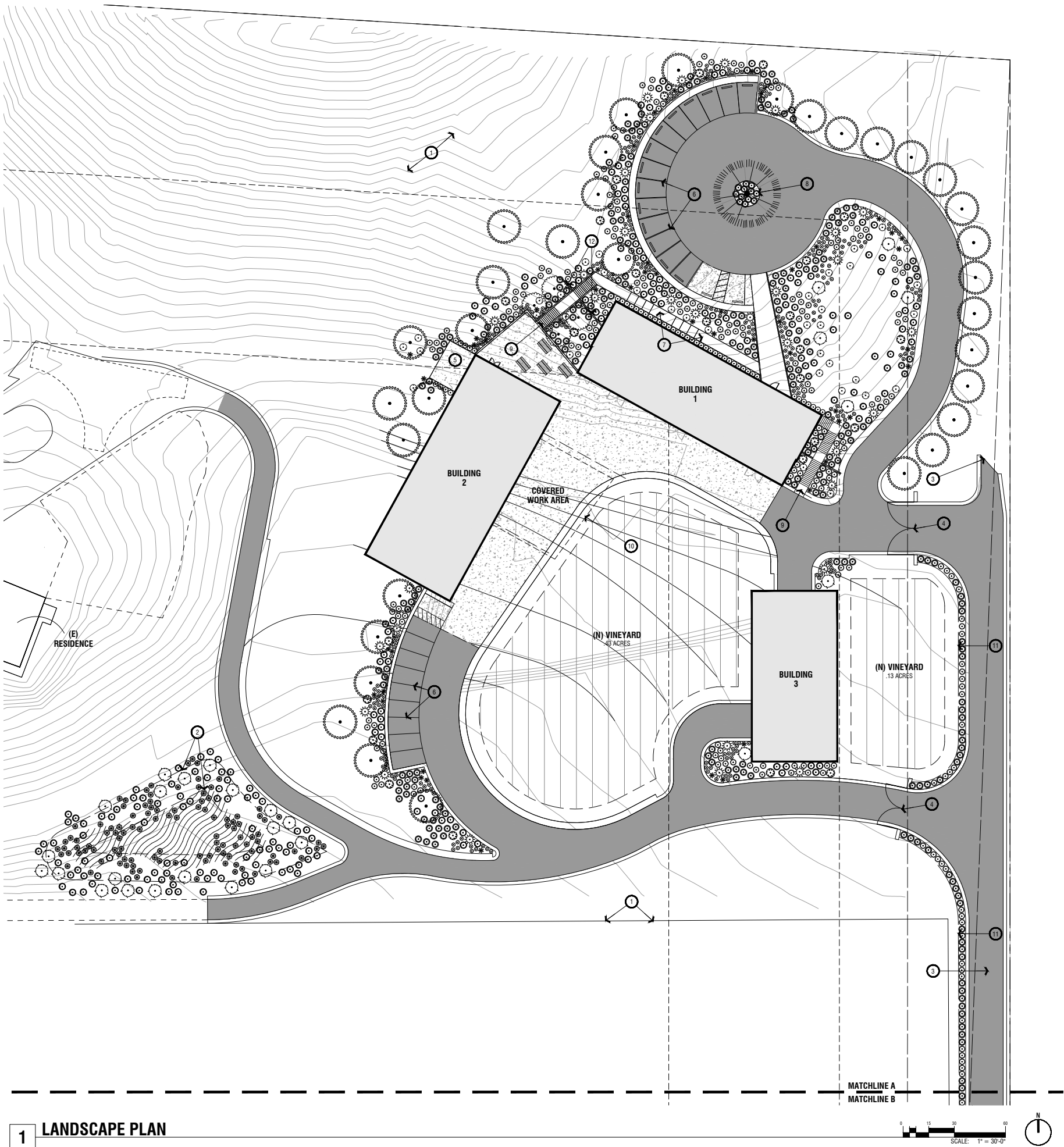
TYLER WINERY
4805 HWY 246, LOMPOC, CA 93436

DRWN BY: NM
CHK'D BY: JO

DATE SUBMITAL
190416 DEVELOPMENT PLAN
200306 DEVELOPMENT PLAN

EXISTING SITE
CONTEXT

A5.0



1 LANDSCAPE PLAN

LANDSCAPE PLAN LEGEND

- EXTENT OF PROPOSED CHIP SEAL
- EXTENT OF PROPOSED CONCRETE
- (E) PROPERTY LINE
- BUILDING SETBACK
- FENCE LINE

LANDSCAPE PLANTING GENERAL NOTES







TOTAL PROPOSED LANDSCAPE AREA = 39,889 SF.

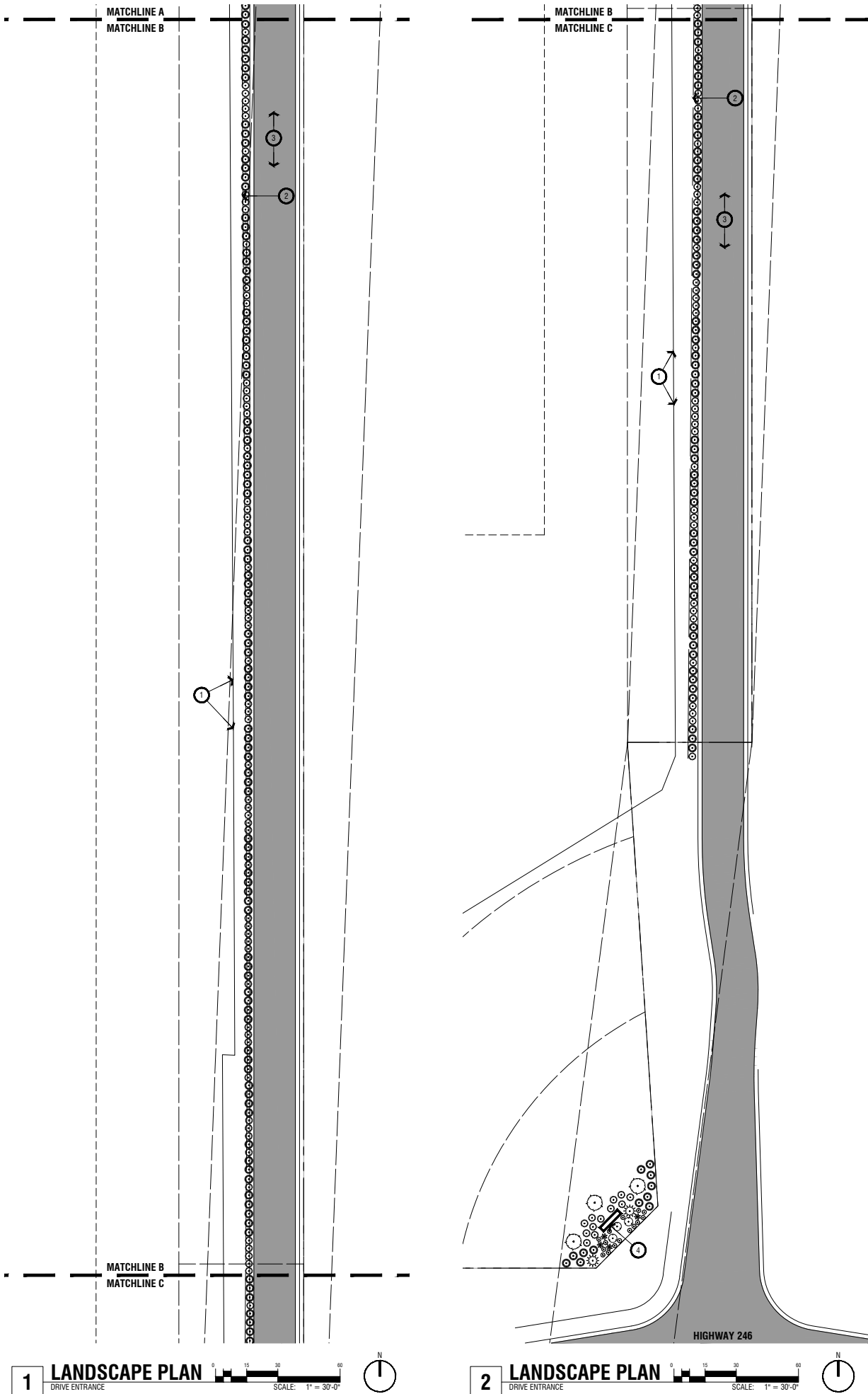
- SEE THIS SHEET FOR PROPOSED PLANT PALETTE CONFORMANCE WITH THE CITY OF SANTA BARBARA WATER WISE LANDSCAPE REQUIREMENTS.
- ALL EXISTING TREES TO REMAIN OR BE REMOVED ARE INDICATED ON SHEET L1.0.
- A MIN. 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN CREEPING OR ROOTING GROUNDCOVER.

KEYNOTES

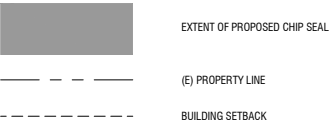
- (E) VINEYARDS TO REMAIN
- (N) DETENTION BASIN - REFER TO CIVIL PLANS
- (E) ACCESS ROAD - REFER TO CIVIL PLANS
- (N) ENTRY GATE, REFER TO ARCHITECTURE PLANS
- LOCATION OF (N) MECHANICAL PAD, REFER TO MECHANICAL PLANS
- PROPOSED PARKING AREAS
- PROPOSED CONCRETE PATHWAY
- PROPOSED IN GROUND LANDSCAPE PLANTER
- EXTERIOR SITE STAIR
- (N) DASHED LINE OF ROOF AWNING OVER CRUSH PAD
- (N) 3'-0" TALL WOOD FENCE WITH POSTS
- (N) RETAINING WALL - REFER TO CIVIL PLANS

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	34	Olea europaea 'Fruitless' / Fruitless Olive	36"box	Size: 20'-30' tall and 15'-25' wide WUCOLS PF = < .1	
	1	Pinus pinea / Italian Stone Pine	36"box	Size: 40'-60' tall and 20'-40' wide WUCOLS PF = .1-.3	
	4	Punica granatum / Pomegranate	24"box	Size: 6'-20' tall and 4'-15' wide WUCOLS PF = .1 - .3	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	54	Agave x 'Blue Flame' / Blue Flame Agave	5 gal	Size: 2'-3' tall and wide WUCOLS PF = .1 - .3	
	34	Agave x 'Mr Ripple' / Mr Ripple Agave	15 gal	Size: 3'-4' tall and 4'-6' wide. WUCOLS PF: .1-.3	
	39	Arctostaphylos uva-ursi / Kinnikinnick	1 gal	Size: 1' tall x 3'-6' wide WUCOLS PF: < .1	
	47	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	Size: 3'-5' tall and 1.5' -2.5' wide WUCOLS PF: .1-.3	
	250	Carex testacea 'Prairie Fire' / Prairie Fire Sedge	5 gal	Size: 2' tall and wide. WUCOLS PF: .1-.3	
	111	Chondropetalum tectorum / Cape Rush	5 gal	Size: 2'-3' tall and wide. WUCOLS PF: .7 - .9	
	25	Grevillea x 'Noellii' / Grevillea	15 gal	Size: 4'-5' tall and wide. WUCOLS PF: .1-.3	
	30	Heteromeles arbutifolia / Toyon	15 gal	Size: 6'-10' tall and 6-8' wide. WUCOLS PF: .1-.3	
	390	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	5 gal	Size: 3' tall and 4' wide. WUCOLS PF: .1-.3	
	301	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal	Size: 5' tall and 3' wide. WUCOLS PF: .1-.3	
	208	Muhlenbergia rigens / Deer Grass	5 gal	Size: 4' tall and wide WUCOLS PF: .1 - .3	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	2,920	Carex praegracilis / California Field Sedge	1 gal or plugs	12" o.c.	Size: 1' tall and wide. WUCOLS PF: .4-.6



LANDSCAPE PLAN LEGEND

(E) PROPERTY LINEBUILDING SETBACK

LANDSCAPE PLANTING GENERAL NOTES

TOTAL PROPOSED LANDSCAPE AREA = 39,889 SF.

1. SEE THIS SHEET FOR PROPOSED PLANT PALETTE CONFORMANCE WITH THE CITY OF SANTA BARBARA WATER WISE LANDSCAPE REQUIREMENTS.
2. ALL EXISTING TREES TO REMAIN OR BE REMOVED ARE INDICATED ON SHEET L1.0.
3. A MIN. 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN CREEPING OR ROOTING GROUNDCOVER.

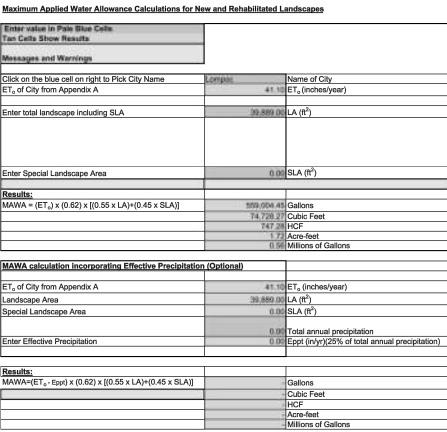
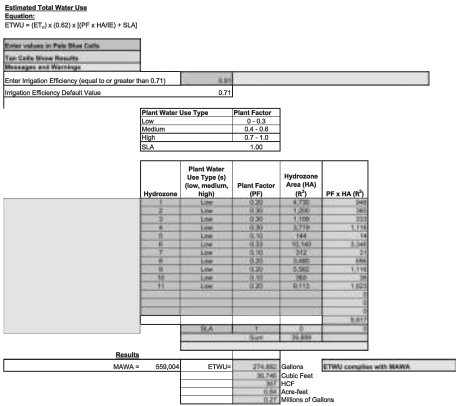
KEYNOTES

- ① (E) VINEYARDS TO REMAIN
- ② (N) 3'-0" TALL WOOD FENCE WITH POSTS
- ③ (E) ACCESS ROAD - REFER TO CIVIL PLANS
- ④ (N) MONUMENT SIGN, REFER TO DRAWINGS 3/A3.3

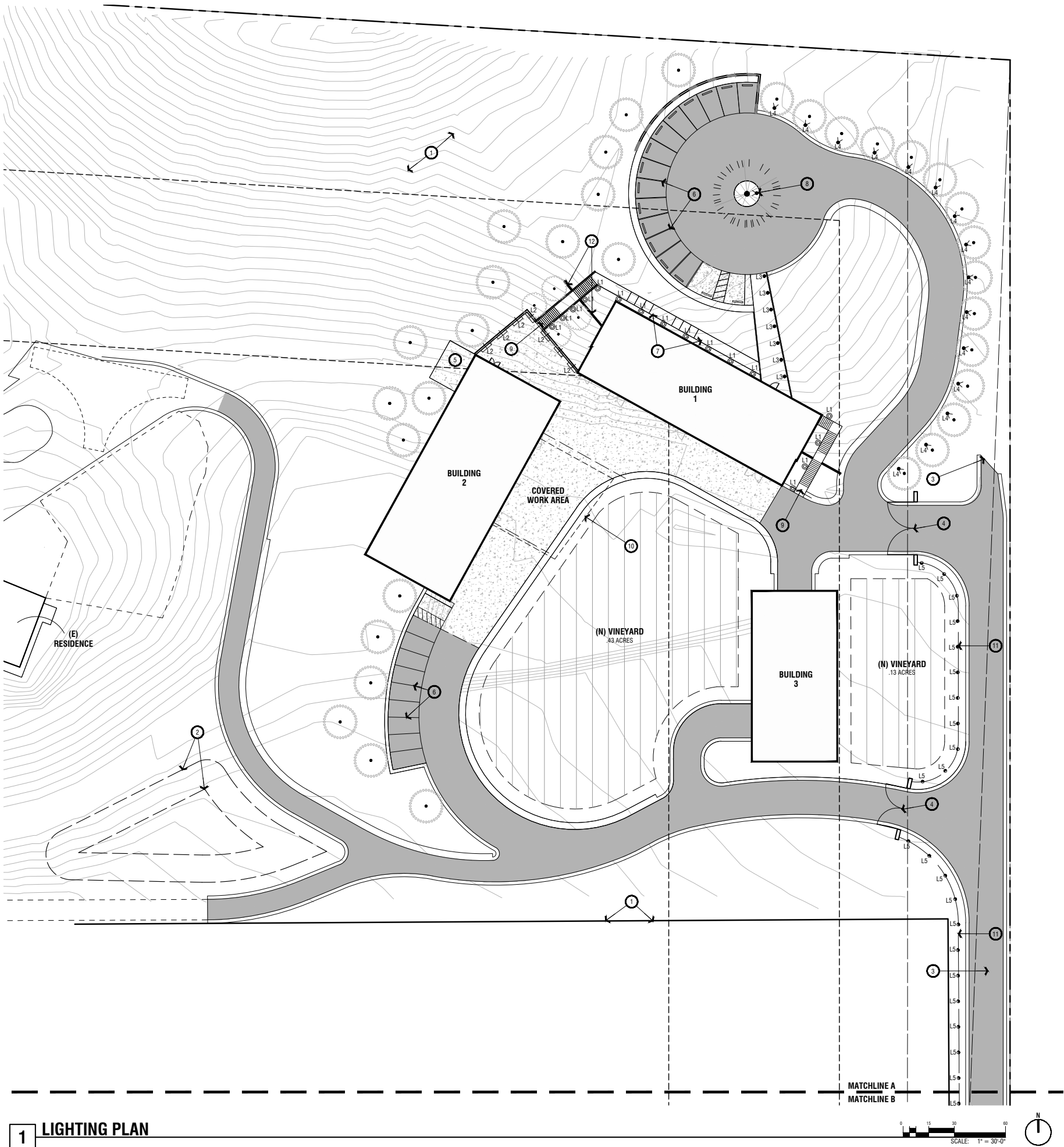
PLANT SCHEDULE

②	390	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	5 gal	Size: 3' tall and 4' wide. WUCOLS PF: .1-3
③	301	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal	Size: 5' tall and 3' wide. WUCOLS PF: .1-3

WATER CALCULATIONS



10
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TYLER WINERY
4805 HWY 246, LOMPOC, CA 93436
DRWN BY: JW
CHKD BY: JO
DATE SUBMITTAL
190416 DEVELOPMENT PLAN
200306 DEVELOPMENT PLAN
LANDSCAPE PLAN
L1.2



1 LIGHTING PLAN

LANDSCAPE LIGHTING LEGEND

	EXTENT OF PROPOSED CHIP SEAL
	EXTENT OF PROPOSED CONCRETE
	(E) PROPERTY LINE
	BUILDING SETBACK
L1	LANDSCAPE BOLLARD
L2	LANDSCAPE STEPLIGHT
L3	LANDSCAPE IN-GROUND LIGHT
L4	LANDSCAPE ACCENT LIGHT
L5	RECESSED FENCE LIGHT

LIGHTING NOTES

- RECOMMENDED SPACING FOR L2 FIXTURE IS 18" ABOVE WALKING SURFACE AND 60" ON-CENTER SPACING.
- ALL LOW VOLTAGE LIGHTING IS TO HOME-RUN BACK TO THE HOUSE PANEL. ROUTE CIRCUIT THROUGH TIME CLOCK. REFER TO ELECTRICAL PLANS FOR CIRCUITING INFORMATION.

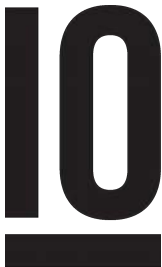
KEYNOTES

- (E) VINEYARDS TO REMAIN
- (N) DETENTION BASIN - REFER TO CIVIL PLANS
- (E) ACCESS ROAD - REFER TO CIVIL PLANS
- (N) ENTRY GATE, REFER TO ARCHITECTURE PLANS
- LOCATION OF (N) MECHANICAL PAD, REFER TO MECHANICAL PLANS
- PROPOSED PARKING AREAS
- PROPOSED CONCRETE PATHWAY
- PROPOSED IN GROUND LANDSCAPE PLANTER
- EXTERIOR SITE STAIR
- (N) DASHED LINE OF ROOF AWNING OVER CRUSH PAD
- (N) 3'-0" TALL WOOD FENCE WITH POSTS
- (N) RETAINING WALL - REFER TO CIVIL PLANS

LANDSCAPE LIGHTING SCHEDULE

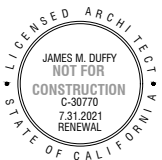
MARK	MFR	CATALOG MUNBER	VOLTAGE	WATTAGE	LAMPING	MOUNTING	REMARKS
L1	LUCIFER	BOLLARD: B1-AB-INT-1-A72-CP-18" FIXTURE: SSL1-2-AB-80L-02B-2 POWER SUPPLY: CAT# DA12W24V-0000	12	3.4	LED	CONCRETE POUR (INCLUDES J-BOLT)	OUTDOOR PATH LIGHT
L2	LUCIFER	STEP LIGHT: SSL2-2-AB-80L-04B-2 TEMP/SSL-2-BB-4.5" POWER SUPPLY: CAT# DA12W24V-0000	12	3.0	LED	RECESSED BACK BOX FOR WET LOCATIONS	BACK BOX TO BE CUT INTO RAISED CORTEN PLANTER
L3	SPJ	SPJ-CBWL	12	3	LED	IN-GRADE SET IN CONCRETE SLAB	FLUSH IN-GRADE PATH LIGHT WITH REMOTE TRANSFORMER
L4	HINKLEY	ACCENT LIGHT: 1530 SPOTLIGHT, #R348640, MR11 GU4 BI-PIN BASE HALOGEN LAMP, COLOR: BRONZE	12	20	HALOGEN	GROUND MOUNTED	TREE UPLIGHT
L5	BK LIGHTING	FENCE LIGHT: BLANK-CM-LED-E171-BZP	12	2	LED	SURFACE MOUNT	LIGHT RECESSED INTO WOOD FENCE POST

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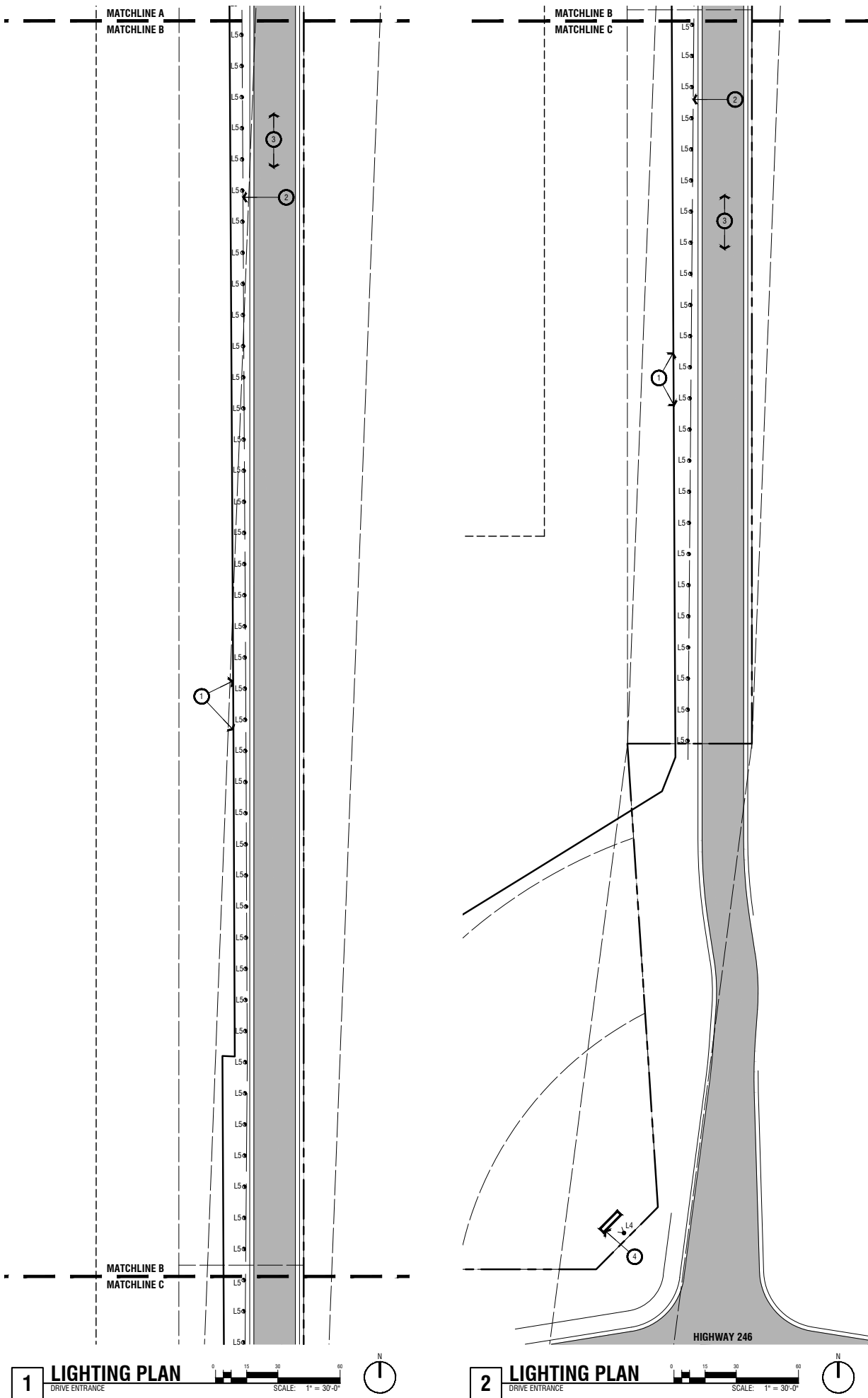
TYLER WINERY
4805 HWY 246, LOMPOC, CA 93436

DRWN BY: JW
CHKD BY: JO

DATE SUBMITTAL
190416 DEVELOPMENT PLAN
200306 DEVELOPMENT PLAN

LIGHTING PLAN

L1.3



LANDSCAPE LIGHTING LEGEND

- EXTENT OF PROPOSED CHIP SEAL
- EXTENT OF PROPOSED CONCRETE
- (E) PROPERTY LINE
- BUILDING SETBACK
- L1 LANDSCAPE BOLLARD
- L2 LANDSCAPE STEPLIGHT
- L3 LANDSCAPE IN-GROUND LIGHT
- L4 LANDSCAPE ACCENT LIGHT
- L5 RECESSED FENCE LIGHT

LIGHTING NOTES

- RECOMMENDED SPACING FOR L2 FIXTURE IS 18" ABOVE WALKING SURFACE AND 60" ON-CENTER SPACING.
- ALL LOW VOLTAGE LIGHTING IS TO HOME-RUN BACK TO THE HOUSE PANEL. ROUTE CIRCUIT THROUGH TIME CLOCK. REFER TO ELECTRICAL PLANS FOR CIRCUITING INFORMATION.

KEYNOTES

- (E) VINEYARDS TO REMAIN
- (N) DETENTION BASIN - REFER TO CIVIL PLANS
- (E) ACCESS ROAD - REFER TO CIVIL PLANS
- (N) ENTRY GATE, REFER TO ARCHITECTURE PLANS
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LANDSCAPE LIGHTING SCHEDULE

MARK	MFR	CATALOG MUNBER	VOLTAGE	WATTAGE	LAMPING	MOUNTING	REMARKS
L1	LUCIFER	BOLLARD: B1-AB-INT-1-AT2-CP-18" FIXTURE: SSL1-2-AB-80L-028-2 POWER SUPPLY: CAT# DA12W24V-0000	12	3.4	LED	CONCRETE POUR (INCLUDES J-BOLT)	OUTDOOR PATH LIGHT
L2	LUCIFER	STEP LIGHT: ISL2-2-AB-80L-04B-2 TEMP/SSL-2-BB-4.5" POWER SUPPLY: CAT# DA12W24V-0000	12	3.0	LED	RECESSED BACK BOX FOR WET LOCATIONS	BACK BOX TO BE CUT INTO RAISED CORTEN PLANTER
L3	SPJ	SPJ-CBWL	12	3	LED	IN-GRADE SET IN CONCRETE SLAB	FLUSH IN-GRADE PATH LIGHT WITH REMOTE TRANSFORMER
L4	HINKLEY	ACCENT LIGHT: 1530 SPOTLIGHT, #R348640, MR11 GU4 BI-PIN BASE HALOGEN LAMP, COLOR: BRONZE	12	20	HALOGEN	GROUND MOUNTED	TREE UPLIGHT
L5	BK LIGHTING	FENCE LIGHT: BLANK-CM-LED-E171-BZP	12	2	LED	SURFACE MOUNT	LIGHT RECESSED INTO WOOD FENCE POST

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TYLER WINERY

4805 HWY 246, LOMPOC, CA 93436

DRWN BY:	JW
CHKD BY:	JO
DATE	SUBMITTAL
190416	DEVELOPMENT PLAN
200306	DEVELOPMENT PLAN

LIGHTING PLAN

L1.4

TYLER WINERY
SITE IMPROVEMENTS
PLAN
4805 E. HIGHWAY 246
LOMPOC, CA. 93436
APN: 099-100-045

FLOOD CONTROL DATA			
	EXISTING PEAK RUNOFF CONDITIONS	PEAK RUNOFF FROM DETENTION BASIN	Δ
2-YEAR	0.02 CFS	0.02 CFS	0 CFS
5-YEAR	0.11 CFS	0.11 CFS	0 CFS
10-YEAR	0.31 CFS	0.24 CFS	-0.7 CFS
25-YEAR	1.21 CFS	0.51 CFS	-0.70 CFS
50-YEAR	2.10 CFS	0.84 CFS	-1.26 CFS
100-YEAR	3.08 CFS	1.36 CFS	-1.72 CFS

PLEASE SEE SHEET C3 FOR DETENTION BASIN DETAILS.

PROJECT CLEAN WATER DATA

IS PROJECT WITHIN NPDES AREA?
NO

WILL MORE THAN 0.5 ACRES BE DISTURBED?
YES --> PROJECT CLEAN WATER TIER II.

TOTAL IMPERVIOUS AREA = 60,765 SQUARE FEET
TOTAL PROPERTY AREA = 44.2 ACRES

OPTION FOR HANDLING RUNOFF FROM IMPERVIOUS AREA:
DIRECT INFILTRATION IN BASE OF DETENTION BASIN
IMPERVIOUS AREA x 0.4 = 24,306 SF

VICINITY MAP

ASSESSORS PARCEL MAP

PROJECT DATA

PROJECT ADDRESS: 4805 E. HIGHWAY 246
LOMPOC, CA
APN: 099-100-045

CLIENT INFORMATION: JUSTIN WILLET
(805) 259-8911

PROPOSED WORK: SITE IMPROVEMENTS RELATED TO CONSTRUCTION OF WINERY INCLUDING BUT NOT LIMITED TO: GRADING AND DRAINAGE PLAN, TIER 4 STORM WATER REPORT, UTILITY PLAN, WATER SYSTEMS PLAN, ETC.

GRADING STATISTICS		
CUT	5,900 CY	EXISTING ARTIFICIAL FILL TO BE REMOVED
FILL	9,300 CY	
TOTAL GRADED AREA	213,400 SF	4.90 ACRES

EARTHWORK QUANTITIES ARE RAW VOLUMETRIC ESTIMATES FOR PERMITTING ONLY. EARTHWORK VOLUMES ARE CALCULATED FROM THE EXISTING GROUND SURFACE TO THE PROPOSED FINISHED SURFACE. A FILL FACTOR OF 1.25 WAS USED. CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK ANALYSIS FOR PRICING OR PAY PURPOSES. QUANTITIES ABOVE DO NOT INCLUDE CLEARING, GRUBBING, SUBSIDENCE, SHRINKAGE FACTORS OR OVER-EXCAVATION QUANTITIES.

ABBREVIATIONS		
AC	ASPHALT CONCRETE	N.T.S. NOT TO SCALE
BW	BACK OF WALK	PP POWER POLE
C	COMMUNICATIONS	RIM TOP OF STRUCTURE
CL	CHAIN LINK FENCE	S SEWER
CO	CLEANOUT	SD STORM DRAIN
E	ELECTRICAL	SDMH STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SL SEWER LATERAL
FF	FINISHED FLOOR	SSMH SEWER MANHOLE
FG	FINISHED GRADE	STBK SETBACK
FH	FIRE HYDRANT	TC TOP OF CURB
FL	FLOW LINE	TF TOP OF FOOTING
FS	FINISHED SURFACE	TG TOP OF GRADE
FW	FIRE WATER	TP TOP OF PIPE
G	GAS	TW TOP OF WALL
GFF	GARAGE FINISHED FLOOR	U DRY UTILITIES
GM	GAS METER	W WATER
HP	HIGH POINT	WM WATER METER
INV	INVERT	WV WATER VALVE
LP	LOW POINT	

CONSULTANTS

ARCHITECT: JULIA OBERHOFF
10 OVER STUDIOS
JULIAO@TENOVERSTUDIO.COM

CIVIL ENGINEER: COAST ENGINEERING AND SURVEY, INC.
TODD ROBINSON, P.E. 75756
(805) 440-3348

GEOTECHNICAL ENGINEER: EARTH SYSTEMS PACIFIC
PHILLIP MADRID
DECEMBER 17, 2019

SHEET INDEX	
C1	SITE PLAN
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY GRADING PLAN AND DETAILS
C4	SITE SECTIONS AND DETAILS
C5	ACCESS ROAD PLAN
C6	EROSION AND SEDIMENT CONTROL PLAN
C7	PRELIMINARY SEPTIC PLAN

SITE PLAN
SCALE: 1" = 40'

COAST
ENGINEERING
& SURVEY, INC.
1110 CALIFORNIA BLVD.
SAN LUIS OBISPO, CA. 93401
CELL: (805) 440-3348

REVISIONS:	DATE:	DESCRIPTION:
1	07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

LOCATION:	4805 E. HWY 246 LOMPOC, CA APN: 099-100-045
PROJECT NO.	19021
DRAWN	KMS
CHECKED	TAR
CLIENT	JUSTIN WILLET

TYLER WINERY
SITE IMPROVEMENT PLAN

SHEET: 7

DATE: APRIL 15, 2019

C1

MATCH LINE: SEE SHEET C3

CONSTRUCTION NOTES

- 1 CHIPSEAL DRIVEWAY PER DETAIL 1, SHEET C3.
- 2 GRAVEL DRIVEWAY PER DETAIL 4, SHEET C3.
- 3 CONCRETE CRUSH PAD.
- 4 EARTHEN SWALE.
- 5 12" AREA DRAIN WITH ATRIUM GRATE.
- 6 ENERGY DISSIPATION DEVICE.
- 7 RETAINING WALL. PER ARCHITECT'S PLANS.
- 8 DETENTION POND OUTLET DEVICE.
- 9 NDS DURASLOPE TRENCH DRAIN TRAFFIC RATED GRATE WITH DIVERTER VALVE TO PROCESS FOR USE DURING CRUSH SEASON.
- 10 RAISED WOOD DECK.
- 11 CONCRETE PAVING PER DETAIL 2, SHEET C3. FOR NON-PEDESTRIAN AREAS, STRUCTURAL SECTION BY OTHERS.



REVISIONS:	DATE:	DESCRIPTION:
1	07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

DRAWN	CHECKED	TAR
KMS		
PROJECT NO.	19021	CLIENT
LOCATION	4805 E. HWY 246 LOMPOC, CA APN: 099-100-045	

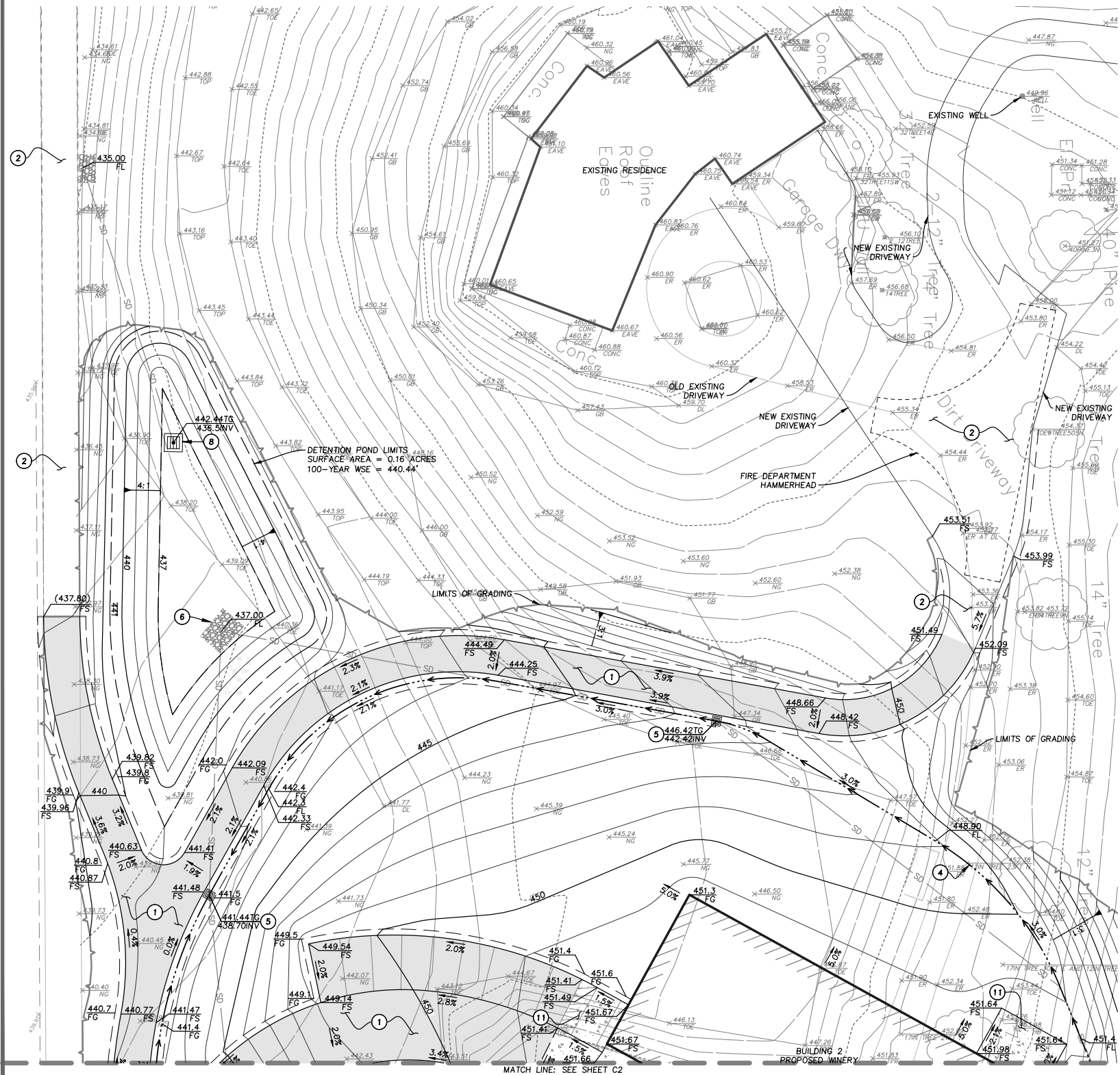
TYLER WINERY SITE IMPROVEMENT PLAN	PRELIMINARY GRADING PLAN
SHEET: C2	OF: 7
DATE: APRIL 15, 2019	



SCALE: 1"=20'

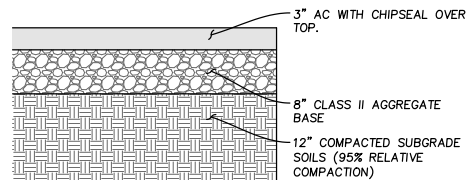


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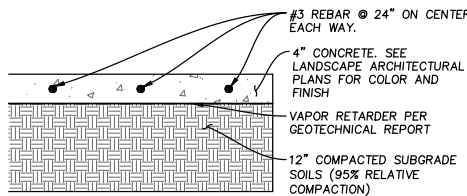
CONSTRUCTION NOTES

- 1 CHIPSEAL DRIVEWAY PER DETAIL 1, SHEET C3.
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- 3 CONCRETE CRUSH PAD.
- 4 EARTHEN SWALE.
- 5 12" AREA DRAIN WITH ATRIUM GRATE.
- 6 ENERGY DISSIPATION DEVICE.
- 7 RETAINING WALL. PER ARCHITECT'S PLANS.
- 8 DETENTION POND OUTLET DEVICE.
- 9 NDS DURASLOPE TRENCH DRAIN TRAFFIC RATED GRATE WITH DIVERTER VALVE TO PROCESS FOR USE DURING CRUSH SEASON.
- 10 RAISED WOOD DECK.
- 11 CONCRETE PAVING PER DETAIL 2, SHEET C3. FOR NON-PEDESTRIAN AREAS, STRUCTURAL SECTION BY OTHERS.



1 CHIPSEAL SECTION

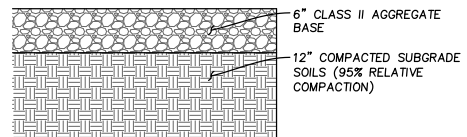
SCALE
NTS



SEE LANDSCAPE PLANS FOR CONCRETE JOINTS

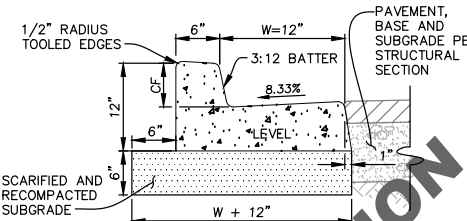
2 PEDESTRIAN CONCRETE

SCALE
NTS



3 BASE ROAD SECTION

SCALE
NTS



NOTES:

1. CONCRETE SHALL BE CLASS 532-CFW-3260.
2. EXPOSED EDGES SHALL HAVE A 1/2" TOOLED RADIUS.
3. SUBGRADE SOILS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.

4 CONCRETE CURB & GUTTER

SCALE
NTS



SCALE: 1"=20'



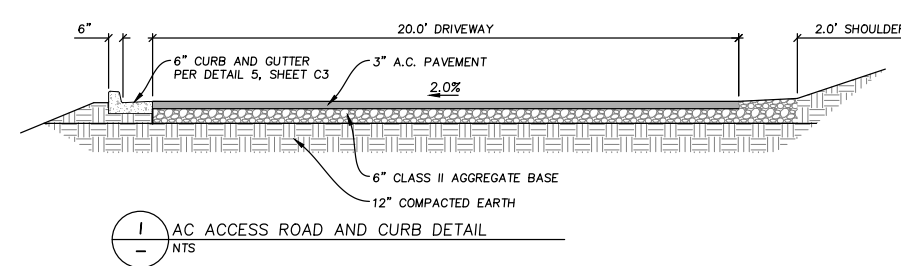
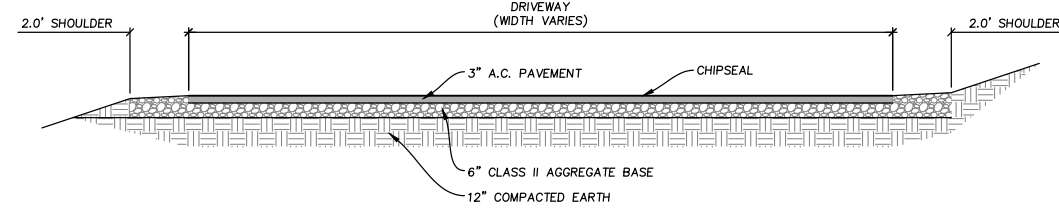
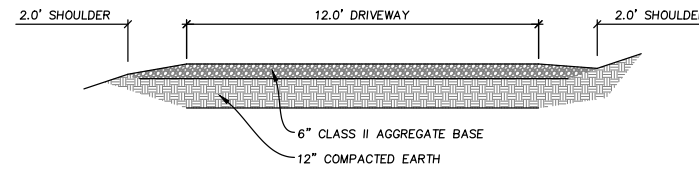
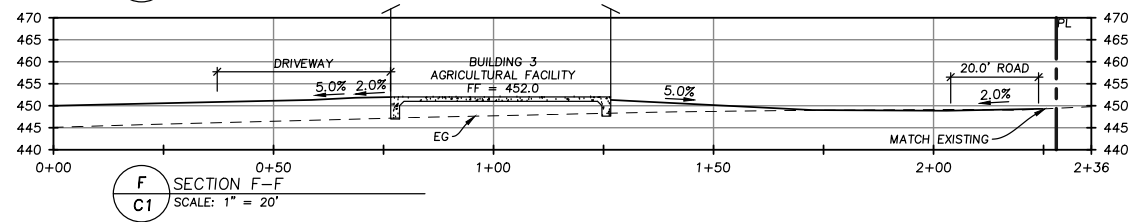
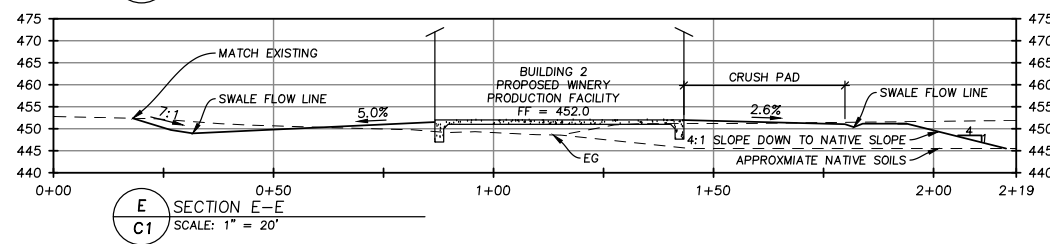
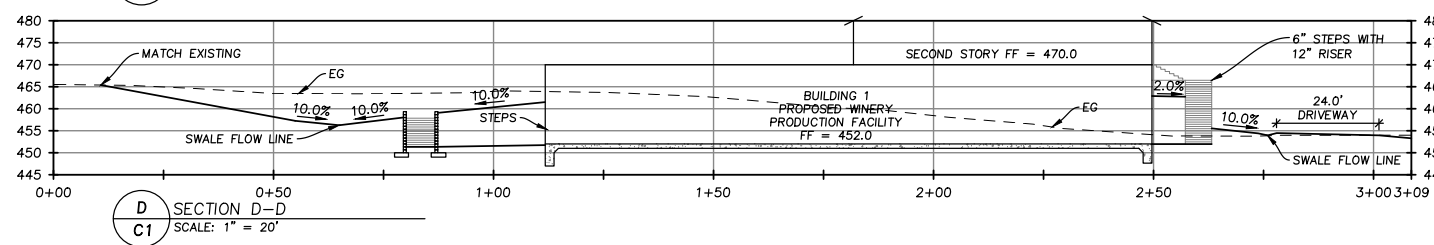
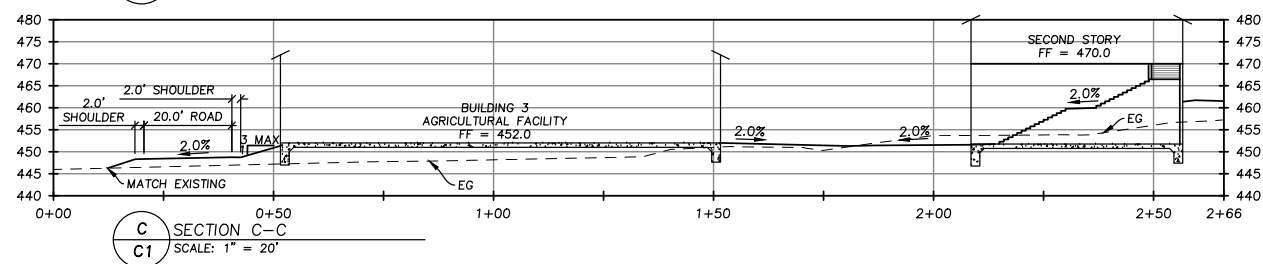
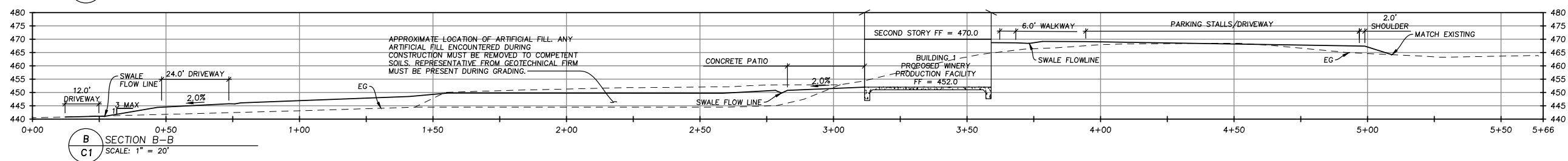
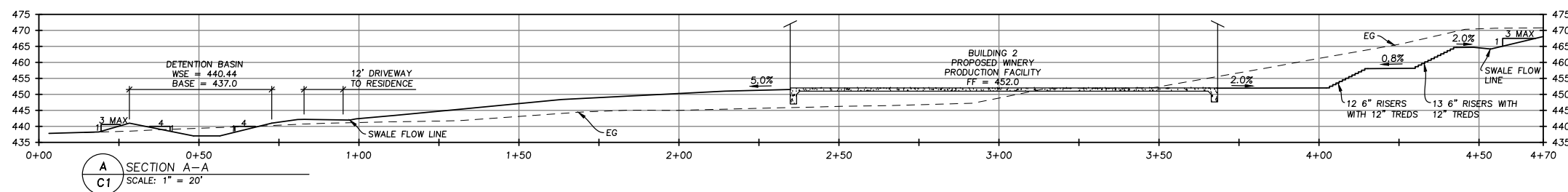
COAST
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SAN LUIS OBISPO, CA. 93401
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REVISIONS:	DATE:	DESCRIPTION:
1	07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

LOCATION:	PROJECT NO.	CLIENT
4805 E. HWY 246 LOMPOC, CA APN: 099-100-045	19021	JUSTIN WILLET

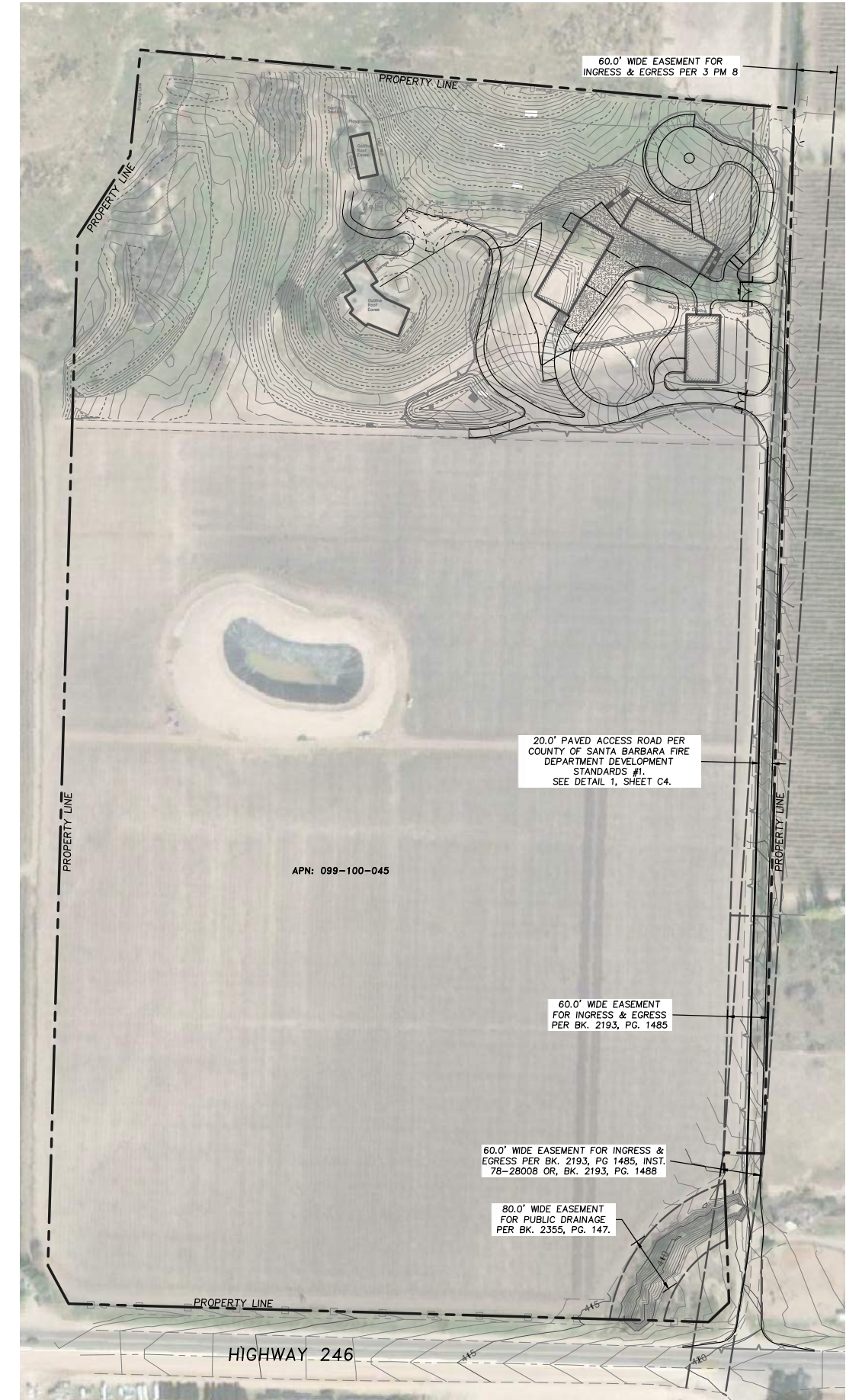
DATE:	SHEET:	OF:
APRIL 15, 2019	C3	7



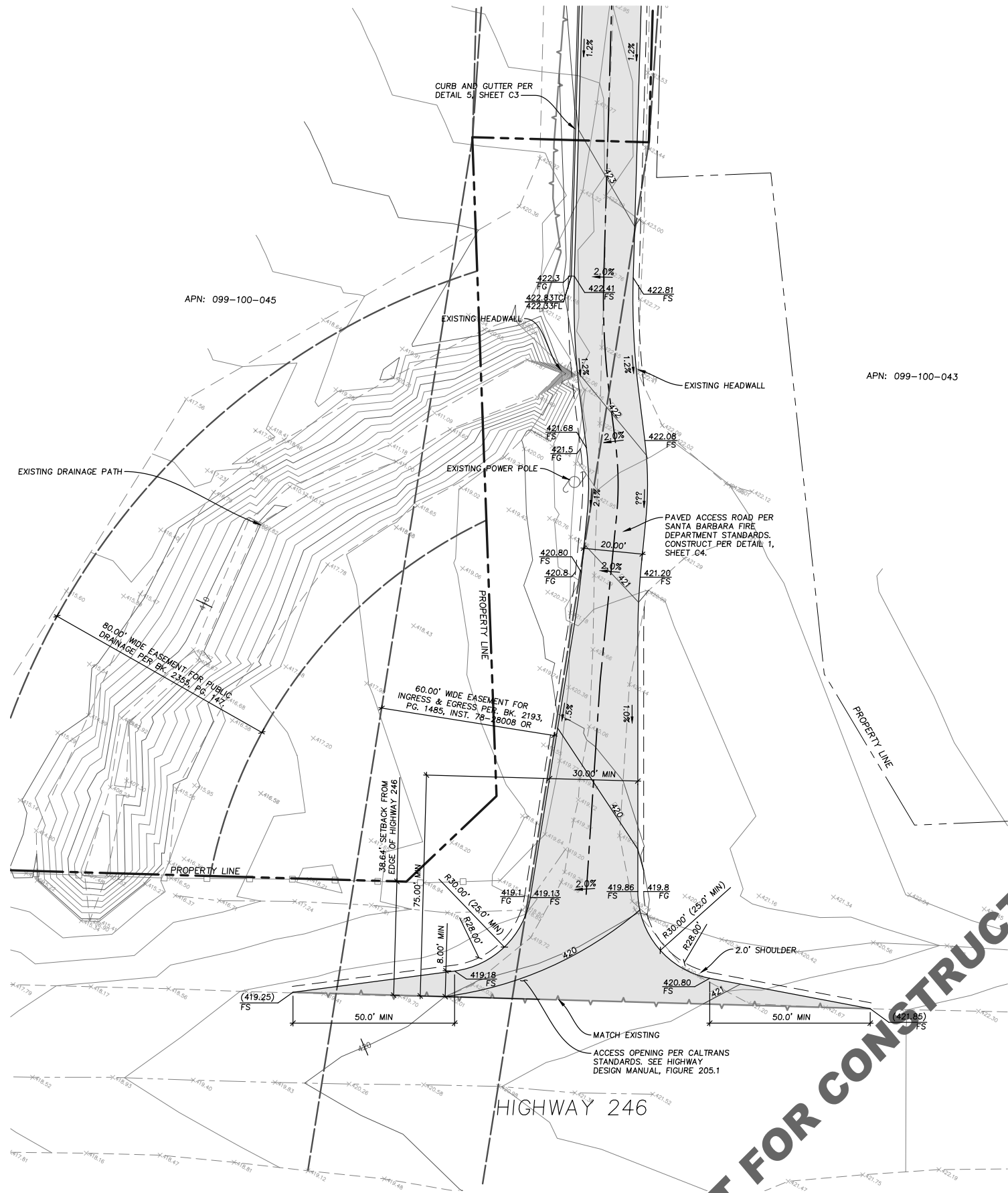
NOT FOR CONSTRUCTION

REVISIONS:	DATE:	DESCRIPTION:
1	07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

LOCATION:	4805 E. HWY 246 LOMPOC, CA APN: 099-100-045
PROJECT NO.:	19021
DRAWN:	KMS
CHECKED:	C4
CLIENT:	JUSTIN WILLETT



ACCESS ROAD PLAN
SCALE: 1" = 100'



ACCESS ROAD ENTRANCE
SCALE: 1" = 20'

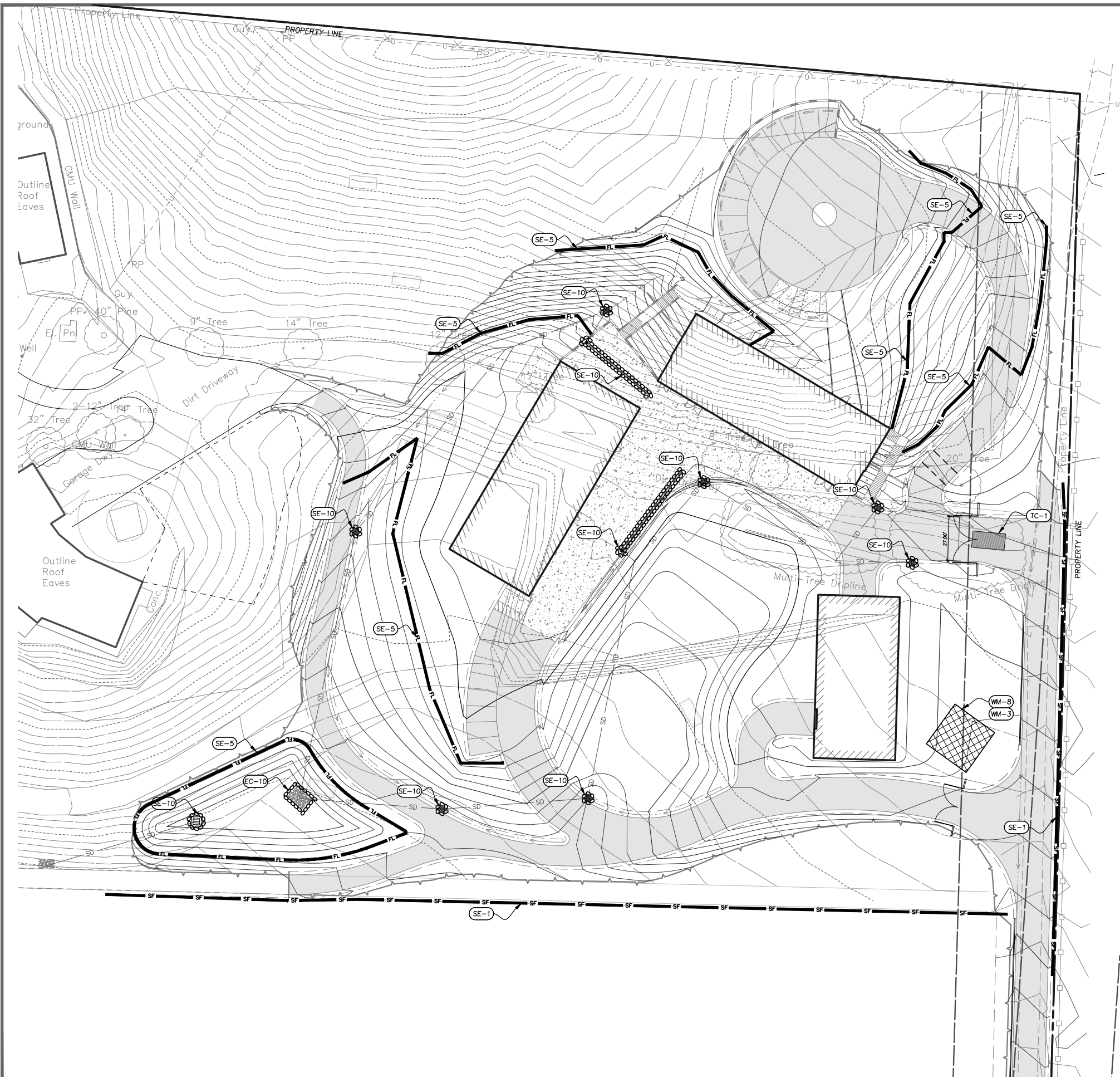
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REVISIONS:	DATE:	DESCRIPTION:
1	07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

LOCATION	4805 E. HWY 246 LOMPOC, CA APN: 099-100-045
PROJECT NO.	19021
CLIENT	JUSTIN WILLETT
DRAWN	KMS
CHECKED	TAR

TYLER WINERY SITE IMPROVEMENT PLAN	ACCESS ROAD PLAN
---------------------------------------	------------------

SHEET: 7 OF 7



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 30'

CASQA CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

- TEMPORARY SOIL STABILIZATION**
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDRAULIC MULCH
 - EC4 - HYDROSEEDING
 - EC5 - SOIL BINDERS
 - EC6 - STRAW MULCH
 - EC7 - GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS/MATS
 - EC8 - WOOD MULCHING
 - EC9 - EARTH DIKES/DRAINAGE SWALES & LINED DITCHES
 - EC10 - OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - RESERVED
 - EC14 - COMPOST BLANKET
 - EC15 - SOIL PREPARATION/ROUGHENING
 - EC16 - NON-VEGETATIVE STABILIZATION
- TEMPORARY SEDIMENT CONTROL**
- SE1 - SILT FENCE
 - SE2 - SEDIMENT/DESILTING BASIN
 - SE3 - SEDIMENT TRAP
 - SE4 - CHECK DAM
 - SE5 - FIBER ROLLS
 - SE6 - GRAVEL BAG BERM
 - SE7 - STREET SWEEPING AND VACUUMING
 - SE8 - SANDBAG BARRIER
 - SE9 - STRAW BALE BARRIER
 - SE10 - STORM DRAIN INLET PROTECTION
 - SE11 - ACTIVE TREATMENT SYSTEMS
 - SE12 - MANUFACTURED LINEAR SEDIMENT CONTROLS (MLSC)
 - SE13 - COMPOST SOCKS AND BERMS
 - SE14 - BIOFILTER BAGS
- NON-STORMWATER MANAGEMENT PRACTICES**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DEWATERING OPERATIONS
 - NS3 - PAVING AND GRINDING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
 - NS7 - POTABLE WATER/IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 - PILE DRIVING OPERATIONS
 - NS12 - CONCRETE CURING
 - NS13 - CONCRETE FINISHING
 - NS14 - MATERIAL OVER WATER
 - NS15 - DEMOLITION OVER WATER
 - NS16 - TEMPORARY BATCH PLANTS
- WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATED SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT
- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL
- TRACKING CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC2 - STABILIZED CONSTRUCTION ROADWAY

ESCP NOTES

- SE-1 - SILT FENCE
- WM-8 - CONCRETE WASTE MANAGEMENT
- TC-1 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA CONSTRUCTION SITE BMP TC-1. LOCATION TO BE DETERMINED
- SE-5 - FIBER ROLLS
- SE-10 - STORM DRAIN INLET PROTECTION
- WM-3 - STOCKPILE MANAGEMENT
- EC-10 - OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES

ESCP NOTES CONTINUED

- RE-VEGETATE ALL STABILIZED SLOPES WITH HEIGHTS > 3' BY APPLYING NATIVE SEED MIX
- SECURE EROSION CONTROL BLANKETING TO SLOPES > 3' TO STABILIZE GRADED SLOPES UNTIL PERMANENT MEASURES (VEGETATION) ARE ESTABLISHED

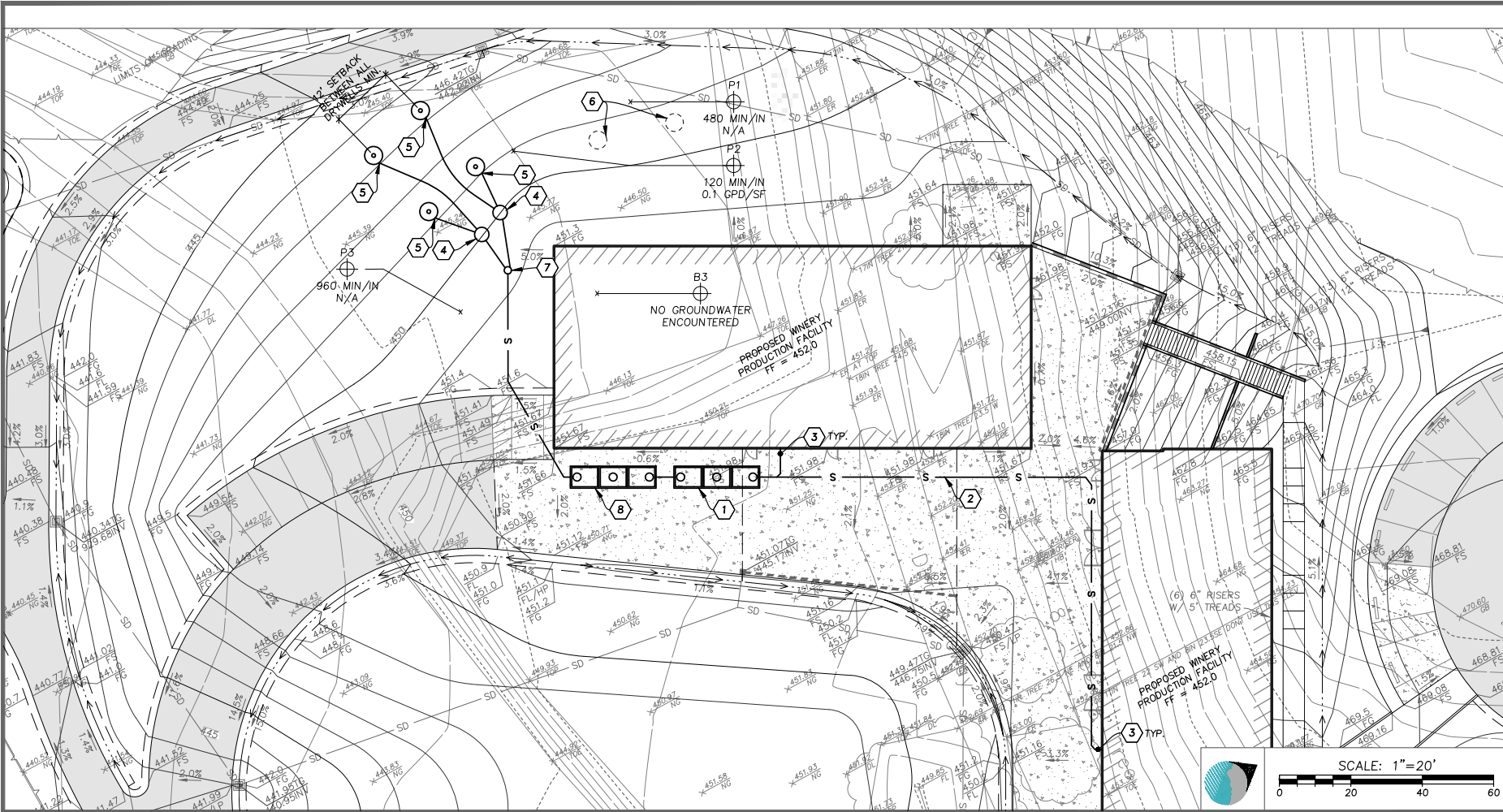
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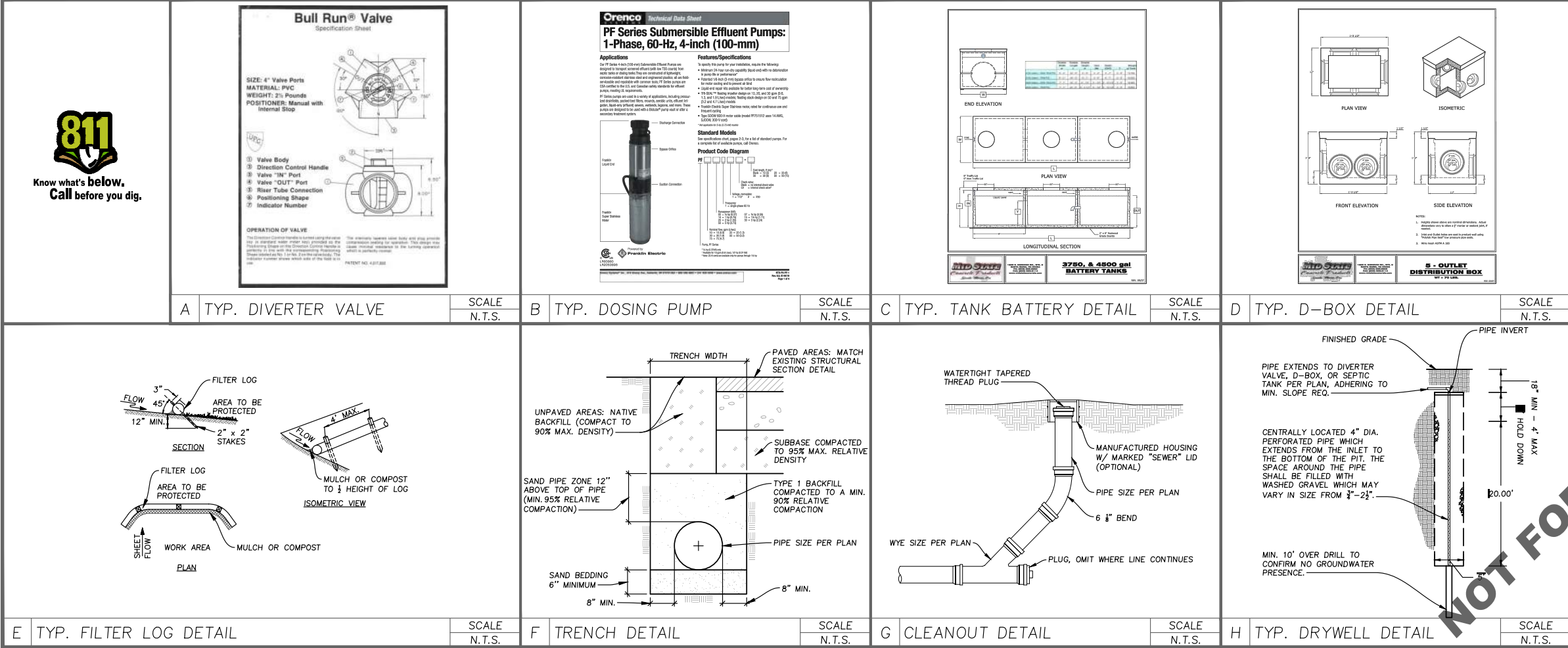
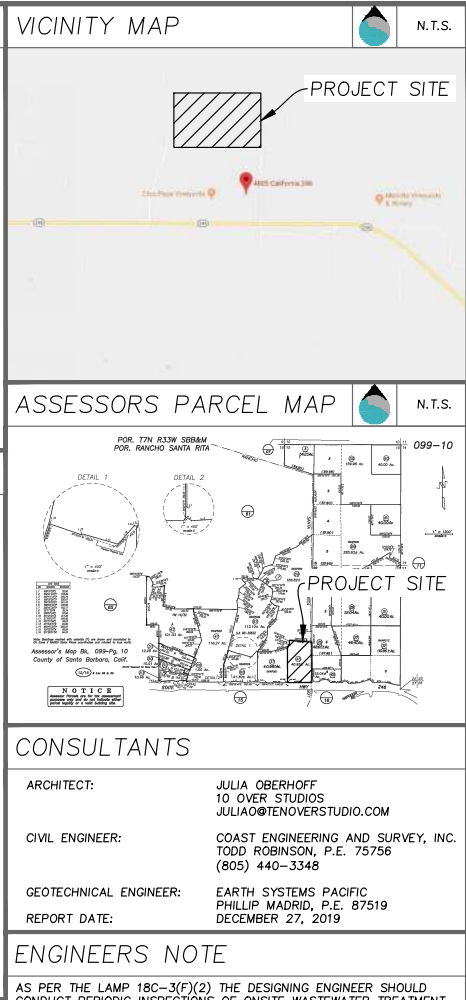
REVISIONS:	DATE:	DESCRIPTION:
1	07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

LOCATION	4805 E. HWY 246	DRAWN	KMS	CHECKED	TAR
	LOMPOC, CA				
	APN: 099-100-045				
PROJECT NO.	19021				
CLIENT	JUSTIN WILLET				

TYLER WINERY	EROSION AND SEDIMENT CONTROL PLAN
SITE IMPROVEMENT PLAN	



- ### OWTS CONSTRUCTION NOTES
- FURNISH AND INSTALL (3) 1,250 GALLON SEPTIC TANKS (TRAFFIC RATED BATTERY) PER DETAIL "C" (OR APPROVED EQUAL). TANKS SHOULD BE FITTED WITH WATERTIGHT RISERS TO EXTEND TO WITHIN 12" OF FINISHED GRADE. INSTALL COMMERCIAL EFFLUENT FILTER UPSTREAM OF DISCHARGE PIPE.
 - CONSTRUCT 4" PVC SDR 35 SEWER LINE AT 2% MINIMUM SLOPE PER TRENCH DETAIL "F".
 - CONSTRUCT SEWER CLEANOUTS AT THE UPPER TERMINUS OF EACH HORIZONTAL DRAINAGE PIPE AND HORIZONTAL CHANGES IN DIRECTION GREATER THAN OR EQUAL TO 45°; REFER TO DETAIL "G". 100' MAXIMUM DISTANCE BETWEEN CLEANOUTS.
 - FURNISH AND INSTALL DISTRIBUTION BOX PER DETAIL "D" THIS SHEET (OR APPROVED EQUAL).
 - CONNECT TO DRYWELLS PER TYPICAL DRYWELL DETAIL "H".
 - RESERVE AREA FOR FUTURE DRYWELLS - 100% LEACH FIELD EXPANSION.
 - FURNISH AND INSTALL DIVERTER VALVE PER DETAIL "A" (OR APPROVED EQUAL).
 - FURNISH AND INSTALL (3) 1,250 GALLON SEPTIC TANKS (TRAFFIC RATED BATTERY) PER DETAIL "B" AND "C" (OR APPROVED EQUAL). TANKS SHOULD BE FITTED WITH WATERTIGHT RISERS TO EXTEND TO WITHIN 12" OF FINISHED GRADE.
- ### SEPTIC SYSTEM NOTES
- ALL SEWER PIPES SHALL BE SDR 35 P.V.C. CONFORMING TO ASTM D-3034 OR EQUIVALENT UNLESS OTHERWISE NOTED.
 - TRENCHING, BEDDING AND BACKFILL SHALL BE PER COUNTY OF SANTA BARBARA SPECIFICATIONS.
 - ALL SEWERS SHALL BE TESTED BY THE CONTRACTOR PER COUNTY OF SANTA BARBARA STANDARDS.
 - ALL SEWER IMPROVEMENTS AND DISPOSAL FIELDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF SANTA BARBARA ENVIRONMENTAL HEALTH SERVICES, CALIFORNIA PLUMBING CODE, AND THESE PLANS.
 - THE LOCATION OF SEPTIC TANKS, BOXES, AND DISPOSAL FIELDS SHALL BE STAKED PRIOR TO CONSTRUCTION TO COMPLY WITH SETBACK REQUIREMENTS.
- | SEPTIC TANK | DISPOSAL |
|--|----------|
| SETBACK TO PROPERTY LINE | 5' |
| SETBACK TO BUILDING | 5' |
| SETBACK TO PUBLIC WATER MAIN | 10' |
| SETBACK TO TOP OF CREEK BANK | 100' |
| SETBACK TO PRIVATE WATER WELL | 100' |
| SETBACK TO ADDITIONAL DISPOSAL FIELDS | 5' |
| SETBACK TO ONSITE WATER SERVICE LINE | 5' |
| HORIZONTAL DISTANCE FROM LEACHING SYSTEM TO GROUND SURFACE | 15' |
| SETBACK TO DISTRIBUTION BOX | 5' |
- PER CPC - MINIMUM SPACING BETWEEN TRENCHES OR LEACHING BEDS SHALL BE FOUR (4) FEET PLUS TWO (2) FEET FOR EACH ADDITIONAL FOOT OF DEPTH IN EXCESS OF (1) FOOT BELOW THE BOTTOM OF THE DRAIN LINE.
 - CONTRACTOR TO MAINTAIN ALL MINIMUM DISTANCE REQUIREMENTS BETWEEN OWTS COMPONENTS AND SATISFY OTHER SETBACKS PER LAMP REQUIREMENTS.
 - THIS PLAN DOES NOT AUTHORIZE ANY INCREASE IN DESIGN FLOW AT THE EXISTING PROPERTY.
 - THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY. IT IS SCHEMATIC IN NATURE AND PROVIDES FOR SEPTIC SYSTEM LAYOUT AND SITE REPRESENTATION ONLY.



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1110 CALIFORNIA BLVD.
SAN LUIS OBISPO, CA 93401
CELL: (805) 440-3348

REGISTERED PROFESSIONAL ENGINEER
CIVIL
NO. 10000
A. ROB MADRID
STATE OF CALIFORNIA

REVISIONS:

DATE	DESCRIPTION
07/24/2020	RESUBMITTAL FOR INCOMPLETENESS

LOCATION: 4805 E. HWY 246
LOMPOC, CA
APN: 099-100-045

PROJECT NO. 19021

CLIENT: JUSTIN WILLETT

TYLER WINERY
SITE IMPROVEMENT PLAN

PRELIMINARY SEPTIC PLAN

SHEET: OF: 7

C7

DATE: APRIL 15, 2019

NEW NFPA RATED FIRE PUMP IN A WEATHER PROOF ENCLOSURE MEETING THE REQUIREMENTS OF NFPA 20 TABLE 4.13.1.1.2. RATING: 750 GPM AT 80 PSI

BUILDING 2

SEE ENLARGED PLAN SHEET MFPP-2

(2) 30,000 GALLON CISTERNS TO PROVIDE A MINIMUM 38,400 GALLONS OF DEDICATED WATER STORAGE. BOTTOM OUTLET AT 462'-0". CISTERN OUTLET TO BE A MINIMUM OF 10'-0" ABOVE THE FIRE PUMP INLET.

BUILDING 3

KEY NOTES:

1. INSTALL (2) NEW 30,000 GALLON WATER STORAGE CISTERNS TO PROVIDE A MINIMUM OF 38,400 GALLONS OF DEDICATED FIRE PROTECTION WATER STORAGE. THE REQUIRED MINIMUM FIRE PROTECTION WATER STORAGE SUPPLY IS TO BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT REQUIREMENTS.

CISTERNS ARE TO BE PROVIDED WITH AUTOMATIC FILL AND WILL SERVE AS SUPPLY FOR ON-SITE FIRE HYDRANTS & NEW WINERY BUILDINGS FIRE SPRINKLER SYSTEMS. CISTERNS MUST BE FITTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 22 WITH REGARD TO SIGHT GAGE AND VENT SYSTEM.

THE INSTALLATION OF (2) OR MORE INTERCONNECTED CISTERNS WILL REQUIRE SPECIFIC SBCFD APPROVAL. ALL ABOVE GRADE PIPING, VALVES AND FITTINGS ARE TO BE STEEL; NO PLASTIC DEVICES ARE PERMITTED.

DOMESTIC AND PROCESS WATER STORAGE REQUIREMENTS ARE IN ADDITION TO ABOVE AMOUNTS. CONNECTIONS FOR DOMESTIC AND PROCESS WATER DEMANDS ARE TO BE LOCATED ABOVE MINIMUM LEVEL OF WATER REQUIRED FOR FIRE PROTECTION OR A MONITORED ELECTRONIC LEVEL INDICATOR IS TO BE PROVIDED FOR LOW AND HIGH LEVEL ALARM.

2. INSTALL (4) NEW PRESSURIZED FIRE HYDRANT AS REQUIRED TO COMPLY WITH SANTA BARBARA COUNTY FIRE DEPT. DEVELOPMENT STANDARDS. PROVIDE ISOLATION VALVES. HYDRANT TO BE WET BARREL COMMERCIAL GRADE, AND SHALL HAVE ONE 4" AND TWO 2-1/2" OUTLETS.

MINIMUM FIRE FLOW: 250 GPM IN ADDITION TO THE FIRE SPRINKLER DEMAND
1000 GPM @ 20 PSI WITHOUT FIRE SPRINKLER DEMAND

INSTALL PROTECTIVE BOLLARDS AND BLUE REFLECTORS PER SBCFD DEVELOPMENT STANDARDS.

3. EXISTING STRUCTURE, NOT PART OF SCOPE

4. FIRE DEPARTMENT ACCESS ROAD:
PRIMARY ACCESS 24'-0" MINIMUM WIDTH
13'-6" MINIMUM CLEAR HEIGHT
ALL WEATHER SURFACE
20 TON VEHICLE ROAD CAPACITY / 40'-0" TURN RADIUS
ROAD TO COMPLY WITH CFC / SBCFD DEVELOPMENT STANDARD #1 "PRIVATE ROAD AND DRIVEWAY".

ANY ROADS LESS THAN THE REQUIRED WIDTH WILL REQUIRE SPECIFIC SBCFD APPROVAL.

5. NEW 6" C900 DR18 UNDERGROUND FIRE SERVICE LINE TO THE NEW SITE HYDRANTS AND NEW WINERY BUILDINGS FIRE SPRINKLER SYSTEMS.

5A. NEW 8" C900 DR18 UNDERGROUND FIRE SERVICE LINE FROM THE CISTERNS OUTLET TO THE NEW NFPA RATED FIRE PUMP.

6. PROVIDE FIRE DEPT. KNOX BOX AT ANY F.D. ACCESS GATES. PROVIDE ADDRESS PER SBCFD DEVELOPMENT STANDARDS

7. NEW 4" X 2-1/2" X 2-1/2" SIAMESE FIRE DEPARTMENT CONNECTION, (FDC) AND CHECK VALVE AT EXTERIOR WALL OF BUILDING. INSTALLATION TO MEET THE REQUIREMENTS OF NFPA 13.

8. NEW FIRE SPRINKLER SYSTEM AND SITE HYDRANT TO BE SERVED BY A NEW NFPA RATED FIRE PUMP, PUMP RATING TO BE 750 GPM AT 80 PSI. THE PUMP, CONTROLLER, AND ALL RELATED APPURTENANCES MUST BE INSTALLED IN ACCORDANCE WITH THE THE PROVISIONS OF NFPA 20. PROVIDE 8" SUPPLY PIPING FROM THE CISTERN TO THE NEW FIRE PUMP.

PUMP TO BE IN A WEATHER PROTECTIVE PUMP HOUSE, MINIMUM 50'-0" DISTANCE FROM ALL BUILDING(S) OR IN AN ENCLOSURE MEETING THE FIRE RATED CONSTRUCTION SEPARATION REQUIREMENTS OF NFPA 20 TABLE 4.13.1.1.2, IF LESS THAN 50'-0" FROM ALL BUILDINGS.

9. NEW AUTOMATIC FIRE SPRINKLER SYSTEM RISER.

10. 60'-0" WIDE EASEMENT FOR INGRESS AND EGRESS.

11. FIRE DEPARTMENT HAMMERHEAD TURNAROUND

PROPOSED SCOPE OF WORK:

THIS MASTER FIRE PROTECTION PLAN ADDRESSES THE FIRE PROTECTION REQUIREMENTS FOR THE CONSTRUCTION OF THE FOLLOWING:

PROJECT TYLER WINERY
4805 E. HIGHWAY 246
LOMPOC, CA 93436

APN: 089-100-045

OCCUPANCY: F-1, AND S-1

CONSTRUCTION TYPE: V - B

BUILDING 1: 2-STORY (SPRINKLERS REQUIRED)
FIRST FLOOR: 6,204 SQ. FT.
SECOND FLOOR: 3,540 SQ. FT.
TOTAL: 9,744 SQ. FT.

BUILDING 2: 1-STORY (SPRINKLERS REQUIRED)
TOTAL: 10,685 SQ. FT.

BUILDING 3: 5,000 SQ. FT. AG BUILDING (SPRINKLERS NOT REQUIRED)

MASTER FIRE PROTECTION PLAN SCOPE OF WORK

THIS MASTER FIRE PROTECTION PLAN INCLUDES THE INSTALLATION OF THE FOLLOWING FIRE PROTECTION SYSTEMS IN SUPPORT OF THE TYLER WINERY PROJECT.

1. FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SANTA BARBARA COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS. A 24'-0" WIDE ALL WEATHER ACCESS ROAD AND 13'-6" MINIMUM CLEAR HEIGHT TO BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 40,000 LB. EMERGENCY VEHICLE.

2. NEW 6" AND 8" C900 DR18 UNDERGROUND FIRE SERVICE LINES TO SUPPLY SITE HYDRANTS AND BUILDING FIRE SPRINKLER SYSTEMS. FIRE SERVICE TO BE INSTALLED AND INSPECTED PER NFPA 24 REQUIREMENTS.

3. INSTALL (4) NEW PRESSURIZED FIRE HYDRANT AS SHOWN, LOCATED PER THE DIRECTION OF SANTA BARBARA COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS. MINIMUM FIRE FLOW TO BE 250 GPM IN ADDITION TO THE FIRE SPRINKLER DEMAND OR 1000 GPM @ 20 PSI WITHOUT THE FIRE SPRINKLER DEMAND.

4. UNDERGROUND FIRE SERVICE PIPING TO HAVE THRUST BLOCKS, VALVES AND ALL APPURTENANCES TO BE INSTALLED PER THE REQUIREMENTS OF NFPA 24.

5. INSTALL NEW AUTOMATIC WET FIRE SPRINKLER SYSTEMS IN BUILDINGS 1 AND 2. THE SYSTEMS ARE TO BE DESIGNED AND INSTALLED IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 13. THE SANTA BARBARA COUNTY FIRE DEPARTMENT, AND IN ACCORDANCE WITH THE FOLLOWING DESIGN REQUIREMENTS:

WINERY BUILDING BARREL STORAGE AREAS:
CLASS II COMMODITIES
MAX. STORAGE HEIGHT TO BE 12'-0"
QUICK RESPONSE SPRINKLERS TO BE INSTALLED
0.20 DENSITY OVER A 1,500 SQ. FT. DESIGN AREA
250 GPM HOSE STREAM
REFERENCE COLLINGS AND ASSOCIATES SUMMARY REPORT
DATED: 02/21/2020

ALL OTHER AREAS OF THE BUILDINGS WILL BE LESS THAN OR EQUAL TO THE DESIGN DENSITY INDICATED ABOVE.

6. INSTALL (2) NEW 30,000 GALLON WATER STORAGE CISTERNS TO PROVIDE A MINIMUM OF 38,400 GALLONS OF DEDICATED FIRE PROTECTION WATER STORAGE. THE REQUIRED MINIMUM FIRE PROTECTION WATER STORAGE SUPPLY IS TO BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT REQUIREMENTS.

CISTERNS ARE TO BE PROVIDED WITH AUTOMATIC FILL AND WILL SERVE AS SUPPLY FOR ON-SITE FIRE HYDRANTS & NEW WINERY BUILDINGS FIRE SPRINKLER SYSTEMS. CISTERNS MUST BE FITTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 22 WITH REGARD TO SIGHT GAGE AND VENT SYSTEM.

THE INSTALLATION OF (2) OR MORE INTERCONNECTED CISTERNS WILL REQUIRE SPECIFIC SBCFD APPROVAL. ALL ABOVE GRADE PIPING, VALVES AND FITTINGS ARE TO BE STEEL; NO PLASTIC DEVICES ARE PERMITTED.

DOMESTIC AND PROCESS WATER STORAGE REQUIREMENTS ARE IN ADDITION TO ABOVE AMOUNTS. CONNECTIONS FOR DOMESTIC AND PROCESS WATER DEMANDS ARE TO BE LOCATED ABOVE MINIMUM LEVEL OF WATER REQUIRED FOR FIRE PROTECTION OR A MONITORED ELECTRONIC LEVEL INDICATOR TO BE PROVIDED FOR LOW AND HIGH LEVEL ALARM.

7. INSTALL FIRE SPRINKLER FIRE ALARM MONITORING SYSTEMS IN BUILDINGS 1 AND 2. SYSTEMS ARE TO BE CONTINUOUSLY MONITORED BY A UL LISTED CENTRAL STATION, WITH AUTOMATIC FIRE DEPARTMENT NOTIFICATION UPON SYSTEM ACTIVATION.

8. INSTALL FIRE EXTINGUISHERS THROUGHOUT BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, AND SBCFD REQUIREMENTS.

9. NEW FIRE SPRINKLER SYSTEM AND SITE HYDRANT TO BE SERVED BY A NEW NFPA RATED FIRE PUMP, PUMP RATING TO BE 750 GPM AT 80 PSI. THE PUMP, CONTROLLER, AND ALL RELATED APPURTENANCES MUST BE INSTALLED IN ACCORDANCE WITH THE THE PROVISIONS OF NFPA 20. PROVIDE 8" SUPPLY PIPING FROM THE CISTERN TO THE NEW FIRE PUMP.

PUMP TO BE IN A WEATHER PROTECTIVE PUMP HOUSE, MINIMUM 50'-0" DISTANCE FROM ALL BUILDING(S) OR IN AN ENCLOSURE MEETING THE FIRE RATED CONSTRUCTION SEPARATION REQUIREMENTS OF NFPA 20 TABLE 4.13.1.1.2, IF LESS THAN 50'-0" FROM ALL BUILDINGS.



MASTER FIRE PROTECTION PLAN

SCALE 1" = 100'-0"

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

NOTE: THE FOLLOWING REFERENCES ARE MANDATORY SUPPORTING DOCUMENTS TO THIS MFPP:

1. COLLINGS AND ASSOCIATES MFPP SUMMARY REPORT, DATED 3/6/2020.

REVISION	DESCRIPTION	DATE	BY
1	DEVELOPMENT PLAN RESUBMITTAL	3/6/2020	P.T.

Collings & Associates, LLC
Fire Protection Engineering
260 Maple Court, Suite 241, Ventura, Ca 93003
Phone: (805) 658-0003 Fax: (805) 658-0044
www.collingsandassociates.com



PROJECT:

Tyler Winery
4805 E. Highway 246
Lompoc, CA 93436

SHEET TITLE:

MASTER FIRE PROTECTION PLAN (MFPP)

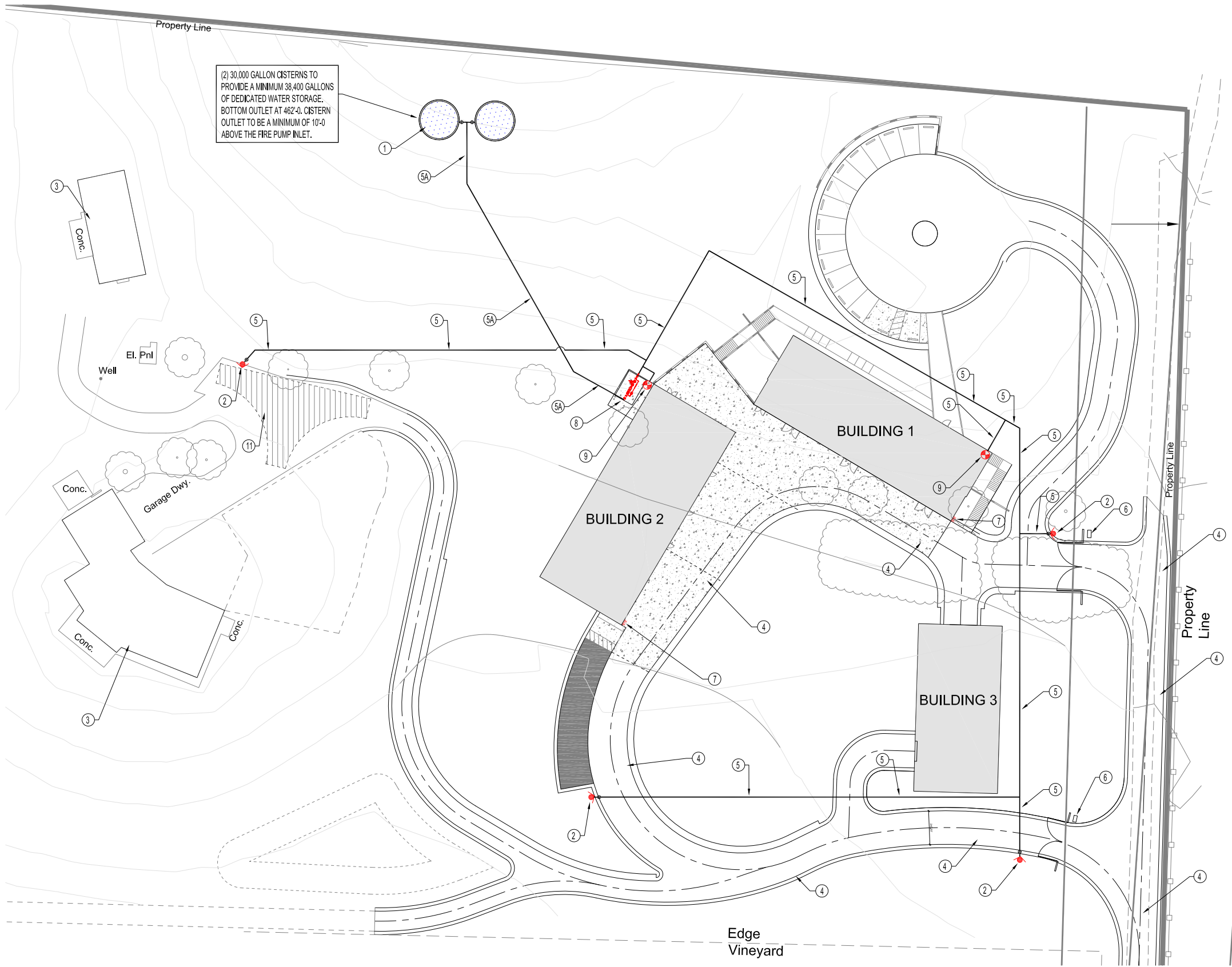
DRAWN:

CHECKED:

SCALE: AS SHOWN

DATE: 3/6/2020

SHEET MFPP-1



- KEY NOTES:
1. INSTALL (2) NEW 30,000 GALLON WATER STORAGE CISTERNS TO PROVIDE A MINIMUM OF 38,400 GALLONS OF DEDICATED FIRE PROTECTION WATER STORAGE. THE REQUIRED MINIMUM FIRE PROTECTION WATER STORAGE SUPPLY IS TO BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH SANTA BARBARA COUNTY FIRE DEPARTMENT REQUIREMENTS.
- CISTERNS ARE TO BE PROVIDED WITH AUTOMATIC FILL AND WILL SERVE AS SUPPLY FOR ON-SITE FIRE HYDRANTS & NEW WINERY BUILDINGS FIRE SPRINKLER SYSTEMS. CISTERNS MUST BE FITTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 22 WITH REGARD TO SIGHT GAGE AND VENT SYSTEM.
- THE INSTALLATION OF (2) OR MORE INTERCONNECTED CISTERNS WILL REQUIRE SPECIFIC SBCFD APPROVAL. ALL ABOVE GRADE PIPING, VALVES AND FITTINGS ARE TO BE STEEL; NO PLASTIC DEVICES ARE PERMITTED.
- DOMESTIC AND PROCESS WATER STORAGE REQUIREMENTS ARE IN ADDITION TO ABOVE AMOUNTS. CONNECTIONS FOR DOMESTIC AND PROCESS WATER DEMANDS ARE TO BE LOCATED ABOVE MINIMUM LEVEL OF WATER REQUIRED FOR FIRE PROTECTION OR A MONITORED ELECTRONIC LEVEL INDICATOR IS TO BE PROVIDED FOR LOW AND HIGH LEVEL ALARM.
2. INSTALL (4) NEW PRESSURIZED FIRE HYDRANT AS REQUIRED TO COMPLY WITH SANTA BARBARA COUNTY FIRE DEPT. DEVELOPMENT STANDARDS. PROVIDE ISOLATION VALVES. HYDRANT TO BE WET BARREL COMMERCIAL GRADE, AND SHALL HAVE ONE 4" AND TWO 2-1/2" OUTLETS.
- MINIMUM FIRE FLOW: 250 GPM IN ADDITION TO THE FIRE SPRINKLER DEMAND
1000 GPM @ 20 PSI WITHOUT FIRE SPRINKLER DEMAND
- INSTALL PROTECTIVE BOLLARDS AND BLUE REFLECTORS PER SBCFD DEVELOPMENT STANDARDS.
3. EXISTING STRUCTURE. NOT PART OF SCOPE
4. FIRE DEPARTMENT ACCESS ROAD:
PRIMARY ACCESS 24'-0" MINIMUM WIDTH
13'-8" MINIMUM CLEAR HEIGHT
ALL WEATHER SURFACE
20 TON VEHICLE ROAD CAPACITY / 40'-0" TURN RADIUS
ROAD TO COMPLY WITH CFC / SBCFD DEVELOPMENT STANDARD #1 "PRIVATE ROAD AND DRIVEWAY".
- ANY ROADS LESS THAN THE REQUIRED WIDTH WILL REQUIRE SPECIFIC SBCFD APPROVAL.
5. NEW 6" C900 DR18 UNDERGROUND FIRE SERVICE LINE TO THE NEW SITE HYDRANTS AND NEW WINERY BUILDINGS FIRE SPRINKLER SYSTEMS.
- 5A. NEW 8" C900 DR18 UNDERGROUND FIRE SERVICE LINE FROM THE CISTERNS OUTLET TO THE NEW NFPA RATED FIRE PUMP.
6. PROVIDE FIRE DEPT. KNOX BOX AT ANY F.D. ACCESS GATES. PROVIDE ADDRESS PER SBCFD DEVELOPMENT STANDARDS
7. NEW 4" X 2-1/2" X 2-1/2" SIAMSE FIRE DEPARTMENT CONNECTION, (FDC) AND CHECK VALVE AT EXTERIOR WALL OF BUILDING. INSTALLATION TO MEET THE REQUIREMENTS OF NFPA 13.
8. NEW FIRE SPRINKLER SYSTEM AND SITE HYDRANT TO BE SERVED BY A NEW NFPA RATED FIRE PUMP. PUMP RATING TO BE 750 GPM AT 80 PSI. THE PUMP, CONTROLLER, AND ALL RELATED APPURTENANCES MUST BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 20. PROVIDE 8" SUPPLY PIPING FROM THE CISTERN TO THE NEW FIRE PUMP.
- PUMP TO BE IN A WEATHER PROTECTIVE PUMP HOUSE, MINIMUM 50'-0" DISTANCE FROM ALL BUILDING(S) OR IN AN ENCLOSURE MEETING THE FIRE RATED CONSTRUCTION SEPARATION REQUIREMENTS OF NFPA 20 TABLE 4.13.1.1.2, IF LESS THAN 50'-0" FROM ALL BUILDINGS.
9. NEW AUTOMATIC FIRE SPRINKLER SYSTEM RISER.
10. 60'-0" WIDE EASEMENT FOR INGRESS AND EGRESS.
11. FIRE DEPARTMENT HAMMERHEAD TURNAROUND



MASTER FIRE PROTECTION PLAN: ENLARGED SITE

SCALE 1" = 30'-0"

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO THE CLIENT OR CLIENT'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

NOTE: THE FOLLOWING REFERENCES ARE MANDATORY SUPPORTING DOCUMENTS TO THIS MFPP:

1. COLLINGS AND ASSOCIATES MFPP SUMMARY REPORT, DATED 3/6/2020.

REVISION	DESCRIPTION	DATE	BY
1	DEVELOPMENT PLAN RESUBMITTAL	3/6/2020	P.T.
2			
3			
4			
5			
6			

Collings & Associates, LLC
Fire Protection Engineering
260 Maple Court, Suite 241, Ventura, Ca 93003
Phone: (805) 658-0003 Fax: (805) 658-0044
www.collingsandassociates.com



PROJECT:

Tyler Winery
4805 E. Highway 246
Lompoc, CA 93436

SHEET TITLE:

MASTER FIRE PROTECTION PLAN (MFPP) ENLARGED SITE

DRAWN:

CHECKED:

SCALE: AS SHOWN

DATE: 3/6/2020

SHEET MFPP-2

Attachment 3: CalEEMod Air Quality Calculations (Summer and Annual)

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

Tyler Tier II Winery
Santa Barbara-North of Santa Ynez County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	24.84	1000sqft	0.57	24,840.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	3.1	Precipitation Freq (Days)	37
Climate Zone	4			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

Project Characteristics -

Land Use -

Construction Phase - There is no demolition required

Grading - 4.9 acres to be disturbed: this calculation includes driveway improvements, construction areas, landscaped areas, drainage improvements, and a proposed detention basin for drainage purposes

Demolition -

Trips and VMT - No demolition required -- project site is currently vacant

Architectural Coating - Parking area to be painted is 3,927 sq. ft. (roads and non-paved special event parking areas that will not be painted are excluded)

Vehicle Trips - size = 24.84 1000 sq ft
special events (i.e. worst case trips) = 252.33 ADT

252.33 ADT/24.84 1000 sq ft = 10.16 trips per 1000 sq ft per day (calculated per APCD instructions on Hilt Winery)

Road Dust - All roads are paved and/or sealed with the exception of an existing section of dirt road that would be used for overflow parking up to 12 times a year.

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - RE-VEGETATE ALL STABILIZED SLOPES WITH HEIGHTS > 3' BY APPLYING RE-VEGETATE ALL STABILIZED SLOPES WITH HEIGHTS > 3' BY APPLYING NATIVE SEED MIX; SECURE EROSION CONTROL BLANKETING TO SLOPES > 3' TO STABILIZE SECURE EROSION CONTROL BLANKETING TO SLOPES > 3' TO STABILIZE GRADED SLOPES UNTIL PERMANENT MEASURES (VEGETATION) ARE ESTABLISHED

Mobile Land Use Mitigation -

Water Mitigation -

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Parking	0.00	3,927.00
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	7/14/2021	6/30/2021
tblGrading	AcresOfGrading	0.00	4.90
tblGrading	MaterialExported	0.00	1,700.00
tblGrading	MaterialImported	0.00	5,100.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblRoadDust	RoadPercentPave	100	95
tblSequestration	NumberOfNewTrees	0.00	38.00
tblSequestration	NumberOfNewTrees	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripNumber	213.00	212.00
tblTripsAndVMT	VendorTripLength	6.40	0.00
tblTripsAndVMT	WorkerTripLength	8.30	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblVehicleTrips	ST_TR	1.32	10.16
tblVehicleTrips	SU_TR	0.68	10.16
tblVehicleTrips	WD_TR	6.97	10.16

2.0 Emissions Summary

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	124.4589	95.0299	34.4735	0.2567	9.4061	0.7514	10.1575	2.2953	0.7177	3.0130	0.0000	28,537.2505	28,537.2505	2.8027	0.0000	28,607.3168
Maximum	124.4589	95.0299	34.4735	0.2567	9.4061	0.7514	10.1575	2.2953	0.7177	3.0130	0.0000	28,537.2505	28,537.2505	2.8027	0.0000	28,607.3168

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	124.4589	95.0299	34.4735	0.2567	8.2657	0.7514	9.0171	2.0665	0.7177	2.7842	0.0000	28,537.2505	28,537.2505	2.8027	0.0000	28,607.3168
Maximum	124.4589	95.0299	34.4735	0.2567	8.2657	0.7514	9.0171	2.0665	0.7177	2.7842	0.0000	28,537.2505	28,537.2505	2.8027	0.0000	28,607.3168

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	12.12	0.00	11.23	9.97	0.00	7.59	0.00	0.00	0.00	0.00	0.00	0.00

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6895	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003
Energy	0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652
Mobile	0.4379	1.5771	4.4057	0.0123	55.9994	0.0117	56.0112	5.7621	0.0110	5.7731		1,247.3301	1,247.3301	0.0593		1,248.8117
Total	1.1468	1.7532	4.5561	0.0134	55.9994	0.0251	56.0246	5.7621	0.0244	5.7865		1,458.5456	1,458.5456	0.0633	3.8700e-003	1,461.2827

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6895	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003
Energy	0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652
Mobile	0.4379	1.5771	4.4057	0.0123	55.9994	0.0117	56.0112	5.7621	0.0110	5.7731		1,247.3301	1,247.3301	0.0593		1,248.8117
Total	1.1468	1.7532	4.5561	0.0134	55.9994	0.0251	56.0246	5.7621	0.0244	5.7865		1,458.5456	1,458.5456	0.0633	3.8700e-003	1,461.2827

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2021	6/30/2021	5	0	no demolition required
2	Site Preparation	Site Preparation	7/15/2021	7/15/2021	5	1	
3	Grading	Grading	7/16/2021	7/19/2021	5	2	
4	Building Construction	Building Construction	7/20/2021	12/6/2021	5	100	
5	Paving	Paving	12/7/2021	12/13/2021	5	5	
6	Architectural Coating	Architectural Coating	12/14/2021	12/20/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 4.9****Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 37,260; Non-Residential Outdoor: 12,420; Striped Parking Area: 3,927 (Architectural Coating – sqft)****OffRoad Equipment**

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	212.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	638.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	10.00	4.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.1 Mitigation Measures Construction

Replace Ground Cover

3.2 Demolition - 2021

Unmitigated Construction On-Site

[illegible]

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.2 Demolition - 2021

Unmitigated Construction Off-Site

[illegible]

Mitigated Construction On-Site

[illegible]

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.2 Demolition - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8305	0.0000	0.8305	0.1027	0.0000	0.1027			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049		950.2055
Total	0.6403	7.8204	4.0274	9.7300e-003	0.8305	0.2995	1.1300	0.1027	0.2755	0.3782		942.5842	942.5842	0.3049		950.2055

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.3 Site Preparation - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6061	58.3201	17.7389	0.1623	3.6828	0.2284	3.9112	1.0075	0.2185	1.2260		18,166.1433	18,166.1433	1.7193		18,209.1269
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0145	0.0108	0.1062	2.8000e-004	0.0316	1.9000e-004	0.0318	8.3800e-003	1.8000e-004	8.5600e-003		27.4562	27.4562	8.4000e-004		27.4773
Total	1.6206	58.3309	17.8451	0.1626	3.7144	0.2286	3.9430	1.0159	0.2187	1.2345		18,193.5995	18,193.5995	1.7202		18,236.6042

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5814	0.0000	0.5814	0.0719	0.0000	0.0719			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755	0.0000	942.5842	942.5842	0.3049		950.2055
Total	0.6403	7.8204	4.0274	9.7300e-003	0.5814	0.2995	0.8808	0.0719	0.2755	0.3474	0.0000	942.5842	942.5842	0.3049		950.2055

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.3 Site Preparation - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6061	58.3201	17.7389	0.1623	3.6828	0.2284	3.9112	1.0075	0.2185	1.2260		18,166.1433	18,166.1433	1.7193		18,209.1269
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0145	0.0108	0.1062	2.8000e-004	0.0316	1.9000e-004	0.0318	8.3800e-003	1.8000e-004	8.5600e-003		27.4562	27.4562	8.4000e-004		27.4773
Total	1.6206	58.3309	17.8451	0.1626	3.7144	0.2286	3.9430	1.0159	0.2187	1.2345		18,193.5995	18,193.5995	1.7202		18,236.6042

3.4 Grading - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.8014	0.0000	3.8014	0.7625	0.0000	0.7625			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	0.7965	7.2530	7.5691	0.0120	3.8014	0.4073	4.2087	0.7625	0.3886	1.1511		1,147.4338	1,147.4338	0.2138		1,152.7797

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.4 Grading - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.4167	87.7553	26.6920	0.2442	5.5416	0.3436	5.8852	1.5160	0.3288	1.8447		27,334.9044	27,334.9044	2.5871		27,399.5824
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0290	0.0216	0.2124	5.5000e-004	0.0632	3.9000e-004	0.0635	0.0168	3.6000e-004	0.0171		54.9124	54.9124	1.6900e-003		54.9546
Total	2.4456	87.7769	26.9044	0.2447	5.6048	0.3440	5.9488	1.5327	0.3291	1.8619		27,389.8168	27,389.8168	2.5888		27,454.5370

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6610	0.0000	2.6610	0.5338	0.0000	0.5338			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	0.7965	7.2530	7.5691	0.0120	2.6610	0.4073	3.0683	0.5338	0.3886	0.9224	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.4 Grading - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.4167	87.7553	26.6920	0.2442	5.5416	0.3436	5.8852	1.5160	0.3288	1.8447		27,334.9044	27,334.9044	2.5871		27,399.5824
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0290	0.0216	0.2124	5.5000e-004	0.0632	3.9000e-004	0.0635	0.0168	3.6000e-004	0.0171		54.9124	54.9124	1.6900e-003		54.9546
Total	2.4456	87.7769	26.9044	0.2447	5.6048	0.3440	5.9488	1.5327	0.3291	1.8619		27,389.8168	27,389.8168	2.5888		27,454.5370

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0130	0.4024	0.1314	9.5000e-004	0.0237	1.1800e-003	0.0249	6.8200e-003	1.1300e-003	7.9500e-003		103.0227	103.0227	7.6000e-003		103.2128
Worker	0.0290	0.0216	0.2124	5.5000e-004	0.0632	3.9000e-004	0.0635	0.0168	3.6000e-004	0.0171		54.9124	54.9124	1.6900e-003		54.9546
Total	0.0419	0.4239	0.3438	1.5000e-003	0.0868	1.5700e-003	0.0884	0.0236	1.4900e-003	0.0251		157.9351	157.9351	9.2900e-003		158.1674

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0130	0.4024	0.1314	9.5000e-004	0.0237	1.1800e-003	0.0249	6.8200e-003	1.1300e-003	7.9500e-003		103.0227	103.0227	7.6000e-003		103.2128
Worker	0.0290	0.0216	0.2124	5.5000e-004	0.0632	3.9000e-004	0.0635	0.0168	3.6000e-004	0.0171		54.9124	54.9124	1.6900e-003		54.9546
Total	0.0419	0.4239	0.3438	1.5000e-003	0.0868	1.5700e-003	0.0884	0.0236	1.4900e-003	0.0251		157.9351	157.9351	9.2900e-003		158.1674

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016		1,042.8818

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0522	0.0389	0.3822	9.9000e-004	0.1137	7.0000e-004	0.1144	0.0302	6.5000e-004	0.0308		98.8423	98.8423	3.0400e-003		98.9183
Total	0.0522	0.0389	0.3822	9.9000e-004	0.1137	7.0000e-004	0.1144	0.0302	6.5000e-004	0.0308		98.8423	98.8423	3.0400e-003		98.9183

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0522	0.0389	0.3822	9.9000e-004	0.1137	7.0000e-004	0.1144	0.0302	6.5000e-004	0.0308		98.8423	98.8423	3.0400e-003		98.9183
Total	0.0522	0.0389	0.3822	9.9000e-004	0.1137	7.0000e-004	0.1144	0.0302	6.5000e-004	0.0308		98.8423	98.8423	3.0400e-003		98.9183

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	124.2342					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	124.4531	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.7900e-003	4.3200e-003	0.0425	1.1000e-004	0.0126	8.0000e-005	0.0127	3.3500e-003	7.0000e-005	3.4200e-003		10.9825	10.9825	3.4000e-004		10.9909
Total	5.7900e-003	4.3200e-003	0.0425	1.1000e-004	0.0126	8.0000e-005	0.0127	3.3500e-003	7.0000e-005	3.4200e-003		10.9825	10.9825	3.4000e-004		10.9909

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	124.2342					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	124.4531	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.7900e-003	4.3200e-003	0.0425	1.1000e-004	0.0126	8.0000e-005	0.0127	3.3500e-003	7.0000e-005	3.4200e-003		10.9825	10.9825	3.4000e-004		10.9909
Total	5.7900e-003	4.3200e-003	0.0425	1.1000e-004	0.0126	8.0000e-005	0.0127	3.3500e-003	7.0000e-005	3.4200e-003		10.9825	10.9825	3.4000e-004		10.9909

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4379	1.5771	4.4057	0.0123	55.9994	0.0117	56.0112	5.7621	0.0110	5.7731		1,247.330 1	1,247.330 1	0.0593		1,248.811 7
Unmitigated	0.4379	1.5771	4.4057	0.0123	55.9994	0.0117	56.0112	5.7621	0.0110	5.7731		1,247.330 1	1,247.330 1	0.0593		1,248.811 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	252.37	252.37	252.37	537,043	537,043
Total	252.37	252.37	252.37	537,043	537,043

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	6.60	5.50	6.40	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.563532	0.028682	0.205515	0.123285	0.020921	0.005572	0.017481	0.019425	0.002786	0.002265	0.006886	0.002647	0.001003

5.0 Energy Detail

Historical Energy Use: N

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652
NaturalGas Unmitigated	0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	1795.29	0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652
Total		0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

5.2 Energy by Land Use - NaturalGas**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	1.79529	0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652
Total		0.0194	0.1760	0.1479	1.0600e-003		0.0134	0.0134		0.0134	0.0134		211.2101	211.2101	4.0500e-003	3.8700e-003	212.4652

6.0 Area Detail**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6895	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003
Unmitigated	0.6895	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003

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6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1577					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5316					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003
Total	0.6895	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1577					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5316					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003
Total	0.6895	2.0000e-005	2.5400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4400e-003	5.4400e-003	1.0000e-005		5.7900e-003

7.0 Water Detail

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Summer

7.1 Mitigation Measures Water

Use Water Efficient Landscaping

8.0 Waste Detail**8.1 Mitigation Measures Waste**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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Tyler Tier II Winery
Santa Barbara-North of Santa Ynez County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	24.84	1000sqft	0.57	24,840.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	3.1	Precipitation Freq (Days)	37
Climate Zone	4			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics -

Land Use -

Construction Phase - There is no demolition required

Grading - 4.9 acres to be disturbed: this calculation includes driveway improvements, construction areas, landscaped areas, drainage improvements, and a proposed detention basin for drainage purposes

Demolition -

Trips and VMT - No demolition required -- project site is currently vacant

Architectural Coating - Parking area to be painted is 3,927 sq. ft. (roads and non-paved special event parking areas that will not be painted are excluded)

Vehicle Trips - size = 24.84 1000 sq ft

special events = 252.33 ADT x 6 days per year

organized gathering = 196.33 ADT x 6 days per year

weekday = 62.33 ADT x 261 days per year

weekend (without event) = 228.33 ADT x 92 days per year

annual average = 109.5 ADT

$109.5 \text{ ADT} / 24.84 \text{ 1000 sq ft} = 4.408 \text{ trips per 1000 sq ft per day}$ (calculated per APCD instructions on Hilt Winery)

Road Dust - All roads are paved and/or sealed with the exception of an existing section of dirt road that would be used for overflow parking up to 12 times a year.

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - RE-VEGETATE ALL STABILIZED SLOPES WITH HEIGHTS > 3' BY APPLYING RE-VEGETATE ALL STABILIZED SLOPES WITH HEIGHTS > 3' BY APPLYING NATIVE SEED MIX; SECURE EROSION CONTROL BLANKETING TO SLOPES > 3' TO STABILIZE SECURE EROSION CONTROL BLANKETING TO SLOPES > 3' TO STABILIZE GRADED SLOPES UNTIL PERMANENT MEASURES (VEGETATION) ARE ESTABLISHED

Mobile Land Use Mitigation -

Water Mitigation -

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Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Parking	0.00	3,927.00
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	7/14/2021	6/30/2021
tblGrading	AcresOfGrading	0.00	4.90
tblGrading	MaterialExported	0.00	1,700.00
tblGrading	MaterialImported	0.00	5,100.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblRoadDust	RoadPercentPave	100	95
tblSequestration	NumberOfNewTrees	0.00	38.00
tblSequestration	NumberOfNewTrees	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripNumber	213.00	212.00
tblTripsAndVMT	VendorTripLength	6.40	0.00
tblTripsAndVMT	WorkerTripLength	8.30	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblVehicleTrips	ST_TR	1.32	4.41
tblVehicleTrips	SU_TR	0.68	4.41
tblVehicleTrips	WD_TR	6.97	4.41

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.3584	0.5722	0.4502	1.0200e-003	0.0161	0.0246	0.0407	4.0600e-003	0.0227	0.0268	0.0000	94.7118	94.7118	0.0208	0.0000	95.2327
Maximum	0.3584	0.5722	0.4502	1.0200e-003	0.0161	0.0246	0.0407	4.0600e-003	0.0227	0.0268	0.0000	94.7118	94.7118	0.0208	0.0000	95.2327

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.3584	0.5722	0.4502	1.0200e-003	0.0148	0.0246	0.0394	3.8100e-003	0.0227	0.0265	0.0000	94.7117	94.7117	0.0208	0.0000	95.2326
Maximum	0.3584	0.5722	0.4502	1.0200e-003	0.0148	0.0246	0.0394	3.8100e-003	0.0227	0.0265	0.0000	94.7117	94.7117	0.0208	0.0000	95.2326

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	7.83	0.00	3.10	6.16	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2021	9-30-2021	0.4054	0.4054
		Highest	0.4054	0.4054

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1258	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Energy	3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	94.6569	94.6569	3.3700e-003	1.2000e-003	95.0986
Mobile	0.0336	0.1294	0.3588	9.5000e-004	4.4200	9.3000e-004	4.4209	0.4545	8.7000e-004	0.4554	0.0000	87.6512	87.6512	4.3000e-003	0.0000	87.7587
Waste						0.0000	0.0000		0.0000	0.0000	6.3960	0.0000	6.3960	0.3172	0.0000	14.3250
Water						0.0000	0.0000		0.0000	0.0000	2.0323	9.0422	11.0745	7.4000e-003	4.5000e-003	12.6018
Total	0.1629	0.1616	0.3860	1.1400e-003	4.4200	3.3700e-003	4.4234	0.4545	3.3100e-003	0.4578	8.4284	191.3507	199.7791	0.3322	5.7000e-003	209.7846

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1258	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Energy	3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	94.6569	94.6569	3.3700e-003	1.2000e-003	95.0986
Mobile	0.0336	0.1294	0.3588	9.5000e-004	4.4200	9.3000e-004	4.4209	0.4545	8.7000e-004	0.4554	0.0000	87.6512	87.6512	4.3000e-003	0.0000	87.7587
Waste						0.0000	0.0000		0.0000	0.0000	6.3960	0.0000	6.3960	0.3172	0.0000	14.3250
Water						0.0000	0.0000		0.0000	0.0000	2.0323	9.0422	11.0745	7.4000e-003	4.5000e-003	12.6018
Total	0.1629	0.1616	0.3860	1.1400e-003	4.4200	3.3700e-003	4.4234	0.4545	3.3100e-003	0.4578	8.4284	191.3507	199.7791	0.3322	5.7000e-003	209.7846

[illegible]

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2.3 Vegetation**Vegetation**

	CO2e
Category	MT
New Trees	27.5420
Vegetation Land Change	3.1000
Total	30.6420

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2021	6/30/2021	5	0	no demolition required
2	Site Preparation	Site Preparation	7/15/2021	7/15/2021	5	1	
3	Grading	Grading	7/16/2021	7/19/2021	5	2	
4	Building Construction	Building Construction	7/20/2021	12/6/2021	5	100	
5	Paving	Paving	12/7/2021	12/13/2021	5	5	
6	Architectural Coating	Architectural Coating	12/14/2021	12/20/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 4.9****Acres of Paving: 0**

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Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 37,260; Non-Residential Outdoor: 12,420; Striped Parking Area: 3,927 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	212.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	638.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	10.00	4.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

3.2 Demolition - 2021

Unmitigated Construction On-Site

[illegible]

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3.2 Demolition - 2021

Unmitigated Construction Off-Site

[illegible]

Mitigated Construction On-Site

[illegible]

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3.2 Demolition - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.2000e-004	0.0000	4.2000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	3.2000e-004	3.9100e-003	2.0100e-003	0.0000	4.2000e-004	1.5000e-004	5.7000e-004	5.0000e-005	1.4000e-004	1.9000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310

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3.3 Site Preparation - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.1000e-004	0.0298	9.0300e-003	8.0000e-005	1.8100e-003	1.2000e-004	1.9200e-003	5.0000e-004	1.1000e-004	6.1000e-004	0.0000	8.1927	8.1927	7.9000e-004	0.0000	8.2124
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	5.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0122	0.0122	0.0000	0.0000	0.0122
Total	8.2000e-004	0.0298	9.0800e-003	8.0000e-005	1.8300e-003	1.2000e-004	1.9400e-003	5.0000e-004	1.1000e-004	6.1000e-004	0.0000	8.2049	8.2049	7.9000e-004	0.0000	8.2246

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.9000e-004	0.0000	2.9000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	3.2000e-004	3.9100e-003	2.0100e-003	0.0000	2.9000e-004	1.5000e-004	4.4000e-004	4.0000e-005	1.4000e-004	1.8000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310

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3.3 Site Preparation - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.1000e-004	0.0298	9.0300e-003	8.0000e-005	1.8100e-003	1.2000e-004	1.9200e-003	5.0000e-004	1.1000e-004	6.1000e-004	0.0000	8.1927	8.1927	7.9000e-004	0.0000	8.2124
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	5.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0122	0.0122	0.0000	0.0000	0.0122
Total	8.2000e-004	0.0298	9.0800e-003	8.0000e-005	1.8300e-003	1.2000e-004	1.9400e-003	5.0000e-004	1.1000e-004	6.1000e-004	0.0000	8.2049	8.2049	7.9000e-004	0.0000	8.2246

3.4 Grading - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.8000e-003	0.0000	3.8000e-003	7.6000e-004	0.0000	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005	3.8000e-003	4.1000e-004	4.2100e-003	7.6000e-004	3.9000e-004	1.1500e-003	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458

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3.4 Grading - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.4400e-003	0.0897	0.0272	2.4000e-004	5.4300e-003	3.5000e-004	5.7800e-003	1.4900e-003	3.3000e-004	1.8200e-003	0.0000	24.6554	24.6554	2.3700e-003	0.0000	24.7146
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0487	0.0487	0.0000	0.0000	0.0488
Total	2.4700e-003	0.0897	0.0274	2.4000e-004	5.4900e-003	3.5000e-004	5.8400e-003	1.5100e-003	3.3000e-004	1.8400e-003	0.0000	24.7041	24.7041	2.3700e-003	0.0000	24.7633

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.6600e-003	0.0000	2.6600e-003	5.3000e-004	0.0000	5.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005	2.6600e-003	4.1000e-004	3.0700e-003	5.3000e-004	3.9000e-004	9.2000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458

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3.4 Grading - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.4400e-003	0.0897	0.0272	2.4000e-004	5.4300e-003	3.5000e-004	5.7800e-003	1.4900e-003	3.3000e-004	1.8200e-003	0.0000	24.6554	24.6554	2.3700e-003	0.0000	24.7146
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.1000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0487	0.0487	0.0000	0.0000	0.0488
Total	2.4700e-003	0.0897	0.0274	2.4000e-004	5.4900e-003	3.5000e-004	5.8400e-003	1.5100e-003	3.3000e-004	1.8400e-003	0.0000	24.7041	24.7041	2.3700e-003	0.0000	24.7633

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456

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3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6000e-004	0.0203	6.9100e-003	5.0000e-005	1.1600e-003	6.0000e-005	1.2200e-003	3.4000e-004	6.0000e-005	3.9000e-004	0.0000	4.6267	4.6267	3.5000e-004	0.0000	4.6355
Worker	1.4900e-003	1.2100e-003	0.0107	3.0000e-005	3.0900e-003	2.0000e-005	3.1100e-003	8.2000e-004	2.0000e-005	8.4000e-004	0.0000	2.4365	2.4365	8.0000e-005	0.0000	2.4384
Total	2.1500e-003	0.0216	0.0177	8.0000e-005	4.2500e-003	8.0000e-005	4.3300e-003	1.1600e-003	8.0000e-005	1.2300e-003	0.0000	7.0632	7.0632	4.3000e-004	0.0000	7.0739

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456

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3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6000e-004	0.0203	6.9100e-003	5.0000e-005	1.1600e-003	6.0000e-005	1.2200e-003	3.4000e-004	6.0000e-005	3.9000e-004	0.0000	4.6267	4.6267	3.5000e-004	0.0000	4.6355
Worker	1.4900e-003	1.2100e-003	0.0107	3.0000e-005	3.0900e-003	2.0000e-005	3.1100e-003	8.2000e-004	2.0000e-005	8.4000e-004	0.0000	2.4365	2.4365	8.0000e-005	0.0000	2.4384
Total	2.1500e-003	0.0216	0.0177	8.0000e-005	4.2500e-003	8.0000e-005	4.3300e-003	1.1600e-003	8.0000e-005	1.2300e-003	0.0000	7.0632	7.0632	4.3000e-004	0.0000	7.0739

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.1000e-004	9.7000e-004	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2193	0.2193	1.0000e-005	0.0000	0.2195
Total	1.3000e-004	1.1000e-004	9.7000e-004	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2193	0.2193	1.0000e-005	0.0000	0.2195

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.1000e-004	9.7000e-004	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2193	0.2193	1.0000e-005	0.0000	0.2195
Total	1.3000e-004	1.1000e-004	9.7000e-004	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2193	0.2193	1.0000e-005	0.0000	0.2195

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3106					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	0.3111	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394

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3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0244	0.0244	0.0000	0.0000	0.0244
Total	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0244	0.0244	0.0000	0.0000	0.0244

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3106					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	0.3111	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394

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3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0244	0.0244	0.0000	0.0000	0.0244
Total	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0244	0.0244	0.0000	0.0000	0.0244

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0336	0.1294	0.3588	9.5000e-004	4.4200	9.3000e-004	4.4209	0.4545	8.7000e-004	0.4554	0.0000	87.6512	87.6512	4.3000e-003	0.0000	87.7587
Unmitigated	0.0336	0.1294	0.3588	9.5000e-004	4.4200	9.3000e-004	4.4209	0.4545	8.7000e-004	0.4554	0.0000	87.6512	87.6512	4.3000e-003	0.0000	87.7587

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	109.49	109.49	109.49	233,000	233,000
Total	109.49	109.49	109.49	233,000	233,000

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	6.60	5.50	6.40	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.563532	0.028682	0.205515	0.123285	0.020921	0.005572	0.017481	0.019425	0.002786	0.002265	0.006886	0.002647	0.001003

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	59.6888	59.6888	2.7000e-003	5.6000e-004	59.9226
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	59.6888	59.6888	2.7000e-003	5.6000e-004	59.9226
NaturalGas Mitigated	3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	34.9682	34.9682	6.7000e-004	6.4000e-004	35.1760
NaturalGas Unmitigated	3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	34.9682	34.9682	6.7000e-004	6.4000e-004	35.1760

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	655279	3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	34.9682	34.9682	6.7000e-004	6.4000e-004	35.1760
Total		3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	34.9682	34.9682	6.7000e-004	6.4000e-004	35.1760

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5.2 Energy by Land Use - NaturalGas**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	655279	3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	34.9682	34.9682	6.7000e-004	6.4000e-004	35.1760
Total		3.5300e-003	0.0321	0.0270	1.9000e-004		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	34.9682	34.9682	6.7000e-004	6.4000e-004	35.1760

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	205178	59.6888	2.7000e-003	5.6000e-004	59.9226
Total		59.6888	2.7000e-003	5.6000e-004	59.9226

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	205178	59.6888	2.7000e-003	5.6000e-004	59.9226
Total		59.6888	2.7000e-003	5.6000e-004	59.9226

6.0 Area Detail**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1258	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Unmitigated	0.1258	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004

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6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0288					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0970					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Total	0.1258	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0288					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0970					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004
Total	0.1258	0.0000	2.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.4000e-004	4.4000e-004	0.0000	0.0000	4.7000e-004

7.0 Water Detail

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7.1 Mitigation Measures Water

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	11.0745	7.4000e-003	4.5000e-003	12.6018
Unmitigated	11.0745	7.4000e-003	4.5000e-003	12.6018

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	5.74425 / 0	11.0745	7.4000e-003	4.5000e-003	12.6018
Total		11.0745	7.4000e-003	4.5000e-003	12.6018

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	5.74425 / 0	11.0745	7.4000e-003	4.5000e-003	12.6018
Total		11.0745	7.4000e-003	4.5000e-003	12.6018

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.3960	0.3172	0.0000	14.3250
Unmitigated	6.3960	0.3172	0.0000	14.3250

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	30.8	6.3960	0.3172	0.0000	14.3250
Total		6.3960	0.3172	0.0000	14.3250

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	30.8	6.3960	0.3172	0.0000	14.3250
Total		6.3960	0.3172	0.0000	14.3250

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Annual

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	30.6420	0.0000	0.0000	30.6420

Tyler Tier II Winery - Santa Barbara-North of Santa Ynez County, Annual

11.1 Vegetation Land Change**Vegetation Type**

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Cropland	27.9 / 28.4	3.1000	0.0000	0.0000	3.1000
Total		3.1000	0.0000	0.0000	3.1000

11.2 Net New Trees**Species Class**

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	38	26.9040	0.0000	0.0000	26.9040
Pine	1	0.6380	0.0000	0.0000	0.6380
Total		27.5420	0.0000	0.0000	27.5420

Attachment 4: Annual Winery Emissions Calculation Worksheet

ANNUAL WINERY EMISSIONS CALCULATION WORKSHEET (ver 1.0)

1 Red Wine Fermentation $E1 = Q_{RWF} \times 0.0062$

$Q_{RWF} =$ Volume of red wine fermented, gallons per year

$Q_{RWF} =$ 23,780 gal/yr *input your volume here*

$E1 =$ 23,780 gal/yr \times 0.0062 $=$ 147 lbs/year

2 White Wine Fermentation $E2 = Q_{WWF} \times 0.0025$

$Q_{WWF} =$ Volume of white wine fermented, gallons per year

$Q_{WWF} =$ 23,780 gal/yr *input your volume here*

$E2 =$ 23,780 gal/yr \times 0.0025 $=$ 59 lbs/year

3 Red Wine Storage/Aging $E3 = Q_{RWS} \times 0.02783$

$Q_{RWS} =$ Volume of red wine stored/aged, gallons per year

$Q_{RWS} =$ 17,835 gal/yr *only input volume stored/aged in oak barrels*

$E3 =$ 17,835 gal/yr \times 0.02783 $=$ 496 lbs/year

4 White Wine Storage/Aging $E4 = Q_{WWS} \times 0.02583$

$Q_{WWS} =$ Volume of white wine stored/aged, gallons per year

$Q_{WWS} =$ 17,835 gal/yr *only input volume stored/aged in oak barrels*

$E4 =$ 17,835 gal/yr \times 0.02583 $=$ 461 lbs/year

5 Total Annual Emissions

Sum of Lines Items 1, 2, 3 and 4 ==> $=$ 1,164 lbs/year

Divide Above lbs/year by 2000 lb/ton $=$ 0.58 tons/year

**Attachment 5: Biological Assessment of Proposed Tyler Tier II Project prepared by
Hunt & Associates Biological Consulting Services (August 2020)**

**BIOLOGICAL ASSESSMENT OF PROPOSED
TYLER WINERY TIER II PROJECT,
4805 EAST HIGHWAY 246 (APN 099-100-045),
SANTA RITA VALLEY, SANTA BARBARA COUNTY**



Proposed overflow parking area (foreground), looking north to ESHA (willow thickets) and Purisima Hills. 3 June 2020.

Prepared for:

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4805 East Highway 246
Lompoc, California 93436**

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5 August 2020

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**Biological Assessment of Proposed Tyler Winery, Tier II Project,
4805 East Highway 246 (APN 099-100-045),
Santa Rita Valley/Purisima Hills, Santa Barbara County.**

1.0 Project Description. Tyler Winery is seeking a Land Use Permit from the County of Santa Barbara Planning & Development Department to construct and operate a new Tier II winery facility on about 5.6 acres of the northeastern portion of an approximately 42-acre parcel. The proposed winery project will retain the existing residences and structures and will upgrade existing access roads, construct new internal roads/driveways and parking areas, construct three new wine production buildings, excavate a storm-water detention basin, and install necessary infrastructure (Coast Engineering & Survey, Inc., 15 April 2019) (Fig. 1). About 31 acres of the parcel was converted from dry farming to vineyard in 2015 and a lined frost pond was installed in 2016-2017. A 2.3-acre area in the northern portion of the parcel supports a single-family residence and associated landscaping, a smaller residence, and outbuildings that are not part of the project. Disturbed open space occurs in the northwestern corner (about 5.5 acres) and southeastern corner (about 0.5 acres) of the parcel. These areas lie adjacent to the proposed project area. The present document updates land use on and around the parcel analyzed in a previous Biological Evaluations that were prepared by Hunt & Associates (2014, 2016) when the parcel was converted from dry farming to vineyard and other infrastructure changes occurred.

2.0 Project Location. The approximately 42-acre subject parcel (APN 099-100-045) is located at 4805 East Highway 246, northwest of the intersection of the western terminus of Hapgood Road and State Highway 246 in the Santa Rita Valley, between Buellton and Lompoc (Fig. 2). The proposed project site encompasses approximately seven acres in the northern portion of the parcel.

3.0 Methods. A diurnal survey of the proposed project area and adjacent areas was conducted on 3 June 2020 between 1000 hrs and 1300 hrs. All non-vineyard portions of the subject parcel were surveyed on foot. Land use conditions on parcels abutting the subject parcel also were evaluated at this time from the parcel and by driving area roads. The weather was clear during the survey, with light winds from the northwest and air temperatures between 57F and 67F. Site photos are included in Appendix 1. Previous biological evaluations of this parcel provided the background for the updates to existing conditions and the potential for the proposed development to impact special-status species, including the California tiger salamander (*Ambystoma californiense*) (CTS) and California red-legged frog (*Rana draytonii*) (CRLF).

4.0 Land Use. The subject parcel is bordered on the south by Highway 246, on the west, northeast, and east by agricultural parcels, mostly vineyards, and on the northwest and north by fragmented open space in the southern edge of the Purisima Hills. Most of the parcel lies on the floor of the Santa Rita Valley and was converted to dry farming decades ago (Figs. 2 and 3).

Until 2015, approximately 29 acres, encompassing the valley floor portion of the 42-acre parcel, was dry farmed. The remaining 13 acres of the parcel included about 10 acres of open space (coastal sage scrub and non-native annual grassland, with a seasonal drainage supporting arroyo willow thickets in the northwestern portion, and two residential lots on about three acres bordering this open space (Fig. 3).

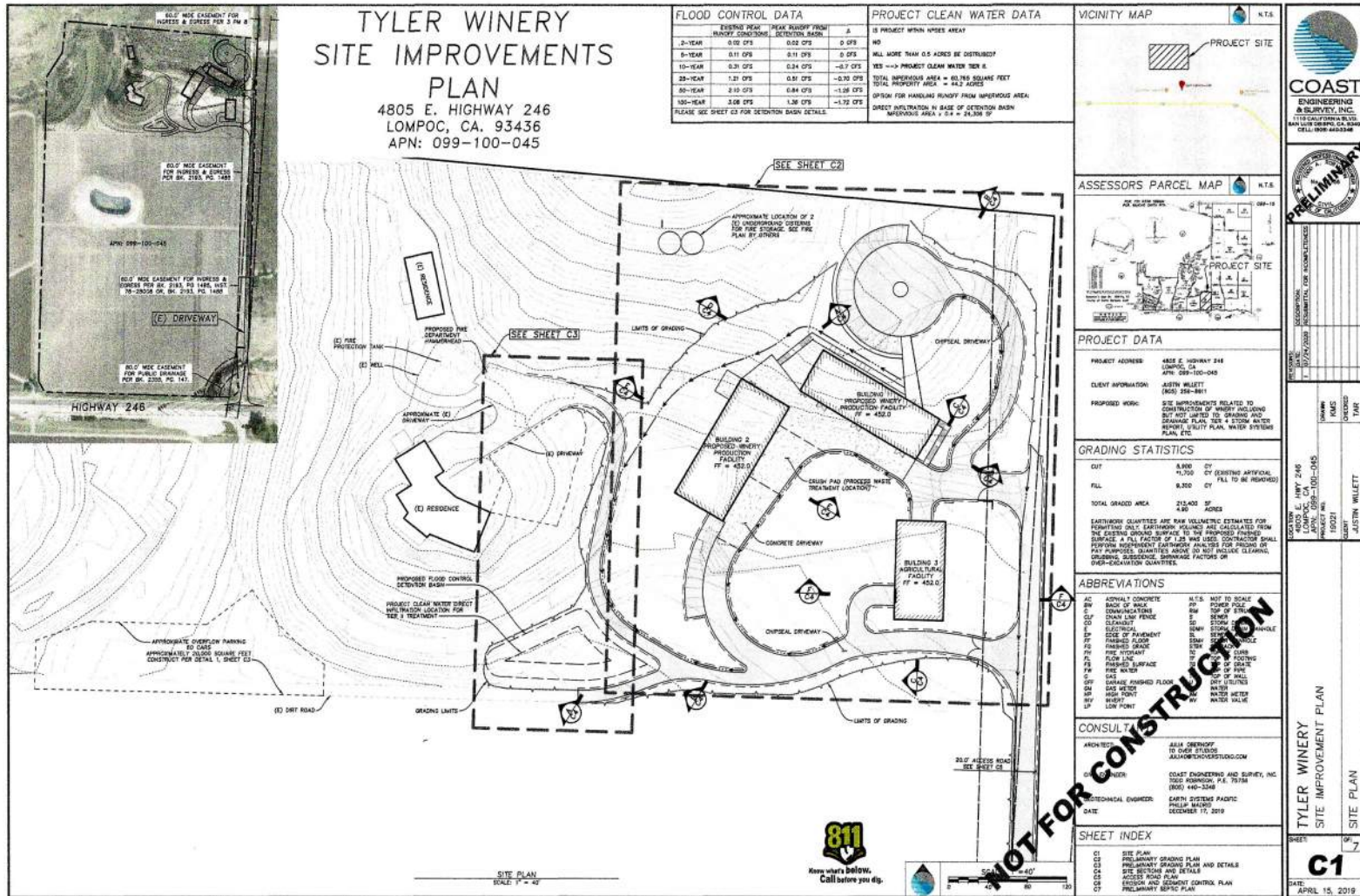


Figure 1. Site Plan of Proposed Project.



Figure 2. Regional location of subject parcel. Image dated 11 August 2018.

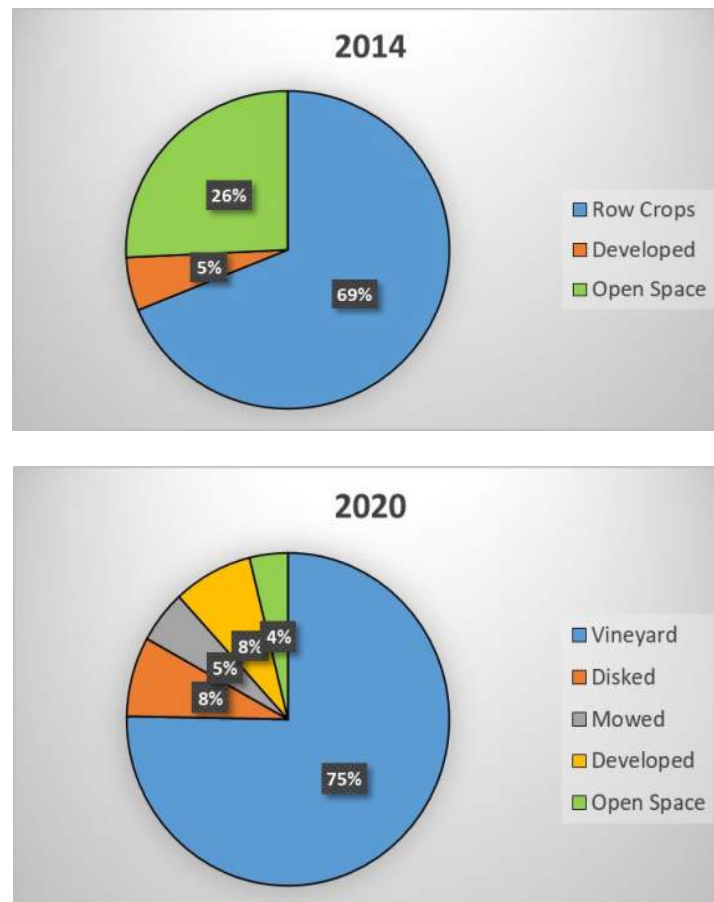


Figure 3. Land use changes on parcel since previous Biological Evaluation (Hunt & Associates, 2014) and present-day. The most significant land use change is conversion of land use for row crops to vineyard, and concurrent reduction of open space from 26% of the parcel in 2014 to about 5% of the parcel at present. Percentages are based on total parcel area of 42 acres.



Figure 4. Subject parcel (white outline) and surrounding land use. Image dated 11 August 2018.

This configuration of land uses were present since at least the early 1970s, the earliest aerial photos consulted for this report (Shipman, 1972; GoogleEarth imagery 1994-2015).

About 31 acres of the subject parcel were converted to vineyard between December 2015 and July 2016, and a lined frost pond was installed the following year (Figs. 3 and 4). This pond is 14-foot deep and covers an area of about 25,500 sf (0.59 acres). The pond was created by excavating a low hill that formerly occurred here that was vegetated with non-native annual grassland and was not previously farmed. An approximately 3.2-acre triangular patch of coastal sage scrub and grassland bordered the western side of this hill and extended westward for a few hundred feet to the western edge of the parcel, then northward where it was contiguous with more extensive open space off-site to the north and northwest. A previous Biological Evaluation recommended that this patch of coastal sage scrub remain undisturbed because it had a moderate potential to support CTS (Hunt & Associates, 2014). However, this area was converted to vineyard in 2015-2016. Between September 2016 and June 2017, a 2.65-acre portion of the northeastern corner of the parcel was disked and partially planted in grapes and is maintained as such since to the present day (Fig. 3; see photos in Appendix 1).

5.0 Soils. Shipman (1972) classified soils in the northern half of the parcel as Arnold sand (ArF3). Soils in the west-central portion are classified as Tierra sandy loam (TnD2), while soils on the farmed flats are classified as Elder sandy loam (EdA2). Arnold soils develop over soft sandstone, the underlying parent material in this portion of the Purisima Hills; Tierra and Elder soils develop from alluvium eroded from these sandstone exposures and deposited on the floor of the Santa Rita Valley.

6.0 Drainages. The subject parcel is inclined to the south-southwest, with an average slope of 4%, based on surface elevations about 485 feet above sea level in the north-central property boundary and 405 feet above sea level in the southwestern corner of the parcel, a distance of about 1,925 feet. Two unnamed seasonal drainages occur on the parcel: one in the northwestern corner and one in the southeastern corner (Fig. 5). These drainage channels are heavily incised and support surface flows only during storm events. The banks and beds of both drainages are alluvium (silts and sands) with little to no in-channel terrace development or other natural structure. The drainage in the northwestern corner of the parcel is about 8-9 feet deep and 6-15 feet wide, meandering, with a V-shaped channel. This channel contains several culverted berms at intervals of 100 feet or so that appear to have been installed to control head-cutting. They do not impound surface flows. The channel of the southeastern drainage is incised to a depth of about 10 feet, has a bank-to-bank width of about 40 feet, and a U-shaped channel (see photos in Appendix 1).

7.0 Vegetation. Currently, at least 85% of the subject parcel supports vineyard, residences, or bare soil that is routinely disked. Three vegetation alliances (terminology of Sawyer et al., 2009) occur on the remaining six acres of open space still present in the northwestern and southeastern corners of the parcel. A fourth vegetation alliance is associated with the frost pond in the west-central portion of the parcel (Fig. 5):

- *Bromus (diandrus, hordeaceus) Semi-Natural Herbaceous Stand* (Non-Native Annual Grassland) (3.36 acres). The proposed winery project area will cover about 5.6 acres of

the northern and northeastern portion of the parcel. About 1.5 acres of non-native annual grassland/ruderal vegetation will be impacted by the proposed development (Fig. 3). Dominant species here include ripgut brome (*Bromus diandrus*), soft chess (*B. hordeaceus*), red brome (*B. rubens*), redstem filaree (*Erodium cicutarium*), and a number of other non-native, herbaceous species (see photos in Appendix 1).

- *Artemisia californica* Shrubland Alliance (California Sagebrush Scrub) (1.36 acres). This vegetation occurs on flats and hills away from the drainages and extensively northwest and north of the subject parcel (Figs. 2 and 3). On-site it is highly disturbed and consists of coastal sage scrub shrubs with a dense understory of non-native grasses and herbaceous species. Dominant woody shrubs here include California sagebrush, sawtooth goldenbush, fascicled tarweed (*Hemizonia fasciculata*), and coyote bush, along with non-native species, such as common bindweed (*Convolvulus arvensis*), Mediterranean mustard (*Hirschfeldia incana*), vetch (*Vicia* sp.), and yellow star-thistle (*Centaurea solstitialis*).
- *Salix lasiolepis* Shrubland Alliance (Willow Thickets) (1.02 acres). Willow thickets occur in the channel of the seasonal drainage in the northwestern corner of the parcel cover about 0.87 acres. Similar vegetation in the channel of the drainage in the southeastern corner of the parcel covers about 0.15 acres. This alliance is confined mainly to the channel of the drainages and top-of-bank and is composed of a mixture of riparian and upland species, dominated by arroyo willow (*Salix lasiolepis*), with a patchy distribution of facultative wetland species, such as coyote bush (*Baccharis pilularis*) and mule fat (*Baccharis salicifolia*). Upland species are also common here, including California sagebrush (*Artemisia californica*), sawtooth goldenbush, *Hazardia squarrosa*, and a variety of non-native weeds and annual grasses. Bank and top-of-bank vegetation grades into coastal sage scrub vegetation in surrounding uplands (Fig. 5). Channel vegetation in the southeastern drainage is more open than in the northwestern drainage, and consists of a few arroyo willow thickets and a number of native (bolded) and invasive, non-native species: non-native brome grasses (*Bromus diandrus*, *B. rubens*, *B. hordeaceus*, *Avena* sp.), **giant creek nettle (*Urtica dioica* subsp. *holosericea*)**, poison hemlock (*Conium maculatum*), Mediterranean mustard (*Hirschfeldia incana*), sow thistle (*Sonchus oleraceus*), **California bee plant (*Scrophularia californica*)**, **California sagebrush**, **western ragweed (*Ambrosia psilostachya*)**, **unidentified phacelia (*Phacelia* sp.)**, yellow star-thistle (*Centaurea solstitialis*), horehound (*Marrubium vulgare*), **mugwort (*Artemisia douglasiana*)**, and wild radish (*Raphanus sativus*). Bank and top-of-bank vegetation is highly disturbed and supports five mature **coast live oaks (*Quercus agrifolia*)** and native shrubs, including coyote brush. This drainage shows no evidence of ponding in the channel (see photos in Appendix 1).

The proposed project footprint will not directly impact *Artemisia californica* Shrubland Alliance or *Salix lasiolepis* Shrubland Alliance, but does encroach into the 100-foot buffer around these plant communities (see discussion of ESHA in section 8.1). Project elements, including the proposed overflow parking area and storm water detention basin, will disturb approximately 1.46 acres (46%) of non-native annual grassland on the parcel.



Figure 5. Vegetation. Yellow: *Bromus* (*diandrus*, *hordeaceus*) Semi-Natural Herbaceous Stand (non-native annual grassland/ruderal); light green: *Artemisia californica* Shrubland Alliance (disturbed California sagebrush scrub); dark green band around frost pond: *Schoenoplectus californica* Herbaceous Alliance (California bulrush); purple: *Salix lasiolepis* Shrubland Alliance (willow thickets) (ESHA); blue: landscaping, including scattered coast live oaks. Uncolored areas include vineyard, fallow soil, and disked soil. Heavy black line encompasses proposed winery project area; white polygon shows location of proposed storm water detention basin. Note that open space in northwestern corner of parcel is contiguous with more extensive open space northwest and north in Purisima Hills. North is towards right. Image dated 11 August 2018.

- *Schoenoplectus californica* Herbaceous Alliance (0.12 acres). A dense, 3-6 foot wide fringe of California bulrush surrounds the shoreline of the frost pond in the west-central portion of the parcel (Figs. 4 and 5; photos in Appendix 1). The lined pond was created in 2016-2017 and bulrush opportunistically colonized the shoreline of this feature. This plant community would not be present without the pond. The surface area of the pond at capacity covers about 25,500 sf (0.59 acres) and has a maximum depth of about 14 feet.

8.0 Special-Status Biological Resources.

8.1 Special-Status Plant Communities. Approximately 37,500 sf (0.87 acres) of *Salix lasiolepis* Shrubland Alliance (aka Southern Willow Scrub of Holland, 1986), occurs in the unnamed seasonal drainage in the northwestern corner of the parcel, and approximately 6,355 sf (0.15 acres) occurs in the drainage in the southeastern corner of the parcel (Fig. 5). This vegetation alliance is classified by the State as a special-status plant community (Sawyer et al., 2009; CDFW, 2018) and by the County of Santa Barbara as Environmentally Sensitive Habitat Area (ESHA) that is nominally protected by maintaining a 100-foot open space buffer around it (County of Santa Barbara, 2015) (Fig. 7). The project will not remove or otherwise directly disturb this plant community because a proposed overflow parking lot proposed for the western end of the project area has been designed to avoid encroaching into the 100-foot ESHA buffer (Fig. 7; see Impacts and Mitigation Measures in Section 9.0).

8.2 Special-Status Plant Species. No special-status plants were found on-site during the surveys conducted for this document and, given the land use history of the parcel and limited amount of remaining open space on the parcel, none are expected to occur, particularly in the proposed project area footprint, which supports only bare soil, routinely disked, or in vineyard production. Table 1 lists seven special-status plants that are known from the project region and potentially could occur on the subject parcel due to suitable habitat and soil types. One of these species, wedge-leaved horkelia, has a moderate potential of occurring in sandy soils in the northwestern portion of the subject property, outside the proposed project footprint.

Table 1. Special-Status Plants Known From the Project Region with Potential to Occur on the Subject Property¹.

Scientific Name	Common Name	Regulatory Status	Nearest Locality Record	Observation Date	Comments and Potential for Occurrence in Project Area
<i>Agrostis hooveri</i>	Hoover's bent grass	List 1B.2	La Purisima Mission State Park, 6-7 air mi W subject parcel	2006	Low potential. Chaparral and valley grassland on sandy soils; similar soils found on-site in association with Zaca Creek and tributary on subject property.
<i>Arctostaphylos purissima</i>	La Purisima manzanita	List 1B.1	Sand hill scrub, 1.3 air mi SE of subject parcel	2019	No potential. Coastal sage scrub on sand hills (sandhill variant) (Hunt, pers. observ.). Species would have been evident if present.
<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Mile's milk-vetch	List 1B.2	Foxen Canyon 2.5 mi W Buellton	n.d. 1935	Low potential. Found in coastal scrub on clay soils; similar soils found on-site; low potential in Zaca Creek on subject property.

<i>Horkelia cuneata</i> subsp. <i>sericea</i>	Wedge-leaved horkelia	List 1B.1	Oak woodland on sand hills, 1.3 air mi SE of subject parcel	2019	Moderate potential. May occur in sandy soils associated with scrub vegetation in northwestern corner of parcel.
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara honeysuckle	List 1B.2	La Purisima Mission State Park, 7 air mi W subject parcel	1983	No potential. Perennial species would have been observed on parcel during surveys, if present. Most records are for South Coast.
<i>Quercus palmeri</i>	Palmer's oak	Locally Rare	Bobcat Springs area; Purisima Hills east of Mission La Purisima (Smith, 1998)	1980-1990s	Low potential. Found on sandy soils. Species would have been evident, if present.
<i>Scrophularia atrata</i>	Lompoc figwort	List 1B.1	La Purisima Mission State Park; about 8 air mi WSW of subject parcel	1980s-2019	Low potential. <i>S. californica</i> was found in seasonal drainage in southeastern corner of subject parcel during surveys for this report. Project area lies about 8 air mi E of known range of <i>S. atrata</i> in Santa Barbara County.

Key:

List 1B.1 = plants considered rare, threatened, or endangered in California and elsewhere by CNPS.

List 1B.2 = plants considered rare, threatened, or 'fairly' endangered in California and elsewhere by CNPS.

List 2 = plants rare, threatened, or endangered in California but more common elsewhere by CNPS.

¹ Sources: CDFG (2020) for Los Alamos, Lompoc, Lompoc Hills, and Santa Rosa Hills USGS quadrangles; CNPS website: www.rareplants.cnps.org; and www.calflora.org.

8.3 Special-Status Wildlife. No special-status wildlife species were observed on the subject property during the site visit for this report and none are expected to occur in the proposed project footprint due to lack of suitable habitat. Table 2 lists 22 species of special-status amphibians, reptiles, birds, and mammals that are known from the project region and could potentially occur as seasonal transients or residents on-site because of the presence of suitable habitat in the northwestern corner of the subject parcel and its physical connection to more extensive, similar habitats in the Purisima Hills. Four listed species, California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), least Bell's vireo (*Vireo bellii pusillus*), and southwestern willow flycatcher (*Empidonax traillii eximius*), are known to occur within a five-mile radius of the subject property (Table 2). CTS and CRLF are evaluated individually herein. There is no suitable habitat on the parcel for Bell's vireos or willow flycatchers. The remaining birds and mammals listed below as having a moderate or high potential of occurring on the subject parcel may be expected to occur as transients while foraging widely in the region, but are not expected to nest, roost, or den on the parcel.

Table 2. Special-Status Wildlife Known From Project Region¹.

Scientific Name	Common Name	Regulatory Status	Nearest Locality Record	Observation Date	Comments and Potential for Occurrence in Project Area
AMPHIBIANS (2 species)					
<i>Ambystoma californiense</i>	California tiger salamander	FE/SE	0.16 mi WNW jct Domingo's Rd x Hwy 246, 5 mi W of	2008	Moderate potential in open space in NW corner of parcel; no potential in project area footprint.

			Buellton Along Hwy 246 in Santa Rita Valley Hwy 246 x Campbell Rd, 8 mi NW Buellton Many sites in Purisima Hills	2008 1982-2008 1992-2020	Known CTS breeding sites are within dispersal distance of subject parcel (Table 3). There are agricultural ponds on open space parcels W of the subject parcel where CTS have been previously (2002) observed and subject parcel recently installed a pond. CTS have been observed on Hwy 246 S, SE, and SW of parcel (Table 3; Fig. 6).
<i>Rana draytonii</i>	California red-legged frog	FT/SSC	AOR Hwy 246, 0.9 mi NW jct Drum Cyn Rd x Hwy 246, 6.8 mi NW Buellton Hwy 246 x Campbell Rd, 2 air mi SE of parcel Nojoqui Crk, 2.2 mi S Buellton S side Santa Ynez River, 1.3 air mi SE jct SYR x Hwy 101 Zaca Creek at mouth Canada Botella (Jonata Park Rd) Zaca Crk at jct Hwy 101 x Hwy 154	1982 2008 2007 2007 2000 2000 (Hunt, pers. observ.)	No potential. Although the recently-installed frost pond may provide suitable breeding and larval development habitat for CRLF, the parcel is isolated from known occupied habitat. The nearest breeding habitat is Campbell Road ponds, about 2.3 air mi SE of subject parcel (Fig. 6), Santa Ynez River, about 3.5 miles S of the subject property, and in Los Alamos on other side of Purisima Hills, about 6 air mi NNE of parcel.
REPTILES (3 species)					
<i>Anniella pulchra</i>	No. California legless lizard	None/SSC	La Purisima Mission State Park, about 5 air mi W of parcel	1995 (Hunt, pers. observ.)	Open space in NW corner of parcel has soils with a high sand content and suitable vegetation. Moderate potential.
<i>Thamnophis hammondi</i>	Two-striped garter snake	None/SSC	Santa Ynez River at confluence Alisal Creek	2007 (Hunt, pers. observ.)	Drainages on parcel are unsuitable habitat for this species. No potential.
<i>Salvadora hexalepis virgulata</i>	Coast patch-nosed snake	None/SSC	Regional occurrences	various	Scrub and grassland habitat in NW portion of parcel provides suitable habitat. Moderate potential.
BIRDS (20 species)					
<i>Accipiter cooperi</i>	Cooper's hawk	None/WL	On-site	various	Oaks and other trees on-site and woodland on adjacent properties provides suitable nesting and foraging habitat for this resident species. High potential as transient or nesting species.
<i>Accipiter striatus</i>	Sharp-shinned hawk	None/WL	Regional occurrences	various	Oaks on-site and woodland on adjacent provides suitable nesting and foraging habitat for this fall

					and winter transient species. High potential as transient.
<i>Ammodramus savannarum</i>	Grasshopper sparrow	None/SSC	Regional occurrences	various	May nest and/or forage in grassland and scrub on-site. Moderate potential.
<i>Athene cunicularia</i>	Burrowing owl	BBC/SSC	Regional occurrences	various	May use weedy grassland on-site as foraging habitat during fall and winter; no known local nesting or overwintering records.
<i>Baeolophus inornatus</i>	Oak titmouse	BBC	Regional occurrences	various	Expected to occur in riparian scrub along unnamed drainages in NW and SE corners of parcel and in oaks on-site
<i>Buteo regalis</i>	Ferruginous hawk	None/WL	Along Hwy 101, N side of Buellton	1992	Grassland and open scrub provides suitable foraging habitat for this winter visitor. High potential as transient.
<i>Buteo swainsoni</i>	Swainson's hawk	None/ST	Regional occurrences	various	Grassland and open scrub provides suitable foraging habitat for this winter visitor. Moderate potential as transient.
<i>Circus cyaneus</i>	Northern harrier	None/SSC	Regional occurrences	various	Grassland, open scrub, and agricultural fields provide suitable foraging habitat for this winter transient. High potential as transient.
<i>Carduelis lawrencei</i>	Lawrence's goldfinch	BBC	Regional occurrences	various	May forage in grassland and riparian scrub on-site
<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE/SE	Santa Ynez River west of Highway 101, incl confluence Zaca Creek	2002	Known to breed along Santa Ynez River, W of Hwy 101, approx. 8 air mi SSE of project area. May breed in riparian scrub habitats elsewhere along SY River, S of subject parcel. Seasonal drainages on-site support only small patches of willow thickets and mule-fat scrub favored by this species for nesting and foraging. Low potential.
<i>Empidonax traillii extimus</i>	Southwestern willow flycatcher	FE/SE	Santa Ynez River west of Highway 101, incl confluence Zaca Creek	2002	Known to breed along Santa Ynez River, W of Hwy 101, approx. 8 air mi SSE of project area. Drainages on-site do not provide suitable habitat for this species. No potential.
<i>Dendroica petechia brewsteri</i>	Yellow warbler	None/SSC	Regional occurrences	various	Willow thickets along seasonal drainages on-site, particularly in NW corner of parcel, provide suitable foraging and possibly nesting habitat for this species. Moderate potential.
<i>Elanus leucurus</i>	White-tailed kite	None/FP	Regional occurrences	various	No suitable roosting habitat on subject parcel but may occasionally include northern portion of parcel as foraging habitat from Purisima Hills. Low potential as transient.
<i>Eremophila alpestris actia</i>	California horned lark	None/WL	Regional occurrences	various	Grassland and fallow/disked agricultural fields on-site provides suitable foraging habitat for this resident. High potential as

					transient.
<i>Lanius ludovicianus</i>	Loggerhead shrike	None/SSC	Regional occurrence	2013 (Hunt, pers. observ.)	Scrub habitats in NW corner of parcel may provide foraging and possibly nesting habitat. Moderate potential.
<i>Melanerpes lewis</i>	Lewis' woodpecker	BBC	Regional occurrence	various	Frequents oak savanna habitats; may include valley oaks and coast live oaks in foraging area; low potential to nest or forage in on-site oaks.
<i>Passerella iliaca</i>	Fox sparrow	BBC	Multiple records in region	various	Coastal sage scrub, grassland, and riparian scrub along unnamed drainages, particularly in NW corner of parcel, may provide nesting and foraging habitat. Moderate potential.
<i>Pica nuttallii</i>	Yellow-billed magpie	BBC	Multiple records in region	various	Likely to occur on-site in oaks and in weedy grassland.
<i>Picoides nuttallii</i>	Nuttall's woodpecker	BBC	Multiple records in region	various	Observed on adjacent parcels during surveys for this document; likely forages and may nest in oaks on-site.
<i>Selasphorus sasin</i>	Allen's hummingbird	BCC	Multiple records in region	various	Coastal sage scrub and riparian scrub along seasonal drainages in NW corner of parcel may provide nesting and foraging habitat. Low to moderate potential.
MAMMALS (6 species)					
<i>Antrozous pallidus</i>	Pallid bat	None/SSC	Zaca Creek at Jonata Park Rd bridge, near mouth of Canada Botella Vandenberg Air Force Base, 13 air mi W of parcel	2001 2000-2002	Grassland and open scrub habitat provides suitable foraging habitat; roosting habitat on-site is limited. Barns and other structures on adjacent parcels may provide suitable roosting habitat. Ground around all trees on-site and on adjacent parcel to south were checked for guano deposits, indicating repeated use as roost—no evidence found. Moderate potential as forager.
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None/SSC	Communal roosts on Santa Ynez River Zaca Creek at Jonata Park Rd bridge, near mouth of Canada Botella	1985-2000 2001	Grassland and open scrub habitat provides suitable foraging habitat; there is no roosting habitat for this species on-site. Low to moderate potential as forager.
<i>Myotis yumanensis</i>	Yuma myotis	None/SSC	Santa Ynez River riparian corridor at Hwy 101	2013 (Hunt, pers. observ.)	Species is common in project region and uses Santa Ynez River as foraging habitat; no suitable roosting habitat on-site. Moderate to High potential.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None/SSC	Regional occurrence	2013 (Hunt, pers. observ.)	Observed in grasslands in Purisima Hills; may forage on subject property but not resident on-site. Moderate potential.
<i>Puma concolor</i>	Mountain lion	None/FPF	Lion sightings are routine around the	2012-2013	One or more individuals may include subject parcel in home

			Buellton area		range as foraging habitat. Moderate potential.
<i>Taxidea taxus</i>	American badger	None/SSC	Several DOR sightings along Hwy 101, N of Buellton in vicinity of subject property DOR Hwy 101, approx. 1 mi S jct Santa Rosa Rd Several sightings in Purisima Hills (Hunt, pers. observ.)	1985-2000 (Hunt, pers. observ.) 2013 (Hunt, pers. observ.) 1990-2015	Suitable foraging habitat in grassland and open scrub habitat on subject property; may include site as foraging habitat as part of larger home range in region. Moderate potential.

Key:

FE = listed as Endangered by the U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (ESA)

FT = listed as Threatened by the USFWS under the ESA

SE = listed as Endangered in the State of California by CDFW under the California Endangered Species Act (CESA)

ST = listed as Threatened in the State of California by CDFW under CESA

FP = Fully Protected species in California (CDFW)

FPF = Fully Protected Furbearer in California (CDFW)

BCC = Birds of Conservation Concern (USFWS, 2020; CDFW, 2019) at IPaC website: <https://ecos.fws.gov/ipac/>

SSC = California Species of Special Concern (CDFW)

WL = 'watch list' species in California (CDFW).

¹ Sources for wildlife records: CNDDDB (2020) for the Los Alamos, Lompoc, Lompoc Hills, and Santa Rosa Hills; Foxen Canyon, Los Alamos, Los Olivos, Solvang, Santa Rosa Hills, Santa Ynez, Sisquoc, Zaca Creek, Zaca Lake quadrangles; relevant environmental documents for region; L.E. Hunt field notes (2000-2020); IPaC website (USFWS, 2020).

8.4 California Tiger Salamander Habitat Evaluation. CTS populations in Santa Barbara County were listed as Endangered and Threatened, respectively, under the Federal Endangered Species Act in 2000 (USFWS, 2000 a,b). The subject property was evaluated for the presence/absence, extent, and quality of aquatic and upland habitat for California tiger salamander (CTS) because the site lies within the geographic range of the species in Santa Barbara County (USFWS, 2013). CTS populations require ponds for breeding, egg deposition, and larval development as well as upland habitat around the breeding site for juvenile and adult salamanders. Ponded aquatic features must have a minimum hydroperiod of about 70 days to allow CTS larvae to successfully metamorphose. The juveniles leave the ponds in late spring as they are drying up. Juvenile and adult CTS spend most of their lives underground in burrows excavated and maintained by burrowing rodents, such as pocket gophers (*Thomomys bottae*), California ground squirrels (*Spermophilus beecheyi*), kangaroo rats (genus *Dipodomys*), and/or pocket mice (genus *Perognathus* and *Chaetodipus*). The northwestern and southeastern corners of the subject property, and extensive areas abutting the northwestern and northern portion of the parcel may support one or more of these rodent species. Hundreds to several thousands of feet may separate upland CTS refugia sites from breeding ponds, i.e., viable CTS populations are scattered over hundreds of acres around breeding sites.

In evaluating whether or not a property provides habitat for, and thus could support, CTS, the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) have jointly developed an evaluation protocol (USFWS, 2009) consisting of four questions:

- *Is the subject parcel within the geographic range of CTS?* Yes. The subject parcel is located near the southern edge of the mapped (known) geographic range of CTS in Santa Barbara County. It lies within the Santa Rita Valley/Purisima Hills “metapopulation” (i.e., population cluster) of CTS in the County (USFWS, 2013).
- *Is there suitable breeding habitat on the subject property?* Possibly. A frost pond was constructed in the west-central portion of the parcel in 2016-2017 and holds water year-round. The pond is lined, 14 feet deep, with steep sides. There is no shallow water habitat or emergent vegetation for egg-laying. A dense 3-6 foot wide fringe of California bulrush surrounds the shoreline. Given these characteristics, it provides marginal breeding or larval development habitat for CTS. Moreover, CTS would have to traverse at least 500 feet of vineyard to access this pond from the nearest open space northwest of the parcel (Figs. 4 and 5). The seasonal drainages in the northwestern and southeastern portions of the parcel contain no breeding or larval development habitat for CTS.

A previous report evaluated construction and use of the pond in terms of its potential to impact CTS (Hunt & Associates, 2016). That report concluded that, because there was a moderate potential for undeveloped annual grassland along the western portion of the subject parcel to support CTS, the open space connection could allow CTS access to the proposed lined pond. The report recommended that the design of the frost pond should be modified to include a two-foot high wall that completely encircles it to prevent CTS that could disperse from open space on adjacent parcels to the west from accessing this pond. Without this barrier, the report concluded that the proposed pond could pose ‘attractive nuisance’ that could result in ‘take’ of CTS. The barrier wall was not installed when the pond was constructed. Meanwhile, the open space areas immediately west of the pond were converted to vineyard when the rest of the parcel was converted. The potential for CTS to disperse to this feature is considered low because CTS would now have to traverse at least 500 feet of vineyard to access this pond. The proposed project includes a detention basin that will receive surface runoff from the paved portions of the project area. This basin is proposed to be located in disked soil at the base of the hill in the about 400 feet southeast of open space along the northwestern quadrant of the parcel (Fig. 7). The basin will be designed to hold surface water for no more than 1-2 days following a storm event, so as not to provide breeding habitat for CTS.

- *Is their suitable upland habitat for CTS on the subject property?* Yes, a small amount of open space occurs in the northwestern portion of the parcel and supports rodent burrows. Burrow systems created and maintained by California ground squirrels (*Spermophilus beecheyi*), Botta’s pocket gopher (*Thomomys bottae*), kangaroo rats (genus *Dipodomys*), and pocket mice (genus *Chaetodipus*), are used by adult and juvenile CTS as refugia in upland habitats and they spend most of the year underground in these burrows. The upland habitat in the northwestern corner of the parcel is physically connected to more extensive upland habitat northwest and north of the parcel (Figs. 4 and 5).



Figure 6. Known CTS breeding sites and observations (green icons) and potential CTS breeding sites (white icons) within a 1.2-mile radius of the subject parcel. Nearest known CRLF breeding site to subject parcel is shown by red icon in lower right corner (see text). Subject parcel is outlined in white. Acronyms for pond features follow terminology of Hunt (2012) and USFWS (2013). Image dated 11 August 2018.

- *Are there known CTS breeding sites within a 1.5-mile radius of the subject property and is it possible for CTS leaving these breeding sites to access the subject property?* Yes. Figure 6 shows two *known* CTS breeding sites and six *potential* (i.e., not sampled to date) breeding sites for CTS within a 1.2-mile radius of the subject property (Hunt, 2009; Hunt, 2012; USFWS 2013). Additionally, there have been four observations of individual adult CTS on or alongside Highway 246 in this area. Table 3 evaluates the potential for CTS on these known and potential sites to access the subject parcel.

Table 3. CTS observations within a 1.2-mile radius of the subject parcel.

Map Label	Known or Potential CTS Breeding Site or Observation	Distance to Subject Parcel	Barriers to Dispersal Between Aquatic Feature or Observation and Subject Parcel
LOAL-1	Potential	2,370 ft NE of NE corner of subject parcel	Moderate barrier: vineyards
LOAL-42	Potential	890 ft NW of NW corner of subject parcel	No barrier: open space connection to NW corner of parcel
LOAL-43	Known	5,300 ft WSW of SW corner of subject parcel	Strong barrier: Highway 246
LOAL-44	Potential	3,215 ft SW of SW corner of subject parcel	Strong barrier: Highway 246; agric. fields
LOAL-45	Potential	4,145 ft NW of NW corner of subject parcel	No barrier: open space connection to NW corner of parcel
LOAL-46	Potential	4,970 ft NW of NW corner of subject parcel	No barrier: open space connection to NW corner of parcel
LOAL-X	Potential	2,080 ft NW of NW corner of subject parcel	No barrier: open space connection to parcel
SITE 14	Known	5,260 ft W of SW corner of subject parcel	Strong barrier: Highway 246
UCSB 14165*	Adult CTS (29 Nov 1982)	AOR Hwy 246 at E end Hapgood Road (2,700 ft E of SE corner of subject parcel)	Moderate barrier: mixture of open space and small-scale agric.
UCSB 14466*	Adult CTS (29 Nov 1982)	DOR Hwy 246, 0.3 rd mi W of E end Hapgood Road (1,025 ft E of SE corner of subject parcel)	Moderate barrier: mixture of open space and small-scale agric.
Sykes (2002)	Adult CTS (2002)	Adult CTS observed on parcel W of subject parcel (Sykes, 2002), 1,500 feet from proposed project footprint	Moderate barrier: vineyards
CTS 20feb2017	Adult CTS (2017)	Adult female found in pitfall trap along S side of Hwy 246, 1.02 air mi SW project footprint; probably bred in LOAL-43 pond	Strong barrier: Highway 246; agricultural fields

* UCSB = University of California-Santa Barbara Vertebrate Museum collections.

Four of the six potential CTS breeding sites have no barriers to dispersal to the open space in the northwestern portion of the subject parcel, at distances ranging from 890 feet to nearly 5,000 feet, within the documented dispersal ability of CTS. Additionally, adult CTS were found on

Highway 246 in 1982 at distances of 1,000 feet and 2,700 feet east of the southeastern corner of the subject property, along the south side of the highway in a pitfall trap in February 2017 about one air mi SW of the project footprint, and an adult CTS was observed on the parcel immediately west of the subject parcel in 2002 (Sykes, 2002), as a site approximately 1,500 feet from the proposed project footprint (Fig. 6).

Conclusions Regarding Potential for CTS to Inhabit Subject Parcel:

- The parcel lies within the dispersal range of four known CTS localities, but dispersal between these sites and the parcel is severely compromised by Highway 246 (Fig. 6). Five potential CTS breeding sites also occur within dispersal range in habitats that are more or less contiguous with open space in the northwestern corner of the subject parcel. Most of the open space present in the northern portion of the subject parcel when the first CTS evaluation was prepared in 2014 has been converted to residential use, vineyard, or is actively disked and no longer provides suitable upland habitat for CTS. Approximately 5.6 acres of open space still occur in the northwestern and southeastern corners of the parcel. The latter area is less than one acre in size and is isolated from off-site open space, so it has low or no potential as upland habitat for CTS. The northwestern corner of the subject parcel therefore has a ***moderate potential*** of providing upland habitat for CTS because it is relatively intact and contiguous with more extensive open space to the north and northwest that supports potential CTS breeding habitat.
- The lined frost pond on the subject parcel provides marginal aquatic habitat for CTS breeding and larval development because of its depth (14 feet), steep sides with no shallow water habitat. In addition to these unfavorable physical characteristics, water levels in this feature probably fluctuate significantly and unpredictably during the winter through spring when the pond is used for frost protection. It is at this time that CTS eggs and larvae would be present in aquatic habitats, so wide fluctuations in water levels would expose these life history stages to desiccation and/or predation. This aquatic feature has a ***low potential*** to function as breeding habitat for CTS.
- The storm water detention basin to be located east of the overflow parking lot will be designed to drain completely within 1-2 days of a storm event, so it will have ***low to no potential*** to function as breeding habitat for CTS. However, it may present an “attractive nuisance” to CTS, resulting in mortality (see Mitigation Recommendations in Section 9.0).
- The proposed winery footprint has ***low or no potential*** to function as CTS upland or dispersal habitat because incremental land use changes since the previous Biological Evaluation (Hunt & Associates, 2014), has converted open space to vineyard and routine disking/farming (see Mitigation Recommendations in Section 9.0).

8.5 California Red-legged Frog (CRLF) Habitat Evaluation. California red-legged frogs (CRLF) share some habitat and life history requirements with CTS and frequently breed in the same ponded aquatic habitats used by CTS. However, unlike CTS, CRLF breed in both ponded and slowly flowing water and these sites must have a hydroperiod in excess of 4 months because of the prolonged larval development period of CRLF. Like CTS, juvenile and adult CRLF aestivate (over-summer) in burrows that are created and maintained by burrowing rodents in

upland habitats around breeding sites. Juvenile and adult CRLF are capable of long-distance dispersal up to several miles.

In evaluating whether or not a property provides habitat for CRLF, the U.S. Fish and Wildlife Service and California Department of Fish and Game use the same protocol developed for CTS (USFWS, 2009):

- *Is the project area within the geographic range of CRLF?* Yes, the project area well within an extensive geographic region occupied by CRLF.
- *Is there suitable breeding habitat for CRLF on the subject property?* Possibly, the frost pond that was created in 2016-2017 provides suitable breeding and larval development habitat for CRLF, but in order to access this aquatic feature, CRLF would have to disperse overland several miles from the nearest known site near Campbell Road, about 2.3 air mi SE of the frost pond, which is unlikely. The seasonal drainages in the northwestern and southeastern portions of the parcel do not provide suitable breeding or foraging habitat for CRLF because they are dry except during storm flows and contain no suitable pond or overhanging bank habitat.
- *Is there suitable upland habitat for CRLF on the subject property?* Rodent burrows in the northwestern portion of the parcel could provide suitable upland refugia for metamorph and adult CRLF, but the drainage there does not provide suitable aquatic habitat and known breeding sites from which individuals might disperse are beyond the dispersal ability of CRLF.
- *Are there known CRLF breeding sites within a 3-mile radius of the subject property and can the subject property be reached by CRLF dispersing from these breeding sites?* Yes, however, the nearest known breeding sites are the Campbell Road ponds, located approximately 2.2 to 2.3 air miles southeast of the subject parcel. Habitat fragmentation and Highway 246 are effective barriers to dispersal from this breeding site to the parcel.

Conclusions Regarding Potential for Parcel to Support CRLF: The subject parcel has ***little or no potential*** to support CRLF.

9.0 Impact Analysis and Mitigation Recommendations. Mitigation measures proposed below for CTS also will mitigate potential impacts to wildlife, including special-status species such as legless lizards and patch-nosed snakes, from development and encroachment into ESHA.

Impact BIO-1 (ESHA Buffers). Willow thickets associated with the seasonal drainage in the northwestern corner of the parcel is considered a special-status plant community by the State (CDFW, 2018) and as ESHA by the County of Santa Barbara (2015). The overflow parking lot proposed for the western end of the project footprint has been re-configured to avoid the 100-foot ESHA setback (red line in Fig. 7). Vehicular and human encroachment into this buffer could significantly lower the quality of this habitat for wildlife, but this impact can be mitigated to less than significant levels (Class II).

Mitigation Measure BIO-1a: The overflow parking lot has been configured to avoid the 100-foot ESHA buffer (red line in Fig. 7).

Mitigation Measure BIO-1b: The western and northern edges of the overflow parking lot should be fenced or otherwise demarcated to prevent vehicles from encroaching into the ESHA buffer.

Mitigation Measure BIO-1c: Landscaping and other ornamental planting around the proposed winery development should include a mixture of native, locally-occurring trees and ornamental landscaping of value to wildlife, especially pollinators. Appropriate native trees for this site include coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*). Invasive, non-native plants, including invasive grasses, should not be included in landscaping palettes.

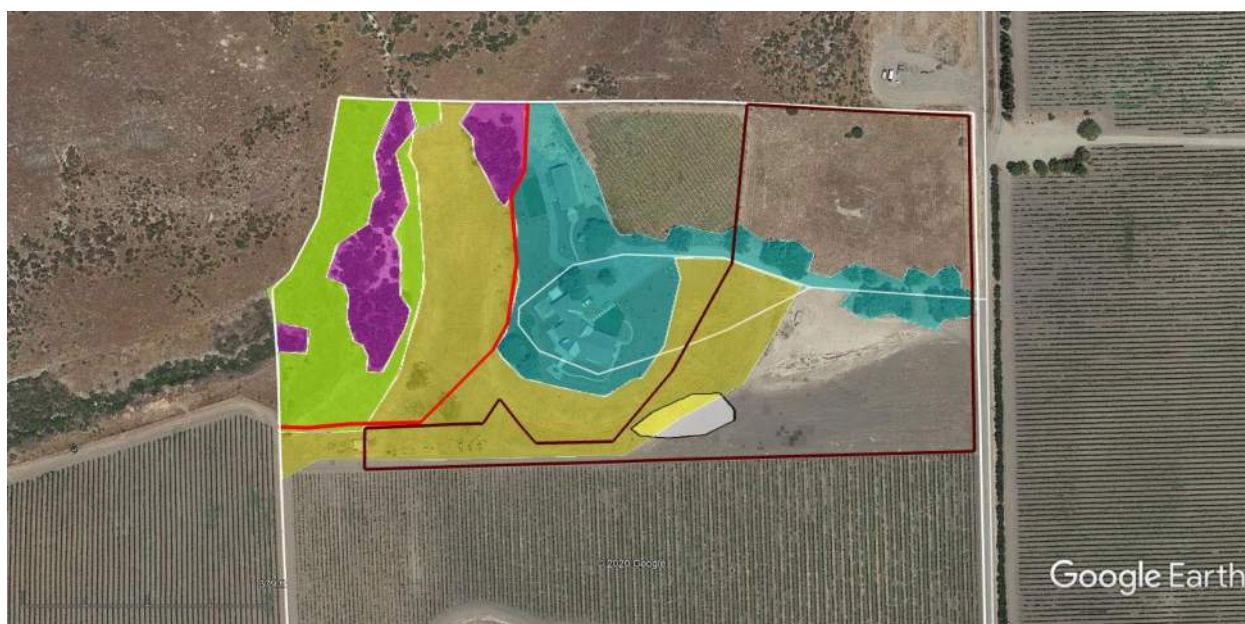


Figure 7. Open space and ESHA in the northwestern corner of the subject parcel. Parcel boundaries are shown by white lines. Note connection to adjacent open space (also see Fig. 5). Green: coastal sage scrub; yellow: non-native annual grassland; purple: willow thickets in seasonal drainage (ESHA); blue: residence and landscaping; uncolored areas in parcel boundaries have been converted to vineyard or are disked. Black line shows approximate footprint of proposed winery project. Red line shows 100-foot open space buffer from ESHA vegetation in drainage. White polygon shows approximate location of proposed storm water detention basin. Image date 11 August 2018.

Impact BIO-2 (On-Site Aquatic Features Attractive to CTS or CRLF). The subject parcel has no potential to support CRLF and most of the parcel is unsuitable for CTS (vineyard), including all of the proposed project footprint. However, open space in the northwestern corner of the parcel is contiguous with extensive open space in the Purisima Hills that supports potential CTS breeding sites, and so this five-acre open space area has a moderate potential to provide upland habitat for CTS. The proposed storm water detention basin will lie about 400 feet east of this open space. The detention basin will be designed to drain within 1-2 days following storm

events, however, this feature could be an “attractive nuisance” for CTS during protracted series of closely-occurring storm events, potentially resulting in egg and/or larval mortality if adult cTS were to breed there. This impact is potentially significant but can be mitigated to less than significant levels (Class II).

Mitigation Measure BIO-2a: Metal or plastic flashing (8-10 inches vertical height above grade) shall be installed around the base of the frost pond to function as a permanent vertical barrier to prevent CTS from accessing this aquatic feature. The flashing should be installed at least 3 inches below grade. The area on one or both sides of the fencing shall be landscaped as a visual screen.

Mitigation Measure BIO-2b: Night-lighting of the proposed winery, including parking areas, should be reduced to the minimum necessary for safety and all exterior lights should be shielded and directed downward to minimize fugitive light.

10.0 Conclusions. The subject parcel lies within the geographic ranges of the California tiger salamander (CTS) and California red-legged frog (CRLF). The nearest known occurrence of CRLF is approximately 2.4 air miles east-southeast of the subject parcel, in vernal ponds southeast of the intersection of Campbell Road and Highway 246. Six potential CTS breeding ponds, two known CTS breeding ponds, and four sightings of adult CTS on or alongside Highway 246 occur within a 1.2-mile radius of the subject parcel. There is a low to moderate potential for CTS to disperse to the parcel because incremental conversion of the parcel and surrounding parcels to row crop agriculture, more recently, vineyard, and other land use changes have, over time, significantly reduced the potential for the parcel to provide upland habitat for CTS. There is no potential for CTS to occur within the project footprint, however, a storm water detention basin proposed for the winery project, could create an “attractive nuisance” for CTS. With incorporation of the mitigation measures presented herein to avoid or reduce these impacts, the proposed project will have no impact on CTS or CRLF

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APPENDIX 1. SITE PHOTOGRAPHS
(all photos taken on 3 June 2020)



Northeastern corner of subject parcel in project area, looking west. This area is routinely disked. Note coastal sage scrub and grassland on adjacent parcel.



Same site, looking southwest.



Existing condition of southeastern quadrant of proposed project area, looking west from eastern edge of parcel, south of driveway (right).



Proposed location of flood control detention basin along base of hill in distance, looking west. Existing residence is visible at upper right. Dirt track at left follows proposed alignment of road to overflow parking area in distance.



Proposed location of overflow parking (foreground and center), looking west-northwest. Seasonal drainage is visible by willow thickets in upper left (ESHA). Parking area has been re-configured to avoid encroaching into 100-foot ESHA buffer.



Frost pond, looking southwest from northern berm.



Seasonal drainage in southeastern corner of subject parcel, looking southwest from west edge of existing access road.

**Attachment 6: Project Site Trip Generation Analysis and Access Evaluation
prepared by Pinnacle Traffic Engineering (November 2020)**

PINNACLE TRAFFIC ENGINEERING

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November 12, 2020

c/o Julia Oberhoff
Mr. Justin T. Willett
Tyler Winery
4805 Highway 246
Lompoc, CA 93436

RE: Tyler Winery Project (19DVP-00000-00025); Santa Barbara County, CA
Project Site Trip Generation Analysis and Access Evaluation

Dear Mr. Willett,

Pinnacle Traffic Engineering (PTE) is pleased to present the following material on your winery project in Santa Barbara County. The project site is located in the unincorporated area of the Santa Ynez Valley east of Lompoc (4805 E. Highway 246). The project site property (41.07 acres) is currently occupied by the owner's residence, a small ranch house and vineyard. The project will construct a new winery facility with multiple structures, a reception area and wine tasting room. The winery will host up to six (6) special events and six (6) smaller private gatherings each year. The project will also increase the size of the existing on-site vineyard from on 27.9 acres to 28.4 acres (+0.5 acre). The Project Plans indicate parking for daily operations will be provided on-site for a total of 32 vehicles. Overflow parking for the events and private gatherings will also be provided on-site (60 guest vehicles and 1 limousine or bus). Access to the project site will continue to be provided via a private paved road extending north from State Route (SR) 246 (opposite Hapgood Road).

The winery structures (19,980 SF) will accommodate the wine production activities and related operations (e.g. crushing, fermenting, filtration, aging & bottling, storage, testing laboratory, administrative offices, etc). Winery production activities will occur daily between 8:00 AM and 5:00 PM. During harvest and crushing operations the hours will be extended to between 6:00 AM and 8:00 PM. Daily staffing will include a total of six (6) employees; 2 full-time (FTE) administrative, 2-FTE production, 1-FTE tasting room and 1 part-time tasting room. Two (2) additional workers will be used during harvest and crushing operations. Currently, wines under the Tyler Winery brand are produced at a facility in Lompoc (9,000 cases a year). The project proposes to increase the annual wine production from 9,000 (produced offsite) to 20,000 (produced on-site) cases. The on-site vineyard will produce 50% of the grapes processed on-site annually, with the remaining 50% sourced from vineyards in the Santa Rita Hills or Santa Maria Valley.

The wine tasting room (1,149 SF) will be used to host private weekly tastings between 10:00 AM and 4:00 PM. A majority of the tastings will occur on weekend days, with occasional tastings during the week. The tasting room will only be available with an advance appointment (maybe 5-10 guest parties) and not be open to the general public. Tastings will be scheduled throughout the day (e.g. maybe every 30-45 minutes on weekend days). Tastings on weekdays will occur on a much less frequent basis. The special events (limited to 6 per year) and private gatherings (6 per year) will also occur between 10:00 AM and 4:00 PM (no pre-determined start or end times). These events and gatherings will mainly occur on weekend days, but may occasionally occur on a weekday (e.g. on a holiday). The events and gatherings will primarily be wine “pickup” parties for the Tyler Winery “Wine Club” members. The special events could host up to 150 guests throughout the day (over 6 hours). It’s anticipated the more popular events may include up to 15-20 guest parties, with an average event typically hosting 10-15 guests. The smaller gatherings could accommodate up to 80 guests throughout the day (over 6 hours). The special events and private gatherings will be scheduled throughout the day (e.g. maybe every 30-45 minutes) with staggered start times to minimize the number of guests arriving at the same time and facilitate efficient parking operations. Wine tastings and special events / private gatherings will not be scheduled at the same day. No public food service will be available on-site for the weekly wine tastings, special events or private gatherings.

Santa Barbara County (Mr. Robertson) and Caltrans (Ms. McRoberts) staff have indicated a full traffic impact study for the proposed winery project is not required. However, Caltrans staff has requested a sight distance and queuing analysis at the SR 246 / Hapgood Road - Project Access Road intersection to evaluate the potential safety impacts associated with the special event and private gathering traffic. In addition, the access evaluation also includes a review of traffic accident and accident rate data.

Project Site Trip Generation Estimates

The project site trip generation estimates have been derived using the County’s trip generation rates and “Winery Trip Estimations” spreadsheet. The spreadsheet estimates the number of weekday and weekend day trips using various independent variables (e.g. size of the property & facility, size of the vineyard, number of full-time employees, annual case production, etc). The total number of trips are then averaged using the number of input variables. The trips associated with the owner’s residence are based on the standard rates in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The trip generation associated with the special events and private gatherings is based a vehicle ridership of 2.5 guests per vehicle. The project specific data is referenced from the project description and Project Plans. The following is a summary of the data used to derive the project site trip generation estimates:

Existing Site Conditions (Weekday and Weekend Day):

Owner’s Resident (Single Family Detached Dwelling)

Project Site Property Size - 41.07 Acres

On-Site Vineyard - 27.9 Acres

Annual Production - 9,000 Cases (Produced Off-Site)

Proposed Site Conditions (Weekday and Weekend Day):

Owner's Resident (Single Family Detached Dwelling)
Project Site Property Size - 41.07 Acres
On-Site Vineyard - 28.4 Acres (+0.5 Acre)
Winery Facility Size - Total of 19,980 SF (Includes Tasting Room - 1,149 SF)
Daily Employees - 5 FTE, 1 Part-Time and 2 Additional during Harvest & Crushing)
Tasting Room Size - 1,149 SF (Private Use by Appointment Only)
Annual Production - 20,000 Cases (Produced On-Site)
Special Events (Up to 150 Guests) & Private Gatherings (Up to 80 guests)

Since the tasting room will only be available "by appointment" and not open to the public, the trip estimates are based on have a 10 guest party (on average) every 30 minutes between 10:00 AM and 4:00 PM. The trip estimates for the existing and proposed conditions are provided in Table 1A. Table 1A also shows the "net" change in the project site trip generation estimates. It's noted the proposed conditions trip estimates represent a worse-case scenario with 8 employees during harvest & crushing operations. Copies of the Santa Barbara County Winery Trip Estimation spreadsheets for the project are attached.

Table 1A - Project Site Trip Generation Estimates

Project Component	Average Number of Vehicle Trips			
	Weekday		Weekend Day	
	Daily	Pk. Hr.	Daily	Pk. Hr.
<u>Existing Site Conditions:</u>				
Ex. Owner's Residence (a)	10	1	10	1
Property Size & Vineyard Size (b)	13	5	45	12
Sub-Totals:	23	6	55	13
<u>Proposed Site Conditions:</u>				
Ex. Owner's Residence (a)	10	1	10	1
Property Size, Prop. Vineyard Size, Facility Size, Number of FTE, & Ann. Production (c)	30	8	180	49
Sub-Totals:	40	9	190	50
Project Site "Net" Change:	+17	+3	+135	+37
Wine Tasting Room (d & e)	48	8	96	16

- (a) Based on ITE trip rate (#210), single family detached dwelling
(b) Based on SB Co. Winery Trip Estimations spreadsheet (average trips)
(c) Based on SB Co. Winery Trip Estimations spreadsheet (average trips)
- Ex. project site property (41.07 Ac.) & prop. vineyard (28.4 Ac.), prop. facility (18.831 KSF = 19.98 KSF - 1.149 KSF tasting room), no. of employees, annual on-site production (20,000 cases)
(d) Tasting room (weekend days) based on 10 guest parties (2 per hour), 10 AM - 4 PM
(10 x 12 / 2.5 = 48 vehicles, with 8 vehicles during the peak hour)
(e) Weekday tastings estimated at half the capacity of a weekend day tasting

The data in Table 1A indicates average weekday conditions currently generate approximately 23 daily trips (two-way trip ends), while the project site may generated up to 55 trips on a weekend day. The winery project could generate an additional 17 weekday trips (3 peak hour trips) and 135 weekend day trips (37 peak hour trips). On a weekend day when a full schedule of private wine tastings could be booked 96 additional daily trips could be expected (two-way trip ends, 48 in & 48 out).

As previously stated, the winery will host special events (limited to 6 per year) and private gatherings (6 per year) between 10:00 AM and 4:00 PM (mainly occur on weekend days, but occasionally on a weekday). The special events could host up to 150 guests throughout the day (over 6 hours), with the more popular events may be including 15-20 guest parties (scheduled every 30-45 minutes). The project site trip generation estimates for the proposed conditions are shown in Table 1B, which represent a worse-case scenario. It's noted the special event trip estimates reflect the maximum daily attendance of 150 guest.

Table 1B - Project Site Trip Generation Estimates (Special Events)

Project Component	Average Number of Vehicle Trips			
	Weekday		Weekend Day	
	Daily	Pk. Hr.	Daily	Pk. Hr.
<u>Proposed Site Conditions:</u>				
Ex. Owner's Residence (a)	10	1	10	1
Property Size, Prop. Vineyard Size, Facility Size, Number of FTE, & Ann. Production (b)	30	8	180	49
Totals:	40	9	190	50
Annual Special Event with 150 Guests (c)	120	24	120	24

(a) Based on ITE trip rate (#210), single family detached dwelling

(b) Based on SB Co. Winery Trip Estimations spreadsheet (average trips)

- Ex. project site property (41.07 Ac.) & prop. vineyard (28.4 Ac.), prop. facility (18.831 KSF = 19.98 KSF - 1.149 KSF tasting room), no. of employees, annual on-Site Production (20,000 cases)

(c) Special event based on daily limit of 150 guests

(150 / 2.5 = 60 vehicles, with 12 vehicles during the peak hour)

The data in Table 1B indicates that special events with a limit of 150 daily guests and a full schedule will generate 120 daily trips (two-way trip ends, 60 in & 60 out). If it's assumed there could be back-to-back 15 guest events during the peak hour the events would generate 24 peak hour trips (12 in & 12 out). No more than 6 inbound trips would occur in a 30 minute period. Again, this is a worse-case scenario that will be limited to six (6) special events and six (6) smaller private gatherings per year.

Access Evaluation

The SR 246 / Hapgood Road - Project Access Road intersection is located between Lompoc and Buellton. This section of SR 246 has a single travel lane in each direction, with +/-8' shoulders and a 55 miles per hour (mph) limit. Passing is prohibited and there are exclusive left turn only lanes on the

east and westbound approaches of SR 246 at intersection. Deceleration and acceleration tapers are provided on SR 246 for access to and from Hapgood Road (south side of SR 246). As previously stated, access to the project site will continue to be provided via a paved road north of SR 246 (existing width of 12-14'). The Project Plans indicate the access road will be improved to have a width of 20', with deceleration and acceleration tapers on SR 246. The improvements should be consistent with Caltrans standards in the Highway Design Manual (HDM), Chapter 400 - Intersections at Grade.

The Caltrans traffic census data indicates the 2018 annual average daily traffic (AADT) on SR 246 near Hapgood Road was 3,950 AADT (west of Domingos Road). The Caltrans data also demonstrates that truck traffic comprised about 8-9% of the daily total. A review of available aerial photography indicates that SR 246 has a relatively straight horizontal alignment and level vertical alignment within one-half of a mile east and west of the Hapgood Road (opposite of Project Access Road). Currently there are no line of sight restrictions looking east or west along SR 246 from the Project Access Road.

The Caltrans HDM describes the applicable sight distance standards and criterion. Stopping sight distance is the minimum distance required by a driver to bring a vehicle to a complete stop after an object on the roadway has become visible (Table 201.1). Corner sight distance is the minimum time required for a waiting vehicle (e.g. on a side street) to either cross all lanes of through traffic or cross the near lanes and turn left or right without requiring the through traffic on the main road to radically alter their speed (Table 405.1A). Based on a review of existing conditions, there is sufficient stopping sight distance for vehicles traveling on SR 246 and corner sight distance for vehicles wishing to enter SR 246 from the Project Access Road (opposite Hapgood Road).

As previously stated, there are exclusive left turn only lanes on SR 246 at the Hapgood Road / Project Access Road intersection (east & westbound approaches). The eastbound left turn lane is 445' plus a 130' bay taper (total of 575'). The Caltrans HDM describes the various design elements of a left turn lane (Topic 405.2). A left turn lane is designed to accommodate partial deceleration in the lane and provide sufficient storage for vehicles waiting to turn left. The Caltrans HDM states the design speed may be reduced by 10-20 mph for a lower entry speed. The deceleration lane length for 50 mph is 435' (Table 405.2B). This leaves 140' (575' - 435') for vehicle storage, which is adequate for at least 5-6 vehicles. The Caltrans method for estimating vehicle storage for a left turn lane is the average number of vehicles expected to arrive in a 2-minute period (or a minimum of 2 vehicles, 50').

The trip generation estimates in Table 1B indicate the winery could generate up to 74 vehicle trips on a weekend day (50 + 24) when there could be back-to-back 15 guest events during the peak hour (37 in & 37 out). This is an average of 1-2 vehicles arriving (inbound) in a 2-minute period. As previously stated, the special events will be scheduled with staggered start times with no more than 6 inbound trips expected in a 30 minute period (during the mid-day peak hour). Based on the distribution of the wine club members it's anticipated that 40% of the event guest could come from the west and 60% could come from the east. This would be 2-3 guest vehicles arriving from the west in a 5-10 minute period (maximum of 2-3 vehicles in a 2-minute period). It's anticipated the total eastbound left turn demand in a 2-minute period would be no more than 3-4 vehicles (storage is adequate for 5-6 vehicles). The

Caltrans 2018 traffic census data indicates the annual average peak hour volume on SR 246 near Hapgood Road was 370 vehicles per hour (vph), including east and westbound vehicles. This is an average of approximately 3-4 vehicles per minute (in each direction). Based on the existing SR 246 traffic data and the project site trip generation estimates, it's concluded the eastbound left turn lane on SR 246 is sufficient to accommodate the existing plus project peak hour demands. Therefore, the winery project will not create any unsafe conditions on the California highway system.

Traffic accident records for SR 246 near the project site were obtained from the California Highway Patrol (CHP, Statewide Integrated Traffic Records System - SWITRS) and Santa Barbara County Sheriff's Department. The accident records were obtained for a sixty-six (66) month period between Jan. 1, 2015 and June 30, 2020. The data indicates there were 2 reported accidents 2016 and 1 reported accident in 2018 near the SR 246 / Project Access Road intersection. There were no reported accidents within 250' of the intersection in 2015, 2017, 2019 or 2020). It's noted the east and westbound left turn lanes on SR 246 were constructed at the Hapgood Road - Project Access Road intersection in 2018 (between February & August). Copies of the accident records are attached.

Both 2016 accidents were "rear-end" accidents with a primary collision factor involving a vehicle traveling at an unsafe speed (1 west of the intersection & 1 east of the intersection). The accident in 2018 was also a "rear-end" accident. This accident occurred in April and may have been related to the construction activities on SR 246. There were no reported injuries and all three (3) accidents were reported as "property damage only" (PDO) accidents. The actual accident rate for a 3-year period (June 2017 through June 2020) at the SR 246 / Hapgood Road - Project Access Road intersection was calculated to be 0.23 accidents per million entering vehicles (MEV); $1 / (3,950 \text{ AADT} \times 1,095 \text{ days} / 1,000,000)$. The Caltrans 2017 Collision Data indicates the average accident rate for a similar intersection (Group I 02) is 0.25 accidents per MEV. Therefore, the actual accident rate (3-year) is lower than the average accident rate.

Please contact my office with any questions regarding the project site trip generation analysis or access evaluation.

Pinnacle Traffic Engineering



Larry D. Hail, CE, TE

President



Attachments: Santa Barbara County Winery Trip Estimations Spreadsheet (Existing Conditions)
Santa Barbara County Winery Trip Estimations Spreadsheet (Proposed Conditions)
CHP Traffic Accident Records

Tyler Winery Trip Estimations (Existing Conditions)

ADT	RATES	PHT
	Week Day Criteria	
	Facility Size	
2.49	(per 1,000 s.f.)	0.75
4.79	FTE	0.61
0.44	Vineyard Acreage	0.15
0.33	Property Acreage	0.11
	Tasting Room size	
44.45	(per 1,000 s.f.)	4.8
1.85	Per 1,000 cases	0.46
	Week End	
	Facility Size	
17.12	(per 1,000 s.f.)	4.53
41.36	FTE	11.33
1.67	Vineyard Acreage	0.45
	Property Acreage	
1.02	Tasting Room size	0.26
	(per 1,000 s.f.)	
268.77	Per 1,000 cases	71.36
8.92		2.38

Inputs		Week Day		Week End	
		ADT	PHT	ADT	PHT
Facility Size (ksf)	0	0	0	0	0
FTE	0	0	0	0	0
Vineyard Acreage	27.9	12	4	47	13
Property Acreage	41.07	14	5	42	11
Tasting Room Size (ksf)	0	0	0	0	0
Per 1,000 cases	0	0	0	0	0
# of Inputs Used (not 0)	2	Total -->			
		26	9	89	24

	Week Day	Week End
Average ADT	13	45
Average PHT	5	12

Transportation Fees	\$493.00 per weekday PM PHT
Estimated Transportation Fees	\$2,465.00

Estimated Weekday Truck Traffic Generation	
Total Case Production	0
Site Case Production	8370 cases
Import Case Production	-8370 cases
Grape Tonage	-140 tons
Estimated Truck Trips	-28 trips
Avg. Daily Truck Trips	-1 trips
Worst Case ADT (Trucks)	-2 trips

Tyler Winery Trip Estimations (Proposed Conditions)

RATES		
ADT	Week Day Criteria	PHT
2.49	Facility Size (per 1,000 s.f.)	0.75
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.)	4.8
1.85	Per 1,000 cases	0.46
17.12	Week End Facility Size (per 1,000 s.f.)	4.53
41.36	FTE	11.33
1.67	Vineyard Acreage	0.45
1.02	Property Acreage	0.26
268.77	Tasting Room size (per 1,000 s.f.)	71.36
8.92	Per 1,000 cases	2.38

Inputs		Week Day		Week End	
		ADT	PHT	ADT	PHT
Facility Size (ksf) - (a)	18.831	47	14	322	85
FTE	7.5	36	5	310	85
Vineyard Acreage	28.4	12	4	47	13
Property Acreage	41.07	14	5	42	11
Tasting Room Size (ksf)	0	0	0	0	0
Per 1,000 cases	20	37	9	178	48
# of Inputs Used (not 0)	5	Total -->	146	37	899 242

(a) Total 19.980 SF - 1.149 SF Tasting Room = 18.831

	Week Day	Week End
Average ADT	30	180
Average PHT	8	49

Transportation Fees	\$493.00 per weekday PM PHT
Estimated Transportation Fees	\$3,944.00

Estimated Weekday Truck Traffic Generation	
Total Case Production	20000
Site Case Production	8520 cases
Import Case Production	11480 cases
Grape Tonage	191 tons
Estimated Truck Trips	38 trips
Avg. Daily Truck Trips	1 trips
Worst Case ADT (Trucks)	2 trips

Include State Highways cases

Report Run On: 10/20/2020

Primary Rd STATE ROUTE 154		Distance (ft)	4224	Direction	W	Secondary Rd	LIVE OAK RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	016058	Collision Date	20160518	Time	0615	Day	WED
City UNINCORP.		County	Santa Barbara	Population	9	Rpt Dist	Beat 042	Type	1	CalTrans		Badge	20160518								
Primary Collision Factor		DRVR ALCIDRG	Weather2	Violation	23152A	Collision Type	HEAD-ON	Severity	INJURY			#Killed	0	#Injured	2	Tow Away?	Y	Process Date	20160603		
Weather1 CLOUDY		Motor Vehicle Involved With	OTHER MV	Direction	W	Secondary Rd	LIVE OAK RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	016058	Collision Date	20160518	Time	0615	Day	WED
Hit and Run		Motor Vehicle Involved With	OTHER MV	Direction	W	Secondary Rd	LIVE OAK RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	016058	Collision Date	20160518	Time	0615	Day	WED
Party Type		Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip			
1F	DRVR	53	F	W	HBD-UI		WRONG WY	E	A	0100	MERZ	2016	-	3	A	21651	-	L	G		
2	DRVR	56	M	W	HNBD		PROC ST	W	A	0100	FORD	2014	-	3	N			L	G		
Primary Rd STATE ROUTE 154		Distance (ft)	1584	Direction	S	Secondary Rd	RT 246	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20161018	Time	0910	Day	TUE
City UNINCORP.		County	Santa Barbara	Population	9	Rpt Dist	Beat 042	Type	1	CalTrans		Badge	20161018								
Primary Collision Factor		IMPROP TURN	Weather2	Violation	22107	Collision Type	HEAD-ON	Severity	INJURY			#Killed	0	#Injured	1	Tow Away?	Y	Process Date	20161025		
Weather1 CLEAR		Motor Vehicle Involved With	OTHER MV	Direction	S	Secondary Rd	RT 246	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20161018	Time	0910	Day	TUE
Hit and Run		Motor Vehicle Involved With	OTHER MV	Direction	S	Secondary Rd	RT 246	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20161018	Time	0910	Day	TUE
Party Type		Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip			
1F	DRVR	47	M	H	HNBD	FATG	PROC ST	W	A	0100	DODG	2015	-	3	N			M	G		
2	DRVR	43	M	W	HNBD		STOPPED	E	A	0100	CHEV	2017	-	3	N			L	G		
3	DRVR	28	F	W	HNBD		STOPPED	E	A	0100	VOLKS	2015	-	3	N			M	G		
Primary Rd STATE ROUTE 246		Distance (ft)	4752	Direction	E	Secondary Rd	DOMINGOS RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	013618	Collision Date	20160418	Time	0750	Day	MON
City UNINCORP.		County	Santa Barbara	Population	9	Rpt Dist	Beat 053	Type	1	CalTrans		Badge	20160418								
Primary Collision Factor		IMPROP TURN	Weather2	Violation	22107	Collision Type	HIT OBJECT	Severity	INJURY			#Killed	0	#Injured	1	Tow Away?	Y	Process Date	20160421		
Weather1 CLEAR		Motor Vehicle Involved With	FIXED OBJ	Direction	E	Secondary Rd	DOMINGOS RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	013618	Collision Date	20160418	Time	0750	Day	MON
Hit and Run		Motor Vehicle Involved With	FIXED OBJ	Direction	E	Secondary Rd	DOMINGOS RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	013618	Collision Date	20160418	Time	0750	Day	MON
Party Type		Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip			
1F	DRVR	33	F	O	HNBD		RAN OFF RD	E	A	0100	DODG	2013	-	3	N			L	G		
Primary Rd STATE ROUTE 246		Distance (ft)	140	Direction	W	Secondary Rd	HAPGOOD RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20161025	Time	0650	Day	TUE
City UNINCORP.		County	Santa Barbara	Population	9	Rpt Dist	Beat 053	Type	1	CalTrans		Badge	20161025								
Primary Collision Factor		UNSAFE SPEED	Weather2	Violation	22350	Collision Type	REAR END	Severity	PDO			#Killed	0	#Injured	0	Tow Away?	N	Process Date	20161027		
Weather1 CLEAR		Motor Vehicle Involved With	OTHER MV	Direction	W	Secondary Rd	HAPGOOD RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20161025	Time	0650	Day	TUE
Hit and Run		Motor Vehicle Involved With	OTHER MV	Direction	W	Secondary Rd	HAPGOOD RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20161025	Time	0650	Day	TUE
Party Type		Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip			
1F	DRVR	998	-	IMP UNK	IMP UNK		PROC ST	E	A	9900	UNK	2015	-	3	N			-	-		
2	DRVR	47	F	H	HNBD		STOPPED	E	A	0100	TOYO	2015	-	3	N			-	M	G	
Primary Rd STATE ROUTE 246		Distance (ft)	2640	Direction	W	Secondary Rd	HAPGOOD RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20160726	Time	1255	Day	TUE
City UNINCORP.		County	Santa Barbara	Population	9	Rpt Dist	Beat 053	Type	1	CalTrans		Badge	20160726								
Primary Collision Factor		R-O-W AUTO	Weather2	Violation	21804A	Collision Type	BROADSIDE	Severity	PDO			#Killed	0	#Injured	0	Tow Away?	N	Process Date	20160727		
Weather1 CLEAR		Motor Vehicle Involved With	OTHER MV	Direction	W	Secondary Rd	HAPGOOD RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20160726	Time	1255	Day	TUE
Hit and Run		Motor Vehicle Involved With	OTHER MV	Direction	W	Secondary Rd	HAPGOOD RD	NCIC	9755	State Hwy?	Y	Route	Postmile	Postmile Prefix	015281	Collision Date	20160726	Time	1255	Day	TUE
Party Type		Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip			
1F	DRVR	27	M	W	HNBD		ENT TRAF	E	D	2200	DODG	2006	-	3	N			-	M	G	
2	DRVR	52	F	H	HNBD		PROC ST	E	A	0100	PONT	2005	-	3	N			-	M	G	

Include State Highways cases

Report Run On: 10/20/2020

Primary Rd STATE ROUTE 246 Distance (ft) 130. Direction E Secondary Rd HAPGOOD ROAD NCIC 9755 State Hwy? Y Route Postmile Prefix Postmile Side of Hwy																			
City UNINCORP.		County Santa Barbara	Population 9	Rpt Dist 22350	Collision Type REAR END	Severity PDO	CONSDONE	Rdwy Cond1	DAYLIGHT	Lighting	CHP Veh	Make Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Victim Info	Time 1540 Day MON
Primary Collision Factor UNSAFE SPEED		Weather2 CLEAR	Violation	22350	Surface DRY	Severity	NO UNUSL CND	Rdwy Cond2	DAYLIGHT	Ped Action									Process Date 20160615
Hit and Run		Motor Vehicle Involved With OTHER MV																	
Party Info																			
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
1F	DRVR	46	M	H	HNBD	PROC ST	W	D	2200	DODG	1997	-	3	N	-	-	M	G	
2	DRVR	54	M	H	HNBD	STOPPED	W	A	0100	HOND	1998	-	3	N	-	-	M	G	
3	DRVR	28	F	W	HNBD	STOPPED	W	A	0100	HOND	2014	-	3	N	-	-	M	G	
Primary Rd STATE ROUTE 246 Distance (ft) 0.00 Direction																			
City UNINCORP.		County Santa Barbara	Population 9	Rpt Dist 22350	Collision Type REAR END	Severity INJURY	CONSDONE	Rdwy Cond1	DAYLIGHT	Lighting	CHP Veh	Make Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
Primary Collision Factor UNSAFE SPEED		Weather2 CLEAR	Violation	22350	Surface DRY	Severity	NO UNUSL CND	Rdwy Cond2	DAYLIGHT	Ped Action									Process Date 20160928
Hit and Run		Motor Vehicle Involved With OTHER MV																	
Party Info																			
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
1F	DRVR	56	F	O	HNBD	STOPPED	E	A	0100	MITT	2000	-	3	N	-	-	L	G	
2	DRVR	41	F	W	HNBD	PROC ST	E	A	0100	CHEV	2002	-	3	N	-	-	M	G	
		PASS 4 M 5 0 M Q																	
		PASS 11 M 6 0 M G																	
Primary Rd STATE ROUTE 246 Distance (ft) 1584 Direction																			
City UNINCORP.		County Santa Barbara	Population 9	Rpt Dist 21750	Collision Type BROADSIDE	Severity INJURY	CONSDONE	Rdwy Cond1	DAYLIGHT	Lighting	CHP Veh	Make Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
Primary Collision Factor IMPROP PASS		Weather2 CLEAR	Violation	21750	Surface DRY	Severity	NO UNUSL CND	Rdwy Cond2	DAYLIGHT	Ped Action									Process Date 20160427
Hit and Run		Motor Vehicle Involved With OTHER MV																	
Party Info																			
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
1F	DRVR	23	M	W	HNBD	PASSING	W	C	0200	SUZI	2001	-	3	A	22350	-	P	W	
2	DRVR	36	M	W	HNBD	LFT TURN	S	F	2400	FORD	1977	-	3	N	-	-	M	G	
Primary Rd STATE ROUTE 246 Distance (ft) 2640 Direction																			
City UNINCORP.		County Santa Barbara	Population 9	Rpt Dist 22107	Collision Type HIT OBJECT	Severity INJURY	CONSDONE	Rdwy Cond1	DAYLIGHT	Lighting	CHP Veh	Make Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
Primary Collision Factor IMPROP TURN		Weather2 CLEAR	Violation	22107	Surface DRY	Severity	NO UNUSL CND	Rdwy Cond2	DAYLIGHT	Ped Action									Process Date 20161107
Hit and Run		Motor Vehicle Involved With FIXED OBJ																	
Party Info																			
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
1F	DRVR	39	M	H	HNBD	PROC ST	W	A	0100	HOND	1999	-	3	N	-	-	L	G	
		DRVR OTH VIS 39 M 1 0 L G																	
Primary Rd STEELE ST Distance (ft) 236. Direction																			
City UNINCORP.		County Santa Barbara	Population 9	Rpt Dist 21460A	Collision Type SIDESWIPE	Severity PDO	CONSDONE	Rdwy Cond1	DAYLIGHT	Lighting	CHP Veh	Make Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
Primary Collision Factor WRONG SIDE		Weather2 CLEAR	Violation	21460A	Surface DRY	Severity	NO UNUSL CND	Rdwy Cond2	DAYLIGHT	Ped Action									Process Date 20160926
Hit and Run		Motor Vehicle Involved With OTHER MV																	
Party Info																			
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Sex	Ejected
1F	DRVR	69	F	W	HNBD	OPPOS LN	N	A	0700	HOND	2007	-	3	N	-	-	M	G	
2	DRVR	28	M	H	HNBD	PROC ST	S	F	2600	ISUZ	2004	-	3	N	-	-	M	G	

**Attachment 7: Geotechnical Engineering Report prepared by Earth Systems
(December 2019)**

**GEOTECHNICAL ENGINEERING REPORT
TYLER WINERY
4805 EAST HIGHWAY 246
LOMPOC AREA OF SANTA BARBARA COUNTY, CALIFORNIA**

December 27, 2019

Prepared for

Mr. Justin Willett

Prepared by

Earth Systems Pacific
2049 Preisker Lane, Suite E
Santa Maria, California 93454

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December 27, 2019

File No.: 303560-001

Mr. Justin Willett
Tyler Winery
4805 East Highway 246
Lompoc, California 93436

PROJECT: TYLER WINERY, 4805 EAST HIGHWAY 246
LOMPOC AREA OF SANTA BARBARA COUNTY, CALIFORNIA

SUBJECT: Geotechnical Engineering Report

REF: Proposal for a Geotechnical Engineering Report, Infiltration Testing, and Percolation Testing with an Option for a Soil Corrosivity Evaluation, Tyler Winery, 4805 East Highway 246, Lompoc Area of Santa Barbara County, California, by Earth Systems Pacific, dated July '10, 2019, Doc. No. 1907-014. PRP

Dear Mr. Willett:

In accordance with the authorization of the above-referenced proposal, this geotechnical engineering report has been prepared for use in the development of plans and specifications for the Tyler Winery project located at 4805 East Highway 246 in the Lompoc Area of Santa Barbara County, California. Preliminary geotechnical recommendations for site preparation, grading, utility trenches, foundations, retaining walls, slabs-on-grade and exterior flatwork, pavement sections, drainage and maintenance, and construction observation and testing are presented herein. The percolation test and infiltration test results are also included herein. Two bound copies and an electronic copy of this report are being furnished for your use.

We appreciate the opportunity to have provided services for this project and look forward to working with you again in the future. If there are any questions concerning this report, please do not hesitate to contact this office.

Sincerely,
Earth Systems Pacific

Phillip Madrid, PE
Project Engineer

E-copy to: Coast Engineering & Survey, Inc.; Mr. Todd Robinson
Ten Over Studio, Inc.; Ms. Julia Oberhoff

Doc. No. 1912-052.SER/In





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1.0 INTRODUCTION

The Tyler Winery project is planned at 4805 East Highway 246 in the Lompoc area of Santa Barbara County, California. The project generally consists of constructing two winery use buildings with associated surface and subsurface improvements. The general area where the project will be constructed is referred to herein as “the site.” The site is shown on the Exploration Location Map presented in Appendix A.

We understand that the winery buildings will be one to two-stories, will be of wood frame, steel frame, masonry, or Portland cement concrete (PCC) construction, or a combination thereof, and will utilize PCC slabs-on-grade. One of the buildings will have partially subterranean features. We have assumed masonry or PCC retaining walls whether connected to and forming part of a building or for site work will not exceed 20 feet in height. For the purposes of this report, maximum line loads of 3 kips per foot, and maximum point loads of 30 kips were assumed.

We have assumed surface improvements will consist of hot mix asphalt (HMA) or PCC pavement over aggregate base (AB) or just AB for vehicle use. PCC flatwork is assumed for pedestrian use. Subsurface improvements are assumed to be the underground conduits associated with the utilities that will provide services for the site. An on-site effluent disposal system (designed by others) is proposed for sewage. A Low Impact Development (LID) drainage basin is also planned.

We have assumed the site will be mass graded to develop the building and surface improvement areas, to improve access, and to improve drainage. Cuts and fills are anticipated to be on the order of 10 feet or more.

2.0 SCOPE OF SERVICES

The scope of work for the geotechnical engineering report included a general site reconnaissance, subsurface exploration, percolation testing, infiltration testing, laboratory testing of selected soil samples, geotechnical evaluation of the data collected, and preparation of this report. The report and subsequent preliminary geotechnical recommendations were based, in part, on information provided by the client.



This report and preliminary geotechnical recommendations are intended to comply with the considerations of California Building Code (CBC) Sections 1803.1 through 1803.6, J104.3 and J104.4 (CBSC, 2016), and common geotechnical engineering practice in this area under similar conditions at this time. The test procedures were accomplished in general conformance with the standards noted, as modified by common geotechnical engineering practice in this area under similar conditions at this time.

Preliminary geotechnical recommendations for site preparation, grading, utility trenches, foundations, retaining walls, slabs-on-grade and exterior flatwork, pavement sections, drainage and maintenance, and construction observation and testing are presented to guide the development of project plans and specifications. It is our intent that this report be used exclusively by the client to form the geotechnical basis of the design of the project and in the preparation of plans and specifications. Application beyond this intent is strictly at the user's risk. If future property owners wish to use this report, such use will be allowed to the extent the report is applicable, only if the user agrees to be bound by the same contractual conditions as the original client, or contractual conditions that may be applicable at the time of the report use.

This report does not address issues in the domain of contractors such as, but not limited to, site safety, loss of volume due to stripping of the site, shrinkage of soils during compaction, dewatering, shoring, temporary slope angles, construction means and methods, etc. Analyses of the areal or site geology, and of the soil for asbestos (either from man-made products or naturally occurring), radioisotopes, mold or other microbial content, corrosivity, hydrocarbons, lead, or other chemical properties are beyond the scope of this report. Ancillary features such as access roads; fences; flag and light poles; signage; and nonstructural fills are not within our scope and are also not addressed.

As there may be unresolved geotechnical issues with respect to this project, the geotechnical engineer should be retained to provide consultation as the design progresses, and to review project plans as they near completion to assist in verifying that pertinent geotechnical issues have been addressed and to aid in conformance with the intent of this report. In the event that there



are any changes in the nature, design, or location of improvements, or if any assumptions used in the preparation of this report prove to be incorrect, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified by the geotechnical engineer in writing. The criteria presented in this report are considered preliminary until such time as any peer review or review by any jurisdiction has been completed, conditions are observed by the geotechnical engineer in the field during construction, and the recommendations have been verified as appropriate or are modified by the geotechnical engineer in writing.

3.0 SITE SETTING

The site is within a large rural property located at 4805 East Highway 246 in the Lompoc area of Santa Barbara County, California. A shared private road connecting to East Highway 246 provides access to the property. The approximate central site coordinates and elevation from the Google Earth website (Google, 2019) are latitude 34.6690 degrees north, longitude 120.3454 degrees west, and 445 feet.

The site was previously used for agriculture purposes. At the time of our investigation the site was generally covered with seasonal grasses and weeds. Scattered trees were also present. There is a private driveway from the shared private road accessing the existing single-family residence and detached secondary dwelling which are located west of the site. Topographically, the site ranges from gently to moderately sloping. Surface drainage is by sheet flow toward the south.

4.0 FIELD AND LABORATORY INVESTIGATION

On November 18, 2019, nine borings were drilled at the site to depths ranging from approximately 3.5 to 21.5 feet below the existing ground surface (bgs). The borings were drilled with a truck-mounted Mobile Model B-53 drill rig that utilized a six-inch outside diameter hollow stem auger and is equipped with an automatic trip hammer for sampling. Three of the borings (P1 through P3) were drilled for percolation testing, three borings were drilled for infiltration testing (I1 through I3), and three borings (Borings 1 through 3) were drilled for exploration and



sample acquisition purposes. The approximate locations of all the borings are shown on the Exploration Location Map presented in Appendix A.

Soils encountered in the exploratory borings were categorized and logged in general accordance with the Unified Soil Classification System and ASTM D2488-17. A boring log legend is also attached. In reviewing the boring logs and legend, the reader should recognize that the legend is intended as a guideline only, and there are a number of conditions that may influence the soil characteristics as observed during excavation. These include, but are not limited to, the presence of cobbles or boulders, cementation, variations in soil moisture, presence of groundwater, and other factors. Consequently, the logger must exercise judgment in interpreting the subsurface characteristics, possibly resulting in soil descriptions that vary somewhat from the legend. The reader should also consider the sampler type when reviewing the blow counts.

Soil samples from the borings were taken using a ring-lined barrel sampler (ASTM D3550-17, with shoe similar to D2937-17) and Standard Penetration Tests (SPT) were conducted at selected depths within the boring (ASTM D1586/D1586-18). Bulk soil samples were also obtained from the auger cuttings. Ring samples were tested for unit weight and moisture (ASTM D2937-17, as modified for ring liners). A bulk sample was tested for maximum density and optimum moisture content (ASTM D1557-12) and expansion index (ASTM D4829-11). The same bulk sample was further tested for direct shear after it was remolded to approximately 90 percent of maximum dry density, and a ring sample was also tested for direct shear (ASTM D3080/D3080M-11). The laboratory test results are presented in Appendix B.

5.0 GENERAL SUBSURFACE PROFILE

The general subsurface profile observed consisted of alluvium underlain by the Orcutt Sand formation. The soils were sands, with varying amounts of silt and gravel. The soils were in a dry to moist condition with a loose to very dense consistency. Practical drilling refusal was encountered at 24.5 feet in Boring 1 within the Orcutt Sand formation.



Subsurface water was not encountered within the depths explored during drilling and was not observed in Boring 1 after it was left open 24 hours. Please refer to the boring logs for a more complete description of the subsurface conditions. Based on the subsurface profile described above, the Site Class per Chapter 20 Table 20.3-1 (ASCE, 2013) is “D”, a “Stiff Soil Profile.”

6.0 PERCOLATION TEST RESULTS

Three percolation test borings (designated P1, P2, and P3) were drilled to depths of approximately 4 to 5 feet below the existing ground surface in the area designated by the client’s representative. The soils encountered in the percolation test borings were similar to those encountered in the exploratory borings. After drilling, approximately two inches of gravel was placed at the bottom of the percolation test borings. A 2-inch diameter perforated pipe was installed into each of the percolation test borings, and the annulus area around the pipe was filled with gravel to reduce caving of the holes and infiltration of soil back into the pipe. The percolation test borings were then filled and allowed to soak overnight. The following day, the water level in the percolation test borings was adjusted to approximately 8 to 10 inches, and the percolation tests were initiated. Readings of the change in water level were recorded at 30-minute intervals, for a period of 4 hours. After testing, the pipes were removed and the borings were backfilled with the auger cuttings.

The percolation test results are presented in Appendix C. The percolation rates were calculated based on the average rate during the final hour of testing and are presented below.

TABLE 1 PERCOLATION TEST RESULTS	
Percolation Test No.	Percolation Rate (minutes/inch)
P1	480
P2	120
P3	960

Evaluation of percolation test results, design of on-site effluent disposal systems, determination of disposal criteria, and testing in other areas or for other types of effluent disposal systems are beyond the scope of our services.



7.0 INFILTRATION TESTING

Three infiltration test borings (designated I1, I2, and I3) were drilled to depths ranging from 4 to 7 feet bgs. These borings were drilled in the proposed detention basin area southwest of the planned winery buildings as identified by the client's representative. The soils encountered in the infiltration test borings were similar to those encountered in the exploratory borings. The borings were drilled using a Mobile Drill Model B-53 drill rig, equipped with a 6-inch diameter hollow stem flight auger.

The infiltration testing generally conformed to the *Shallow Quick Test Methodology* in the Native Assessment for Small Infiltration-Based Stormwater Control Measures manual (ESP, 2013). A 2-inch diameter perforated polyvinyl chloride (PVC) pipe was placed in the center of each infiltration test borings. The bottom 2 inches of the infiltration test borings and the annular spaces around the outside of the PVC pipe were filled with gravel to reduce caving of the areas to be tested. The infiltration test borings were then filled with water as needed to maintain a relatively constant elevation or head for a period of 30 minutes, depending on the volume of water introduced. During this process, the volume of water that flowed into the infiltration test borings was measured with a calibrated flow meter. After completing the constant head water volume measurement, the falling head rate of infiltration was subsequently monitored over a period of 4 hours, during which the borings were refilled as needed. After the infiltration tests were completed, the pipes were removed, and the infiltration test borings were backfilled with drill cuttings.

The constant head portion of the tests resulted in introducing a volume of approximately 1.1 to 1.9 gallons of water in 30 minutes. The infiltration test rates varied between 0.8 and 22.5 inches/hour over the testing period, depending on the water level and the hydraulic conductivity of the soil. The infiltration test results are presented in Appendix D.

These infiltration test results only indicate the measured rate at the specific location and under specific conditions. Sound engineering judgment should be exercised in extrapolating the test results for other conditions or locations. Technical design references vary in methods they



present for using these types of test results. However, the majority of references include reduction or correction factors for several parameters including, but not limited to, degree of processing and compaction after testing, size of the LID drainage system relative to the test volume, number of tests conducted, variability in the soil profile, anticipated silt loading, anticipated biological buildup, anticipated long-term maintenance, and other factors. Typically, in aggregate these factors range from about 2.5 to 18 depending upon the method used; the final determination of the means by which these data are used is left to the design engineer.

8.0 CONCLUSIONS

In our opinion, the site is suitable from a geotechnical standpoint for the planned development as described in the “Introduction” section of this report, provided the recommendations contained herein are implemented in the design and construction. This opinion does not extend to the suitability of the site for on-site effluent disposal and stormwater disposal, as these are the responsibilities of other engineers. Assuming the site is prepared in accordance with the “Preliminary Geotechnical Recommendations” section of this report, conventional continuous and spread (pad) footings may be used to support the structures.

The primary geotechnical concerns are the potential for strong ground shaking, the potential for settlement, the excavation characteristics of the soils, the suitability of the soils for use as fill and backfill, the stability of the soils during grading, the erodible nature of the soils, and drainage for the subterranean area of the structures. The potential for liquefaction and seismically induced settlement of dry sand is also discussed. The site soils were tested and found to be nonexpansive; therefore, no special measures with respect to expansive soils are anticipated.

Strong Ground Shaking

The site is in a region of high seismic activity, with the potential for large seismic events that could generate strong ground shaking. The CBC requires that seismic loads be considered in structural design. A seismic analysis was undertaken to provide seismic acceleration design parameters; the results are presented in the “Foundations” section of this report for use by others in the structural design process.



The 2010 ASCE 7 method with 2013 updates, available on the Structural Engineers Association of California (SEAOC) Seismic Design Map Tool website (SEAOC, 2019), was used for the seismic analysis. The risk category for buildings and structures is assigned by others in accordance with CBC Table 1604.5 (CBSC, 2016); however, based on our current understanding of the project, we selected Risk Category II for our analysis. The site coordinates from the “Site Setting” section of this report and the Site Class from the “General Subsurface Profile” section were used in the analysis.

Settlement Potential

Settlement (total and differential) can occur when foundations and surface improvements span materials having variable consolidation, moisture, and density characteristics. Such a situation can stress and possibly damage foundations and surface improvements, often resulting in severe cracks and displacement. To reduce this settlement potential, it is necessary for all foundations and surface improvements to bear on material that is as uniform as practicable. A program of overexcavation, moisture conditioning, and compaction of the upper soils in the building and the surface improvement areas is recommended to provide more uniform soil moisture and density and appropriate support.

Excavation Characteristics

The soils are anticipated to be excavatable with conventional earthmoving equipment; however, the stability of excavations is a concern. Additionally, rocks were noted within some soil layers. Based on our preliminary testing, the soils are considered to be “Type C” soils per the 2018 Cal/OSHA classification system. This classification should be verified by the contractor’s “Competent Person” at the time of construction. Excavation sloping and shoring will be needed to safely work in, and to restrict the size of, the excavations, and reduce the potential for falling rock hazards. As with all construction safety issues, the methods of excavation stabilization, sloping, and/or shoring are ultimately the responsibility of the contractor.



Suitability of the Soils for Use as Fill and Backfill

We anticipate that the majority, if not all, of the soils excavated at the site will be acceptable from a geotechnical viewpoint for reuse as compacted fill and backfill. However, special requirements for utility trench bedding and shading per the specifications of the County of Santa Barbara, the conduit manufacturer, and the utility companies should be anticipated.

Soil Stability

The site soils may be susceptible to temporary high soil moisture conditions, especially during or soon after the rainy season. Attempting to compact the soils in an overly moist condition may promote unstable conditions in the form of pumping, yielding, shearing and/or rutting. Therefore, the construction schedule should allow adequate time during grading for aerating and drying the soils to near optimum moisture content prior to compaction. Once the appropriate moisture content is achieved, the soils should then be compacted as recommended. If unstable conditions occur, the geotechnical engineer should be consulted to provide recommendations for correction of the condition.

Soil Erosion

The surface soils are highly erodible. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction is essential to reduce erosion damage. Care should be taken to establish and maintain proper drainage around the structures.

Subterranean Drainage

The subterranean areas of the buildings will need a drainage system to intercept the water from around the retaining walls and below the PCC slabs to transmit the water into the site drainage system. If it is not possible to outlet water into the site storm drain system by gravity flow, a sump pump will be necessary. Recommendations for the subslab blanket drain are presented in the "Grading" section of this report.



Liquefaction and Seismically Induced Settlement of Dry Sand

Soil liquefaction is the loss of soil strength during a significant seismic event. It occurs primarily in saturated, loose, fine to medium-grained sands, and in very soft to medium stiff, silts. During a major earthquake, the saturated sands and silts tend to compress and decrease in volume. If drainage does not occur rapidly, the pore water pressure builds up in the soils causing them to lose their strength and transition to a liquefied state.

Seismically induced settlement of dry sand is caused by a significant seismic event, and may occur in lower density sand and silt soils that are not saturated by groundwater. During a major earthquake, the void spaces between the unsaturated soil particles that are filled with air tend to compress which translates to a decrease in volume or settlement.

In order to estimate the potential for liquefaction and seismically induced settlement of dry sand and their relative effects on the site, we reviewed the boring data and utilized methods suggested by the Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117a (CDMG, 2008). Considering the lack of groundwater in the upper 21.5 feet of soil and the very dense conditions resulting in practical drilling refusal there is a very low potential for liquefaction to occur, but there is potential for seismically induced settlement of dry sand to occur.

We performed analyses of the boring data using the PGA_M of 0.628g from the “Foundations” section of this report and an earthquake modal magnitude of 7.12 (USGS, 2019). Based on our analyses, total and differential dynamic settlement at the surface from seismically induced settlement of dry sand is not anticipated to exceed 0.5 inches and 0.25 inches, respectively. Accordingly, no special measures are considered necessary to protect the structures and associated improvements from liquefaction and/or seismically induced settlement of dry sand

9.0 PRELIMINARY GEOTECHNICAL RECOMMENDATIONS

The following recommendations are applicable to the proposed development as described in the “Introduction” section of this report. If additional stories, taller or stacked retaining walls, or



other such features are incorporated into site development, the geotechnical engineer should be contacted for individual assessment.

Definitions

Unless otherwise noted, the following definitions are used in these recommendations. Where specific terms are not defined, common definitions used in the construction industry are intended.

- **Building Area:** The building area is defined as the area within and extending a minimum of 5 feet beyond the perimeter of the new foundations. The building area also includes the foundation areas (plus 5 feet to each side) of any ancillary structure that will be rigidly attached to the main structure and is expected to perform in the same manner as the main structure. Such structures could include covered work areas, walkways, patio covers, arbors, etc.
- **Surface Improvement Area:** The area within and extending a minimum of 1-foot beyond the perimeter of the surface improvement.
- **Scarified:** Ripping the exposed soil surface in two orthogonal directions to a minimum depth of 12 inches.
- **Moisture Conditioning:** Adjusting the soil moisture to optimum moisture content or slightly above, prior to the application of compaction effort.
- **Compacted or Recompacted:** Soils placed in level lifts not exceeding 8 inches in loose thickness, and compacted to a minimum of 90 percent of maximum dry density. The standard tests used to define maximum dry density and field density should be ASTM D1557-12 and ASTM D6938-17, respectively, or by other methods acceptable to the geotechnical engineer and the governing jurisdiction.



Site Preparation

1. The ground surface in the building and surface improvement areas should be prepared for construction by removing existing improvements, vegetation, large roots, debris, fill soil, and other deleterious materials. Existing utility lines that will not be serving the site should be either removed or abandoned. The appropriate method of abandonment will depend upon the type and depth of the utility. Recommendations for abandonment can be made as necessary.
2. Voids created by the removal of materials or utilities described above should be called to the attention of the geotechnical engineer. No fill should be placed unless the underlying soil has been observed by the geotechnical engineer.

Grading

1. Following site preparation, soils within the building area should be removed to a level plane to a minimum depth of 3 feet below the bottom of the deepest footing elevation or 4 feet below existing ground surface, whichever is deeper. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface should be scarified, moisture conditioned, and compacted prior to placing any fill soil.
2. In addition to the recommendations of Paragraph 1 of this section, we recommend that the minimum depth of the fill below the building area grades should not be less than half of the maximum depth of fill below the building area grades. For example, if the maximum depth of fill below the building area grades is 10 feet, the minimum depth of fill below the building area grades should be no less than 5 feet. In no case should the depth of fill be less than 5 feet in the building area.
3. Following site preparation, the soils in the surface improvement area should be removed to a level plane at a minimum depth of 2 feet below existing grade or 1-foot below the proposed subgrade elevation, whichever is deeper. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface



should then be scarified, moisture conditioned, and compacted prior to placing any fill soil.

4. Following site preparation, the soils in areas in fill areas beyond the building and surface improvement areas should be removed to a minimum depth of 2 feet below existing grade. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface should then be scarified, moisture conditioned, and compacted prior to placing any fill soil.
5. Voids created by dislodging cobbles and/or debris during excavation should be backfilled and compacted, and the dislodged materials should be removed from the area of work.
6. Where fill will be placed on existing slopes that are steeper than 10 percent, the slope should be cut to level benches into competent material. The benches should be a minimum of 10 feet wide and angled 2 to 3 percent back into the slope. Where fill is planned on existing slopes that are steeper than 20 percent, the toe of the fill should be keyed into competent material. The keyway should be a minimum of 10 feet wide or the width should equal one-half the height of the slope, whichever is greater. The keyway should be angled 2 to 3 percent back into the slope, and should penetrate 2 feet into the competent material. The geotechnical engineer should observe all keyways and benches.
7. Backdrains should be provided in all keyways and on benches at approximately 10-foot vertical intervals, unless otherwise recommended by the geotechnical engineer at the time of construction. Typical Bench and Keyway, and Backdrain Details are presented in Appendix E.
8. Slopes should be constructed at 2-horizontal to 1-vertical (2:1) or flatter inclinations. Slopes subject to inundation should be constructed at 3:1 or flatter. We also recommend that cut slopes and fill over cut slopes be overexcavated and constructed as compacted fill slopes.



9. On-site material and approved import materials may be used as general fill. All imported soil should be nonexpansive. Nonexpansive material is defined as being a coarse-grained soil (ASTM D2487-17) and having an expansion index of 10 or less (ASTM D4829-11). Proposed imported soils should be evaluated by the geotechnical engineer before being used, and on an intermittent basis during placement on the site.
10. All materials used as fill should be cleaned of any debris and rocks larger than 6 inches in diameter. No rocks larger than 3 inches in diameter should be used within the upper 3 feet of finish grade. When fill material includes rocks, the rocks should be placed in a sufficient soil matrix to ensure that voids caused by nesting of the rocks will not occur and that the fill can be properly compacted.
11. A subslab blanket drain is recommended under the subterranean concrete slabs of the buildings. The subslab blanket drainage system should consist of a minimum 6-inch layer of free draining angular gravel. The surface beneath the gravel should be sloped a minimum of 2 percent to a low point or a series of low points. A drainpipe should be placed at each low point to collect and discharge the accumulated water into the site drainage or sump pump system. A filter fabric conforming to Standard Specification Section 96-1.02B – Class “C” (Caltrans, 2018) should surround the subslab blanket drain gravel. A vapor retarder and 2-inch sand cushion should be placed on top of the blanket drain filter fabric. The Subslab Blanket Drain Detail is presented in Appendix F.

Utility Trenches

1. Unless otherwise recommended, utility trenches adjacent to foundations should not be excavated within the zone of foundation influence, as shown on Typical Detail A presented in Appendix G.
2. Utilities that will pass beneath a foundation should be placed with properly compacted utility trench backfill, and the foundation should be designed to span the trench.



3. A select, noncorrosive, granular, easily compacted material should be used as bedding and shading immediately around utilities. Generally, the soil found at the site may be used for trench backfill above the select material.
4. Utility trench backfill should be moisture conditioned and compacted; however, a minimum of 85 percent of maximum dry density will generally be sufficient where trench backfill is located in landscaped or other unimproved areas, where settlement of trench backfill would not be detrimental.
5. Jetting of trench backfill should generally not be allowed as a means of backfill densification. However, to aid in encasing utility conduits, particularly corrugated conduits and multiple closely spaced conduits in a single trench, jetting or flooding may be useful. Jetting or flooding should only be attempted with extreme caution, and any jetting or flooding operation should be subject to review by the geotechnical engineer.
6. The recommendations of this section are minimums only, and may be superseded by the architect/engineer based upon the soil corrosivity, or the requirements of the pipe manufacturer, the utility companies, or the governing jurisdiction.

Foundations

1. Conventional continuous and spread footings bearing on soil compacted per the "Grading" section of this report may be used to support the buildings described in the "Introduction" section of this report. All spread footings should be a minimum of 2 feet square and should be interconnected by grade beams on at least two sides. Grade beams should also be placed across all large entrances into the structures. Footings and grade beams should generally have a minimum depth of 18 inches below lowest adjacent grade; however, footing and grade beam dimensions should also conform to the applicable requirements of CBC Section 1809 (CBSC, 2016), and the following paragraph.



2. Footing reinforcement should be in accordance with the requirements of the architect/engineer; minimum continuous footing and grade beam reinforcement should consist of two No. 4 rebar, one near the top and one near the bottom of the footing.
3. Continuous and spread footings should be designed using maximum allowable bearing capacity of 2,000 psf dead plus live load. Using this criterion, maximum total and differential settlement are expected to be on the order of 3/4-inch and 1/4-inch in 25 feet, respectively.
4. The allowable bearing capacity may be increased by one-third when transient loads such as wind or seismicity are included. The following seismic parameters are presented for use in structural design.

TABLE 2 - SEISMIC PARAMETERS							
Mapped Spectral Response Acceleration for Site Class B		Site Coefficients for Site Class D		Adjusted MCE Spectral Response Accelerations for Site Class D		Design Spectral Response Accelerations for Site Class D	
Seismic Parameters	Values (g)	Site Coefficients	Values	Seismic Parameters	Value (g)	Seismic Parameters	Values (g)
S_s	1.498	F_a	1.000	S_{MS}	1.498	S_{DS}	0.999
S_1	0.519	F_v	1.500	S_{M1}	0.778	S_{D1}	0.519
Peak Mean Ground Acceleration (PGA_M) = 0.628 g							
Seismic Design Category = D							

5. Lateral loads may be resisted by soil friction and by passive resistance of the soil acting on foundations. Lateral capacity is based on the assumption that backfill adjacent to foundations is properly compacted. A passive equivalent fluid pressure of 375 pcf and a coefficient of friction of 0.40 may be used in design. No factors of safety, load factors, and/or other factors have been applied to either of the values.



6. Foundation excavations should be observed by the geotechnical engineer prior to rebar and PCC placement. Footing excavations should be thoroughly moistened prior to PCC placement and no desiccation cracks should be present.

Retaining Walls

1. All retaining wall foundations should be founded in soil compacted as recommended in the "Grading" section of this report. Conventional foundations for retaining walls should have a minimum depth of 18 inches below lowest adjacent grade not including the keyway. It is assumed that retaining walls will not exceed 20 feet in height.
2. Retaining wall design should be based on the following parameters:

Active equivalent fluid pressure	
(native soil).....	40 pcf
(imported sand or gravel backfill).....	35 pcf
At-rest equivalent fluid pressure	
(native soil).....	60 pcf
(imported sand or gravel backfill).....	50 pcf
Passive equivalent fluid pressure (compacted fill)	375 pcf
Maximum toe pressure (compacted fill)	2,000 psf
Coefficient of sliding friction (compacted fill)	0.40 pcf
3. No surcharges are taken into consideration in the above values. The maximum toe pressure is an *allowable* value to which a factor of safety has been applied. No factors of safety, load factors, and/or other factors have been applied to any of the remaining values.
4. The above pressures are applicable to a horizontal retained surface behind the wall. Walls having a retained surface that slopes upward from the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every degree of slope inclination.



5. Under the CBC, the Risk-Targeted Maximum Considered Earthquake (MCE_R) must be used for determining seismic pressures on walls. Further, CBC Section 1803.5.12.1 (CBSC, 2016) requires that dynamic seismic lateral earth pressures be provided by the geotechnical engineer for walls retaining more than 6 feet of backfill. Using the methods presented by Lew et al. (SEAOC, 2010) and the site PGA_M , the appropriate incremental increase in lateral soil pressure, above the static active equivalent fluid pressure for flexible (cantilevered) walls, was determined to be 25 pcf for the native soil or imported sand or gravel backfill. Flexible (cantilevered) walls retaining over 6 feet of backfill should be designed using these incremental seismic pressures. Walls retaining 6 feet or less of backfill need not be designed for seismic pressures.
6. Recent research by Al Atik and Sitar (2010) confirmed that for flexible (cantilevered) walls, particularly those over 12 feet tall, an increase in soil pressure does occur under significant seismic accelerations. Further, they found that the increase is due to the out-of-phase interaction between the soil and the flexible wall. When considering rigid walls (i.e. those designed using at-rest criteria); however, they found that the incremental increase due to seismicity was typically less than 50 percent of the static wall pressure. Consequently, no incremental increase in lateral soil pressure is recommended for the design of walls where the static design utilizes the at-rest equivalent fluid pressure and they are designed with factors of safety and earth load factors of at least 1.5.
7. In typical structural design methods for retaining walls such as those found in CBC Section 1605 (CBSC, 2016), lateral soil pressure is multiplied by a load factor of 1.6. According to Lew et al. (2010), a load factor of 1.6 is too conservative for seismic loads; this paper suggests that the seismic increase in lateral pressure be separated from the static active pressure and that a load factor of 1.0 be used for the seismic increase. Further, Al Atik and Sitar (2010) found that pressure increases due to seismic earth loads were minimal for walls retaining less than 12 feet of backfill. While the Al Atik and Sitar's research is generally accepted among geotechnical and structural engineers in California, it is not entirely acknowledged by the CBSC, as the CBC sets the height below which seismic loads



may be ignored at 6 feet. Given this disparity, it is suggested that caution be used not to over-engineer walls retaining between 6 and 12 feet of backfill.

8. The active and at-rest values presented above are for drained conditions. Consequently, retaining walls should be drained with rigid perforated pipe encased in a free draining gravel blanket. The pipe should be placed perforations downward and should discharge in a nonerosive manner away from foundations and other improvements. The gravel blanket should have a width of approximately 1-foot and should extend upward to approximately 1-foot from the top of the wall. The upper foot should be backfilled with on-site soil, except in areas where a PCC slab or pavement will abut the top of the wall. In such cases, the gravel backfill should extend up to the material that supports the PCC. To reduce infiltration of the soil into the gravel, a permeable synthetic fabric conforming to the Standard Specifications (Caltrans, 2018) Section 96-1.02B – Class “C,” should be placed between the two. Manufactured geocomposite wall drains conforming to the Standard Specifications (Caltrans, 2018) Section 96-1.02C are acceptable alternatives to the use of gravel, provided that they are installed in accordance with the recommendations of the manufacturer. Where drainage can be properly controlled, weep holes on maximum 4-foot centers may be used in lieu of perforated pipe. A filter fabric as described above should be placed between the weep holes and the drain gravel.
9. Retaining walls where moisture transmission through the wall would be undesirable should be *thoroughly* waterproofed in accordance with the specifications of the architect/engineer.
10. The architect/engineer should bear in mind that retaining walls by their nature are flexible structures, and that surface treatments on walls often crack. Where walls are to be plastered or otherwise have a finish applied, the flexibility should be considered in determining the suitability of the surfacing material, spacing of horizontal and vertical control joints, etc. The flexibility should also be considered where a retaining wall will



abut or be connected to a rigid structure, and where the geometry of the wall is such that its flexibility will vary along its length.

Slabs-on-Grade and Exterior Flatwork

1. Conventional interior light-duty PCC slabs-on-grade and exterior flatwork should have a minimum thickness of 4 full inches; the thickness of heavy duty slabs and exterior flatwork should be specified by the architect/engineer. Slabs-on-grade should be doweled to footings and grade beams with dowels.
2. Reinforcement size, placement, and dowels should be as directed by the architect/engineer. Light duty exterior pedestrian flatwork should be reinforced, at a minimum, with No. 3 rebar at 18 inches on-center each way. Heavy duty slabs and flatwork should have minimum rebar sizing and spacing that meets the criteria of American Concrete Institute (ACI) 318 (ACI, 2014). A modulus of subgrade reaction (K_{30}) of 50 psi/inch may be used in the design of heavy duty slabs-on-grade founded on compacted native soil. The modulus of subgrade reaction (K_{30}) may be increased to 100 psi/inch if the slab is underlain with a minimum of 6 inches of compacted Class 2 AB (Caltrans, 2018), and to 150 psi/inch if the slab is underlain with a minimum of 12 inches of compacted Class 2 AB.
3. Due to the current use of impermeable floor coverings, water-soluble flooring adhesives, and the speed at which buildings are now constructed, moisture vapor transmission through slabs is a much more common problem than in past years. Where moisture vapor transmitted from the underlying soil would be undesirable, the slabs should be protected from subsurface moisture vapor. A number of options for vapor protection are discussed below; however, the means of vapor protection, including the type and thickness of the vapor retarder, if specified, are left to the discretion of the architect/engineer.
4. Where specified, vapor retarders should conform to ASTM Standard E1745-17. This standard specifies properties for three performance classes, Class "A", "B" and "C". The



appropriate class should be selected based on the potential for damage to the vapor retarder during its installation and placement of slab reinforcement and PCC.

5. Several recent studies, including those of ACI Committee 302 (ACI 2015), have concluded that excess water above the vapor retarder increases the potential for moisture damage to floor coverings and could increase the potential for mold growth or other microbial contamination. The studies also concluded that it is preferable to *eliminate the typical sand layer beneath the slab and place the slab PCC in direct contact with a vapor retarder*, particularly during wet weather construction. However, placing the PCC directly on the vapor retarder requires special attention to specifying the proper vapor retarder, a very low water-cement ratio in the PCC mix, and special finishing and curing techniques.
6. Another option for vapor protection would be the *use of vapor-inhibiting admixtures in the slab PCC mix and/or application of a sealer* to the surface of the slab. This would also require special PCC mixes and placement procedures, depending upon the recommendations of the admixture or sealer manufacturer.
7. A third option that may be a reasonable compromise between effectiveness and cost considerations would be the *use of a subslab vapor retarder protected by a layer of clean sand*. If a Class “A” vapor retarder is specified, the retarder can be placed directly on the compacted soil material. The retarder should be covered with a minimum 2 inches of clean sand. If a less durable vapor retarder is specified (Class “B” or “C”), a minimum of 4 inches of clean sand should be provided, and the retarder should be placed in the center of the clean sand layer. Clean sand is defined as a well or poorly graded sand (ASTM D2487-17) of which less than 3 percent passes the No. 200 sieve. The site soils do not fulfill the criteria to be considered “clean sand”.
8. Regardless of the underslab vapor retarder selected, proper installation of the retarder is critical for optimum performance. Where utilized, the vapor retarder should be placed a minimum of 1-inch above the flow line of the drainage path surrounding the structures, or 1-inch above the area drain grates if area drains are used to collect runoff around the



structures. All seams must be properly lapped, and all seams and utility penetrations properly sealed in accordance with the vapor retarder manufacturer's recommendations and ASTM E1643-18a. At the terminating edges of the vapor retarder, the vapor retarder should be effectively sealed with accessories specifically designed to seal the material to new or existing concrete; details for edge sealing of the vapor retarder should be provided by the architect/engineer.

9. If sand is used between the vapor retarder and the slab, it should be moistened only as necessary to promote concrete curing; saturation of the sand should be avoided, as the excess moisture would be on top of the vapor retarder, potentially resulting in vapor transmission through the slab for months or years.
10. In conventional construction, it is common to use four to six inches of sand beneath exterior flatwork. Another measure that can be taken to reduce the risk of movement of flatwork is to provide thickened edges or grade beams around the perimeters of the flatwork. The thickened edges or grade beams could be up to 12 inches deep, with the deeper edges or grade beams providing better protection. At a minimum, the thickened edge or grade beam should be reinforced by two No. 4 rebar, one near the top and one near the bottom.
11. Flatwork should be constructed with frequent joints to allow articulation as flatwork moves in response to seasonal moisture and/or temperature variations causing minor expansion and contraction of the soil, or variable bearing conditions. The soil in the subgrade should be moistened to at least optimum moisture content and no desiccation cracks should be present prior to casting the flatwork.
12. Where maintaining the elevation of the flatwork is desired, the flatwork should be doweled to the perimeter foundation as specified by the architect/engineer. In other areas, the flatwork may be doweled to the foundation or the flatwork may be allowed to "float free," at the discretion of the architect/engineer. Flatwork that is intended to float free should be separated from foundations by a felt joint or other means.



13. To reduce shrinkage cracks in PCC, the PCC aggregates should be of appropriate size and proportion, the water/cement ratio should be low, the PCC should be properly placed and finished, contraction joints should be installed, and the PCC should be properly cured. PCC materials, placement, and curing specifications should be at the direction of the architect/engineer. The Guide for Concrete Floor and Slab Construction (ACI, 2015) is suggested as a resource for the architect/engineer in preparing such specifications.

Pavement Sections

The following preliminary pavement sections are based on an assumed R-value of 15, but should be used for cost estimating purposes only. Accordingly, the soil exposed at the access road/driveway subgrade should be tested during construction for R-value to verify that these preliminary pavement sections are appropriate, otherwise revised pavement sections should be prepared. Pavement design sections are provided for assumed Traffic Indices (TI) of 4.5, 5.0, 5.5, 6.0, 6.5, and 7.0. Determination of the appropriate TI for specific areas is left to others. The pavement sections were calculated in accordance with the Highway Design Manual (Caltrans, 2017). The calculated AB and HMA thickness are for compacted material. Normal Caltrans construction tolerances should apply.

TABLE 3 - PRELIMINARY PAVEMENT SECTIONS			
R-value	TI	HMA (inches)	Class 2 AB (inches)
15	4.5	2.50	8.0
15	5.0	2.75	9.0
15	5.5	3.00	10.0
15	6.0	3.25	11.0
15	6.5	3.75	12.0
15	7.0	4.00	13.0

1. The upper 12 inches of subgrade and all AB should be compacted to a minimum of 95 percent of maximum dry density.



2. Subgrade and AB should be firm and unyielding when proof-rolled by heavy rubber-tired equipment prior to paving.
3. Where HMA will lie within 5 feet of landscape or drainage improvements, the HMA should be separated from these improvements by deepened curbs or other means that will reduce the potential for moisture fluctuations in the soils beneath the HMA and improve the stability of the curbs.
4. Finished HMA surfaces should slope toward drainage facilities such that rapid runoff will occur and no ponding is allowed on or adjacent to the HMA.

Drainage and Maintenance

1. Per CBC Section 1804.4 (CBSC, 2016), unpaved ground surfaces should be *finish graded* to direct surface runoff away from foundations and other improvements at a minimum 5 percent grade for a minimum distance of 10 feet. The site should be similarly sloped to drain away from foundation, slopes, and other improvements during construction. Where this is not practicable due to property lines, other improvements, etc., swales with improved surfaces, area drains, or other drainage facilities, should be used to collect and discharge runoff.
2. To reduce the potential for planter drainage from gaining access to subslab areas, any raised planter boxes adjacent to foundations should be installed with drains and sealed sides and bottoms. Drains should also be provided for areas adjacent to the foundations that would not otherwise freely drain.
3. The eaves of the buildings should be fitted with roof gutters. Runoff from flatwork, roof gutters, downspouts, planter drains, area drains, etc. should discharge in a nonerosive manner away from foundations and other improvements in accordance with the requirements of the governing agencies.



4. The on-site soils are highly erodible; stabilization of soils disturbed during construction by vegetation or other means *during* and *following* construction, is essential to reduce erosion damage. Care should be taken to establish and maintain vegetation. The landscaping should be planned and installed to maintain the surface drainage recommended above. Surface drainage should also be maintained during construction.
5. The owner or site maintenance personnel should periodically observe the areas around the site to look for indications of surficial soil instability, and implement a program for controlling the abundant rodent activity in the general area.

Construction Observation and Testing

1. It must be recognized that the recommendations contained in this report are based on a limited subsurface investigation and rely on the continuity of the subsurface conditions encountered. It is assumed that the geotechnical engineer will be retained to provide consultation during the design phase, to review final plans once they are available, to interpret this report during construction, and to provide construction monitoring in the form of testing and observation.
2. At a minimum, the geotechnical engineer should be retained to provide:
 - Review of final grading, utility, and foundation plans
 - Professional observation during grading, foundation excavations, and trench backfill
 - Oversight of compaction testing during grading
 - Oversight of special inspection during grading
3. Special inspection of grading and backfill should be provided as per CBC Section 1705.6 and CBC Table 1705.6 (CBSC, 2016). In our opinion, none of the grading construction is of a nature that should warrant continuous special inspection; periodic special inspection should suffice. Subject to approval by the Building Official, the exception to continuous special inspection is described in CBC Section 1704.2 (CBSC, 2016) and should be specified



by the architect/engineer and periodic special inspection of the following items should be provided by the special inspector.

- Stripping and clearing of vegetation
 - Overexcavation to the recommended depths
 - Keyways, benches, and backdrains
 - Subslab blanket drainage systems
 - Moisture conditioning and compaction of the soil
 - Fill quality, placement, and compaction
 - Retaining wall drains and backfill
 - Utility trench backfill
 - Foundation excavations
 - Subgrade and AB compaction and proofrolling
4. A program of quality control should be developed prior to beginning grading. The contractor or project manager should determine any additional inspection items required by the architect/engineer or the governing jurisdiction.
5. Locations and frequency of compaction tests should be as per the recommendation of the geotechnical engineer at the time of construction. The recommended test location and frequency may be subject to modification by the geotechnical engineer, based upon soil and moisture conditions encountered, size and type of equipment used by the contractor, the general trend of the results of compaction tests, or other factors.
6. A preconstruction conference among the owner, the geotechnical engineer, the County of Santa Barbara, the special inspector, the architect/engineer, and contractors is recommended to discuss planned construction procedures and quality control requirements.
7. The geotechnical engineer should be notified at least 48 hours prior to beginning construction operations. If Earth Systems Pacific is not retained to provide construction



observation and testing services, it shall not be responsible for the interpretation of the information by others or any consequences arising therefrom.

10.0 CLOSURE

Our intent was to perform the investigation in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of this project under similar conditions. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client as discussed in the “Scope of Services” section of this report. Application beyond the stated intent is strictly at the user's risk.

This report is valid for conditions as they exist at this time for the type of project described herein. The conclusions and recommendations contained in this report could be rendered invalid, either in whole or in part, due to changes in building codes, regulations, standards of geotechnical or construction practice, changes in physical conditions, or the broadening of knowledge.

If changes with respect to development type or location become necessary, if items not addressed in this report are incorporated into plans, or if any of the assumptions used in the preparation of this report are not correct, this firm shall be notified for modifications to this report. Any items not specifically addressed in this report shall comply with the CBC (CBSC, 2016) and the requirements of the governing jurisdiction.

The preliminary recommendations of this report are based upon the geotechnical conditions encountered at the site, and may be augmented by additional requirements of the architect/engineer, or by additional recommendations provided by the geotechnical engineer based on conditions exposed at the time of construction.

This document, the data, conclusions, and recommendations contained herein are the property of Earth Systems Pacific. This report shall be used in its entirety, with no individual sections reproduced or used out of context. Copies may be made only by Earth Systems Pacific, the client,



and the client's authorized agents for use exclusively on the subject project. Any other use is subject to federal copyright laws and the written approval of Earth Systems Pacific.

Thank you for this opportunity to have been of service. If you have any questions, please feel free to contact this office at your convenience.

End of Text.



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APPENDIX A

Exploration Location Map

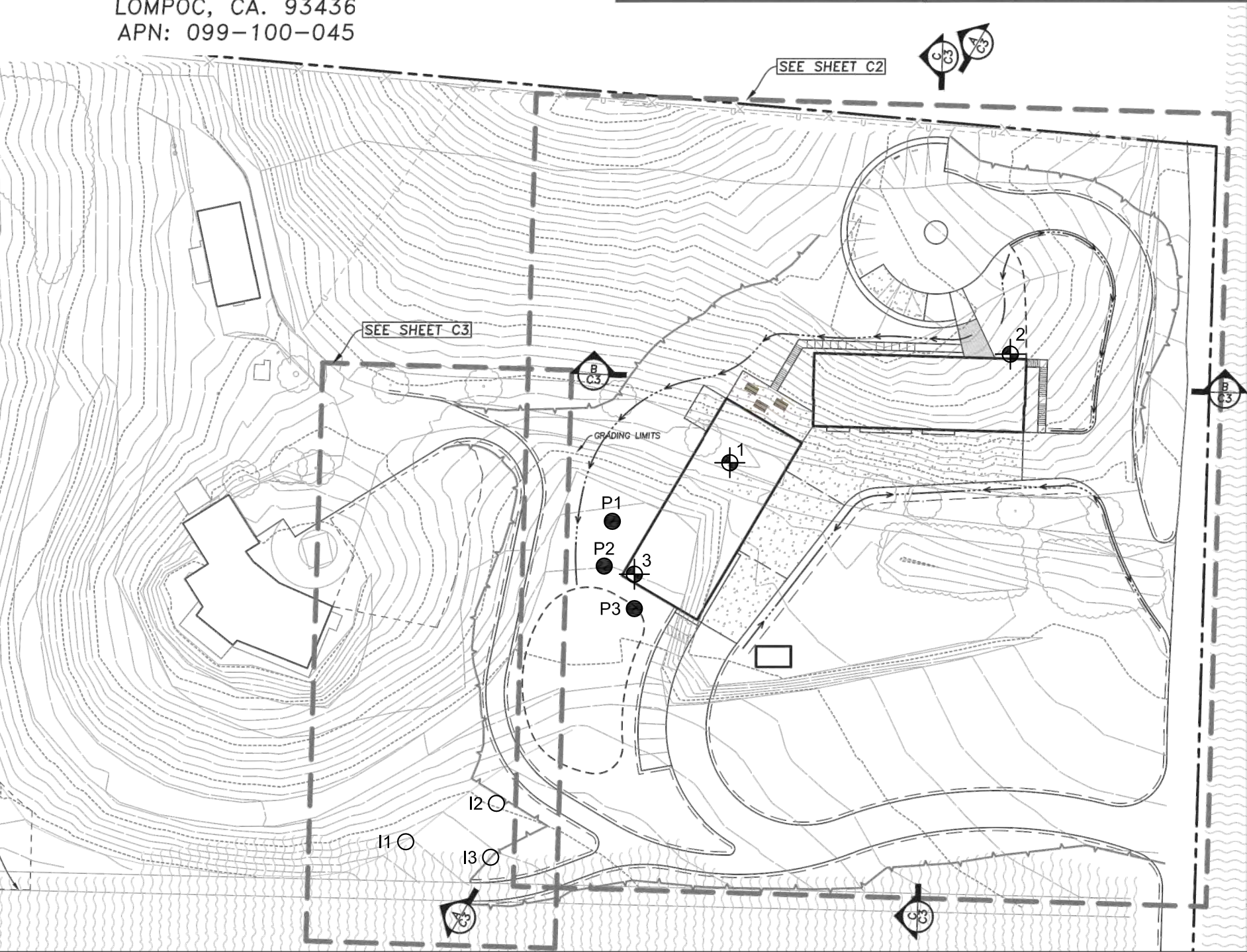
Boring Log Legend

Boring Logs

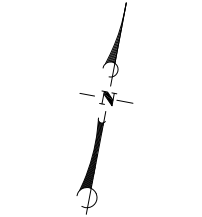
TYLER WINERY
SITE IMPROVEMENTS
PLAN

4805 E. HIGHWAY 246
LOMPOC, CA. 93436
APN: 099-100-045

FLOOD CONTROL DATA				PROJECT CLEAN WATER DATA	
	EXISTING PEAK RUNOFF CONDITIONS	PEAK RUNOFF FROM DETENTION BASIN	Δ	IS PROJECT WITHIN NPDES AREA?	
2-YEAR	0.02 CFS	0.02 CFS	0 CFS	NO	
5-YEAR	0.11 CFS	0.11 CFS	0 CFS	WILL MORE THAN 0.5 ACRES BE DISTURBED?	
10-YEAR	0.31 CFS	0.24 CFS	-0.7 CFS	YES --> PROJECT CLEAN WATER TIER II.	
25-YEAR	1.21 CFS	0.51 CFS	-0.70 CFS	TOTAL IMPERVIOUS AREA = 26,500 SQUARE FEET	
50-YEAR	2.10 CFS	0.84 CFS	-1.26 CFS	TOTAL PROPERTY AREA = 44.2 ACRES	
100-YEAR	3.08 CFS	1.36 CFS	-1.72 CFS	OPTION FOR HANDLING RUNOFF FROM IMPERVIOUS AREA:	
PLEASE SEE SHEET C3 FOR DETENTION BASIN DETAILS.				"DISPERSE RUNOFF TO LAWNS OR LANDSCAPING. LIMIT THE RATION OF IMPERVIOUS TO PERVIOUS AREA TO 2:1 MAXIMUM."	



- LEGEND**
- 3 Boring Location (Approx.)
 - P3 Percolation Test Location (Approx.)
 - I3 Infiltration Test Location (Approx.)



NOT TO SCALE

BASE MAP PROVIDED BY: COAST ENGINEERING & SURVEY, INC.



Earth Systems
2049 Preisker Lane, Suite E, Santa Maria, CA. 93454
www.earthsystems.com
(805) 928-2991 • Fax (805) 928-9253

EXPLORATION LOCATION MAP
TYLER WINERY
4805 East Highway 246
Lompoc Area of Santa Barbara County, California

Date
December 19, 2019

Project No.
303560-001



Earth Systems Pacific

BORING LOG LEGEND

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

MAJOR DIVISIONS	GROUP SYMBOL	TYPICAL DESCRIPTIONS	GRAPH. SYMBOL
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN #200 SIEVE SIZE	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
	GP	POORLY GRADED GRAVELS, OR GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES, NON-PLASTIC FINES	
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES, PLASTIC FINES	
	SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	
	SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES	
	SM	SILTY SANDS, SAND-SILT MIXTURES, NON-PLASTIC FINES	
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES, PLASTIC FINES	
FINE GRAINED SOILS HALF OR MORE OF MATERIAL IS SMALLER THAN #200 SIEVE SIZE	ML	INORGANIC SILTS AND VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	

SAMPLE / SUBSURFACE WATER SYMBOLS	GRAPH. SYMBOL
CALIFORNIA MODIFIED	
STANDARD PENETRATION TEST (SPT)	
SHELBY TUBE	
BULK	
SUBSURFACE WATER DURING DRILLING	
SUBSURFACE WATER AFTER DRILLING	

OBSERVED MOISTURE CONDITION

DRY	SLIGHTLY MOIST	MOIST	VERY MOIST	WET (SATURATED)
-----	----------------	-------	------------	-----------------

CONSISTENCY

COARSE GRAINED SOILS			FINE GRAINED SOILS		
BLOWS/FOOT		DESCRIPTIVE TERM	BLOWS/FOOT		DESCRIPTIVE TERM
SPT	CA SAMPLER		SPT	CA SAMPLER	
0-10	0-16	LOOSE	0-2	0-3	VERY SOFT
11-30	17-50	MEDIUM DENSE	3-4	4-7	SOFT
31-50	51-83	DENSE	5-8	8-13	MEDIUM STIFF
OVER 50	OVER 83	VERY DENSE	9-15	14-25	STIFF
			16-30	26-50	VERY STIFF
			OVER 30	OVER 50	HARD

GRAIN SIZES

U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENING		
# 200	# 40	# 10	# 4	3/4"	3"	12"
SILT & CLAY	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	
						BOULDERS

TYPICAL BEDROCK HARDNESS

MAJOR DIVISIONS	TYPICAL DESCRIPTIONS
EXTREMELY HARD	CORE, FRAGMENT, OR EXPOSURE CANNOT BE SCRATCHED WITH KNIFE OR SHARP PICK; CAN ONLY BE CHIPPED WITH REPEATED HEAVY HAMMER BLOWS
VERY HARD	CANNOT BE SCRATCHED WITH KNIFE OR SHARP PICK; CORE OR FRAGMENT BREAKS WITH REPEATED HEAVY HAMMER BLOWS
HARD	CAN BE SCRATCHED WITH KNIFE OR SHARP PICK WITH DIFFICULTY (HEAVY PRESSURE); HEAVY HAMMER BLOW REQUIRED TO BREAK SPECIMEN
MODERATELY HARD	CAN BE GROOVED 1/16 INCH DEEP BY KNIFE OR SHARP PICK WITH MODERATE OR HEAVY PRESSURE; CORE OR FRAGMENT BREAKS WITH LIGHT HAMMER BLOW OR HEAVY MANUAL PRESSURE
SOFT	CAN BE GROOVED OR GOUGED EASILY BY KNIFE OR SHARP PICK WITH LIGHT PRESSURE, CAN BE SCRATCHED WITH FINGERNAIL; BREAKS WITH LIGHT TO MODERATE MANUAL PRESSURE
VERY SOFT	CAN BE READILY INDENTED, GROOVED OR GOUGED WITH FINGERNAIL, OR CARVED WITH KNIFE; BREAKS WITH LIGHT MANUAL PRESSURE

TYPICAL BEDROCK WEATHERING

MAJOR DIVISIONS	TYPICAL DESCRIPTIONS
FRESH	NO DISCOLORATION, NOT OXIDIZED
SLIGHTLY WEATHERED	DISCOLORATION OR OXIDATION IS LIMITED TO SURFACE OF, OR SHORT DISTANCE FROM, FRACTURES; SOME FELDSPAR CRYSTALS ARE DULL
MODERATELY WEATHERED	DISCOLORATION OR OXIDATION EXTENDS FROM FRACTURES, USUALLY THROUGHOUT; Fe-Mg MINERALS ARE "RUSTY", FELDSPAR CRYSTALS ARE "CLOUDY"
INTENSELY WEATHERED	DISCOLORATION OR OXIDATION THROUGHOUT; FELDSPAR AND Fe-Mg MINERALS ARE ALTERED TO CLAY TO SOME EXTENT, OR CHEMICAL ALTERATION PRODUCES IN SITU DISAGGREGATION
DECOMPOSED	DISCOLORATION OR OXIDATION THROUGHOUT, BUT RESISTANT MINERALS SUCH AS QUARTZ MAY BE UNALTERED; FELDSPAR AND Fe-Mg MINERALS ARE COMPLETELY ALTERED TO CLAY



Earth Systems Pacific

LOGGED BY: S. Hemmer
DRILL RIG: Mobile B-53 with Autohammer
AUGER TYPE: 6" Hollow Stem

Boring No. 1
PAGE 1 OF 1
JOB NO.: 303560-001
DATE: 11-18-2019

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER WINERY 4805 East Highway 246 Lompoc Area of Santa Barbara County, California	SAMPLE DATA				
			SOIL DESCRIPTION	INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0 - 1 - 2 - 3 - 4	SM		SILTY SAND: light brown, loose, dry (Alluvium) ----- slightly moist	0-5	○			
4 - 5 - 6 - 7 - 8 - 9 - 10	SM		SILTY SAND: light brown, very dense, slightly moist (Orcutt Sand)	5.0-6.5	■	101.7	6.8	29 50/3.0"
10 - 11 - 12 - 13 - 14 - 15			----- light tan to light gray, dense	10.0-11.5	■	102.2	7.1	18 34 38
15 - 16 - 17 - 18 - 19 - 20			----- light brown, increase in sand content	15.0-16.5	●			10 11 25
17 - 18 - 19 - 20 - 21			----- trace 1" diameter gravels					
20 - 21 - 22			----- very dense	20.0-21.5	●			13 25 37
22 - 23 - 24 - 25 - 26			End of Boring @ 21.5' Due to Practical Drilling Refusal No Subsurface Water Encountered					

LEGEND: ■ Ring Sample ○ Grab Sample □ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

LOGGED BY: S. Hemmer
 DRILL RIG: Mobile B-53 with Autohammer
 AUGER TYPE: 6" Hollow Stem

Boring No. 2
 PAGE 1 OF 1
 JOB NO.: 303560-001
 DATE: 11-18-2019

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER WINERY 4805 East Highway 246 Lompoc Area of Santa Barbara County, California	SAMPLE DATA				
			SOIL DESCRIPTION	INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0 - 1 - 2 - 3 - 4	SM		SILTY SAND: light gray, loose, dry (Alluvium) slightly moist					
4 - 5 - 6 - 7 - 8 - 9 - 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18 - 19 - 20 - 21	SP		POORLY GRADED SAND: light gray to light tan, very dense, slightly moist (Orcutt Sand)	5.0-6.5		108.2	5.6	14 36 48
10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18 - 19 - 20 - 21			trace 1" diameter gravel	10.0-11.5		108.6	5.7	20 50/5.0"
15 - 16 - 17 - 18 - 19 - 20 - 21			light tan, dense, end gravel	15.0-16.5				11 19 23
20 - 21 - 22 - 23 - 24 - 25 - 26				20.0-21.5				11 16 19
22 - 23 - 24 - 25 - 26			End of Boring @ 21.5' No Subsurface Water Encountered					

LEGEND: Ring Sample Grab Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

LOGGED BY: S. Hemmer
 DRILL RIG: Mobile B-53 with Autohammer
 AUGER TYPE: 6" Hollow Stem

Boring No. 3
 PAGE 1 OF 1
 JOB NO.: 303560-001
 DATE: 11-18-2019

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER WINERY 4805 East Highway 246 Lompoc Area of Santa Barbara County, California	SAMPLE DATA				
			SOIL DESCRIPTION	INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0	SM		SILTY SAND: light gray, loose, dry (Alluvium)					
1								
2			light brown, slightly moist					
3			dark brown, moist					
4				3-7				
5			medium dense	5.0-6.5		114.5	12.1	5 12 18
6								
7								
8								
9								
10				10.0-11.5		115.0	13.5	8 17 27
11								
12			End of Boring @ 11.5' No Subsurface Water Encountered					
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								

LEGEND: Ring Sample Grab Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

APPENDIX B

Laboratory Test Results

BULK DENSITY TEST RESULTS

ASTM D 2937-17 (modified for ring liners)

December 17, 2019

BORING NO.	DEPTH feet	MOISTURE CONTENT, %	WET DENSITY, pcf	DRY DENSITY, pcf
1	5.5 - 6.0	6.8	108.6	101.7
1	11.0 - 11.5	7.1	109.4	102.2
2	6.0 - 6.5	5.6	114.3	108.2
2	11.0 - 11.5	5.7	114.8	108.6
3	6.0 - 6.5	12.1	128.3	114.5
3	11.0 - 11.5	13.5	130.5	115.0

EXPANSION INDEX TEST RESULTS

ASTM D 4829-11

BORING NO.	DEPTH feet	EXPANSION INDEX
1	0.0 - 5.0	1

MOISTURE-DENSITY COMPACTION TEST

ASTM D 1557-12 (Modified)

PROCEDURE USED: A

December 17, 2019

PREPARATION METHOD: Moist

Boring #1 @ 0.0 - 5.0'

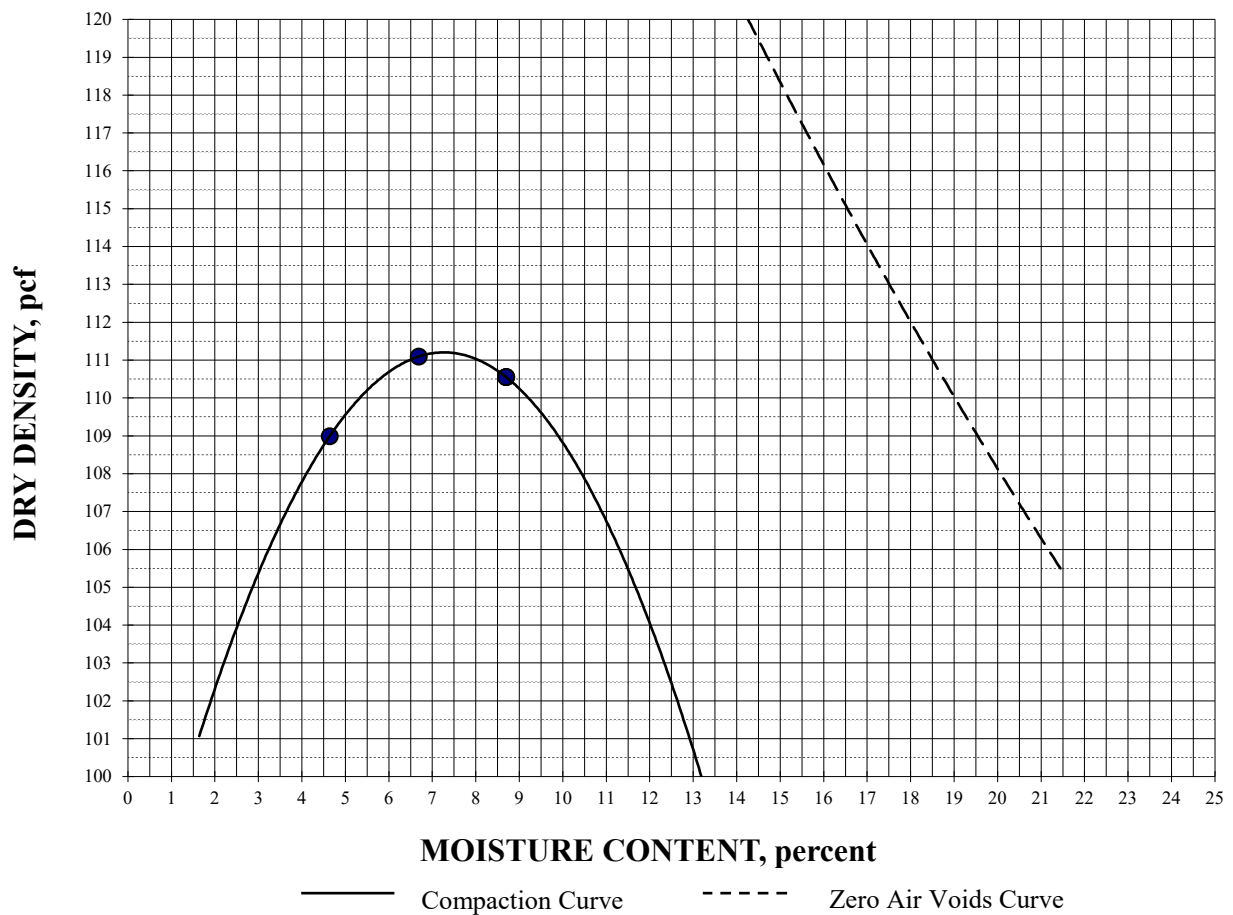
RAMMER TYPE: Mechanical

Light Brown Silty Sand (SM)

SPECIFIC GRAVITY: 2.65 (assumed)

SIEVE DATA:

Sieve Size	% Retained (Cumulative)
3/4"	0
3/8"	0
#4	0

MAXIMUM DRY DENSITY: 111.2 pcf**OPTIMUM MOISTURE: 7.3%**

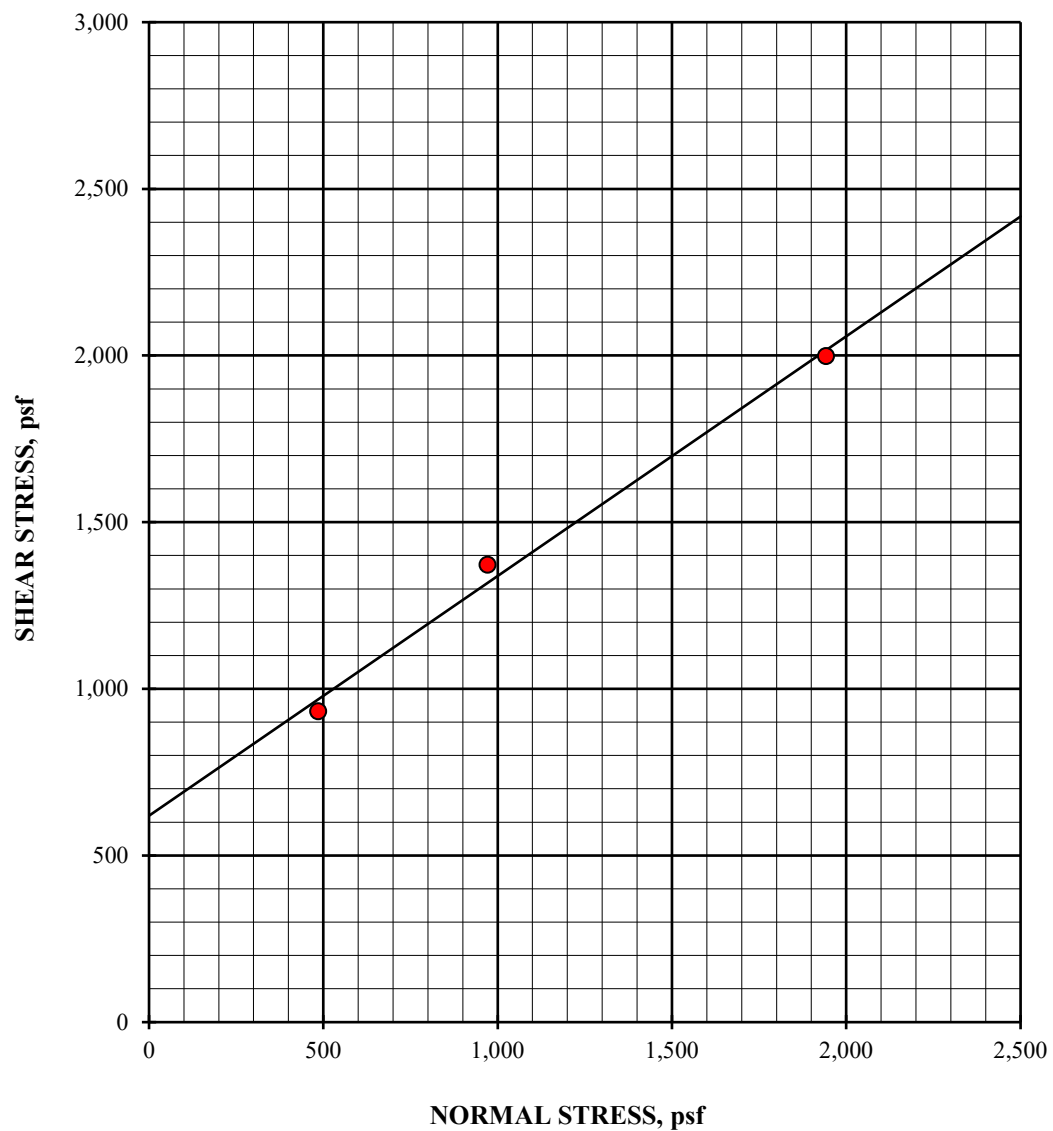
DIRECT SHEAR

ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

December 17, 2019

Boring #1 @ 0.0 - 5.0'
Silty Sand (SM)
Compacted to 90% RC, saturated

INITIAL DRY DENSITY: 100.1 pcf
INITIAL MOISTURE CONTENT: 7.3 %
PEAK SHEAR ANGLE (ϕ): 36°
COHESION (C): 619 psf

SHEAR vs. NORMAL STRESS

DIRECT SHEAR continued

ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

Boring #1 @ 0.0 - 5.0'

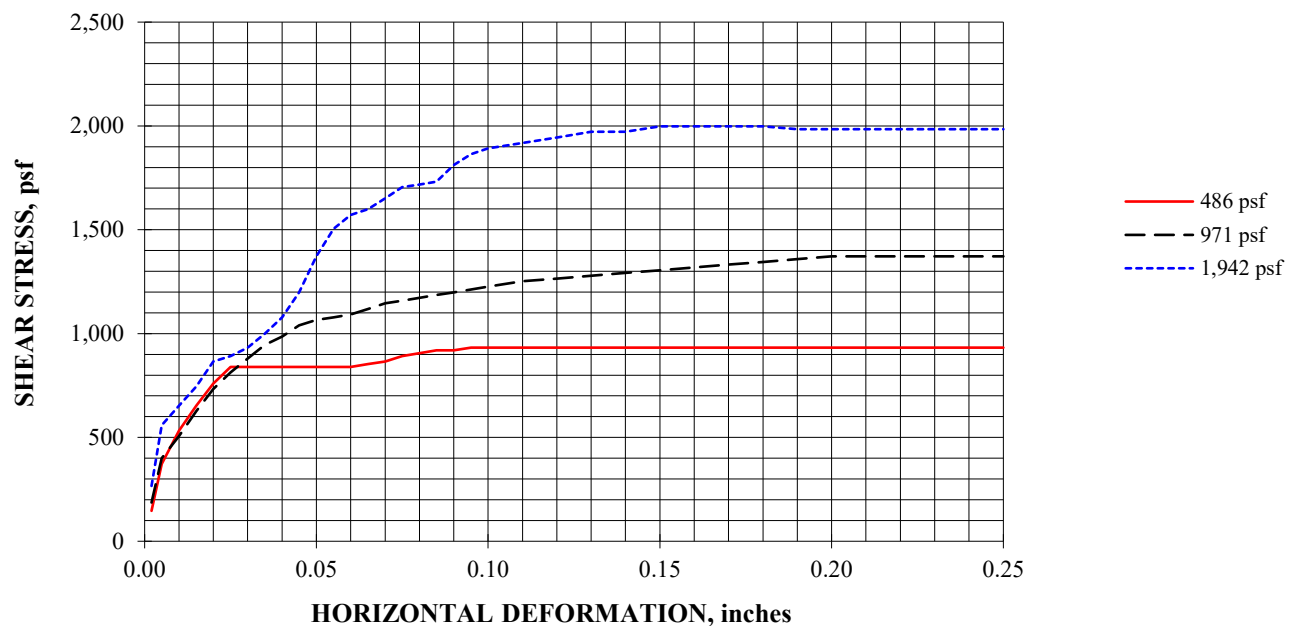
December 17, 2019

Silty Sand (SM)

Compacted to 90% RC, saturated

SPECIFIC GRAVITY: 2.65 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	7.3	7.3	7.3	7.3
DRY DENSITY, pcf	100.1	100.1	100.1	100.1
SATURATION, %	29.7	29.7	29.7	29.7
VOID RATIO	0.652	0.652	0.652	0.652
DIAMETER, inches	2.410	2.410	2.410	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	25.1	24.9	23.7	
DRY DENSITY, pcf	101.5	104.0	106.8	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.629	0.589	0.548	
HEIGHT, inches	0.99	0.96	0.94	



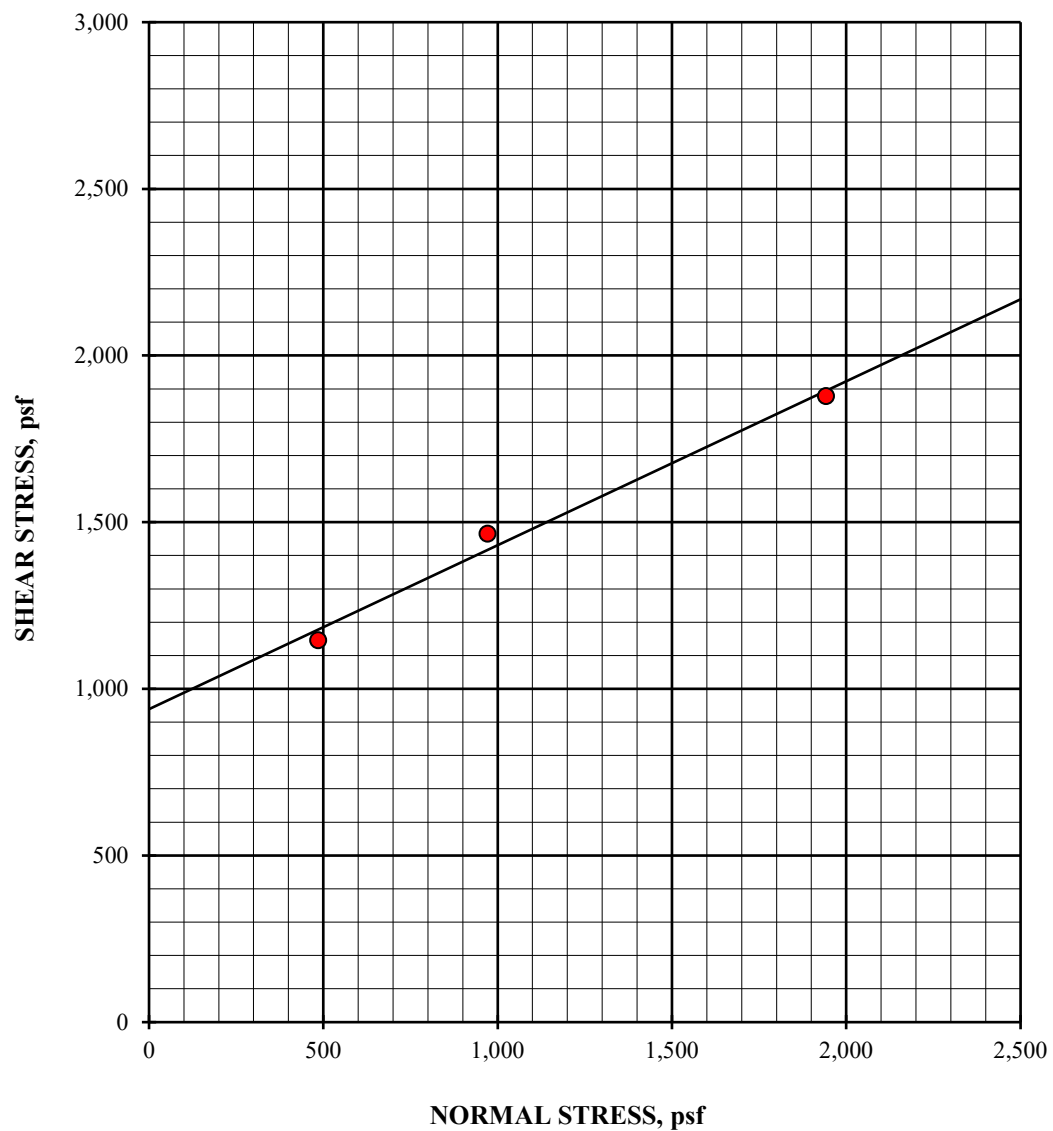
DIRECT SHEAR

ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

December 17, 2019

Boring #2 @ 10.5 - 11.0'
Poorly Graded Sand (SP)
Ring sample, saturated

INITIAL DRY DENSITY: 107.5 pcf
INITIAL MOISTURE CONTENT: 7.1 %
PEAK SHEAR ANGLE (ϕ): 26°
COHESION (C): 939 psf

SHEAR vs. NORMAL STRESS

DIRECT SHEAR continued

ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

Boring #2 @ 10.5 - 11.0'

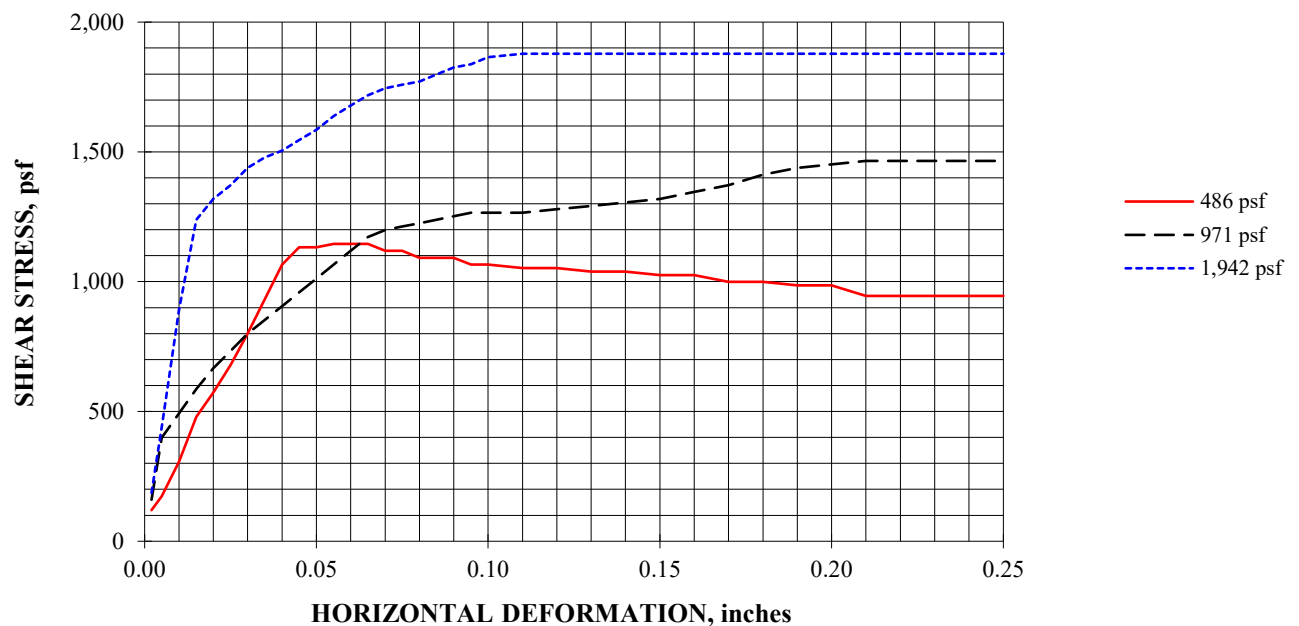
December 17, 2019

Poorly Graded Sand (SP)

Ring sample, saturated

SPECIFIC GRAVITY: 2.65 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	7.1	7.1	7.1	7.1
DRY DENSITY, pcf	105.8	102.8	113.8	107.5
SATURATION, %	33.4	31.0	41.5	35.3
VOID RATIO	0.563	0.608	0.454	0.541
DIAMETER, inches	2.410	2.410	2.410	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	26.8	19.2	20.5	
DRY DENSITY, pcf	107.0	106.7	120.6	
SATURATION, %	100.0	92.5	100.0	
VOID RATIO	0.546	0.550	0.371	
HEIGHT, inches	0.99	0.96	0.94	



APPENDIX C

Percolation Test Results

PERCOLATION TEST RESULTS**Percolation Test: P1****Test Hole Diameter: 6 inches****Date Drilled: 11/18/19****Test Hole Depth: 54 inches****Date Tested: 11/19/19****Test Duration: 4 hours****Technician: MS/SH**

INTERVAL (Minutes)	READING (Inches)	INCREMENTAL FALL (Inches)	PERCOLATION RATE (Minutes / Inch)
Begin	45.25	---	---
30	45.38	0.13	240
30	45.50	0.13	240
30	45.63	0.13	240
30	45.75	0.13	240
30	45.88	0.13	240
30	45.94	0.06	480
30	46.00	0.06	480
30	46.06	0.06	480

PERCOLATION TEST RESULTS**Percolation Test: P2****Test Hole Diameter: 6 inches****Date Drilled: 11/18/19****Test Hole Depth: 49 inches****Date Tested: 11/19/19****Test Duration: 4 hours****Technician: MS/SH**

INTERVAL (Minutes)	READING (Inches)	INCREMENTAL FALL (Inches)	PERCOLATION RATE (Minutes / Inch)
Begin	38.88	---	---
30	39.13	0.25	120
30	39.38	0.25	120
30	39.63	0.25	120
30	39.88	0.25	120
30	40.13	0.25	120
30	40.50	0.38	80
30	40.75	0.25	120
30	41.00	0.25	120

PERCOLATION TEST RESULTS**Percolation Test: P3****Test Hole Diameter: 6 inches****Date Drilled: 11/18/19****Test Hole Depth: 57 inches****Date Tested: 11/19/19****Test Duration: 4 hours****Technician: MS/SH**

INTERVAL (Minutes)	READING (Inches)	INCREMENTAL FALL (Inches)	PERCOLATION RATE (Minutes / Inch)
Begin	47.00	---	---
30	47.00	---	---
30	47.00	---	---
30	47.00	---	---
30	47.06	0.06	480
30	47.06	---	---
30	47.06	---	---
30	47.06	---	---
30	47.13	0.06	480

APPENDIX D

Infiltration Test Results

INFILTRATION TEST RESULTS**INFILTRATION TEST: I1****DATE DRILLED: 11/18/19****Test Hole Diameter: 6 inches****DATE TESTED: 11/19/19****Test Hole Depth: 85 inches****TECHNICIAN: MS/SH****Test Duration: 4 hours****CONSTANT HEAD DATA****Time of Constant Head:** 30 minutes**Volume Added During Constant Head:** 1.1 gallons (0.1 cu.ft.)**FALLING HEAD DATA**

INTERVAL (Minutes)	READING (Inches)	INCREMENTAL FALL (Inches)	INFILTRATION RATE (Minutes / Inch)	INFILTRATION RATE (Inches / Hour)
Begin	3.9	---	---	---
30	5.1	1.3	24	2.5
30	6.9	1.8	17	3.5
30	8.0	1.1	27	2.3
30	9.1	1.1	27	2.3
30	9.8	0.6	48	1.3
30	10.4	0.6	48	1.3
30	11.0	0.6	48	1.3
30	11.4	0.4	80	0.8

INFILTRATION TEST RESULTS**INFILTRATION TEST: I2****DATE DRILLED: 11/18/19****Test Hole Diameter: 6 inches****DATE TESTED: 11/19/19****Test Hole Depth: 48 inches****TECHNICIAN: MS/SH****Test Duration: 4 hours****CONSTANT HEAD DATA****Time of Constant Head:** 30 minutes**Volume Added During Constant Head:** 1.9 gallons (0.3 cu.ft.)**FALLING HEAD DATA**

INTERVAL (Minutes)	READING (Inches)	INCREMENTAL FALL (Inches)	INFILTRATION RATE (Minutes / Inch)	INFILTRATION RATE (Inches / Hour)
Begin	4.0	---	---	---
30	7.0	3.0	10	6.0
30	8.8	1.8	17	3.5
30	12.8	4.0	8	8.0
30	17.4	4.6	6	9.3
30	19.4	2.0	15	4.0
30	20.9	1.5	20	3.0
30	21.8	0.9	34	1.8
30	22.5	0.8	40	1.5

INFILTRATION TEST RESULTS**INFILTRATION TEST: I3****DATE DRILLED: 11/18/19****Test Hole Diameter: 6 inches****DATE TESTED: 11/19/19****Test Hole Depth: 60 inches****TECHNICIAN: MS/SH****Test Duration: 4 hours****CONSTANT HEAD DATA****Time of Constant Head:** 30 minutes**Volume Added During Constant Head:** 1.3 gallons (0.2 cu.ft.)**FALLING HEAD DATA**

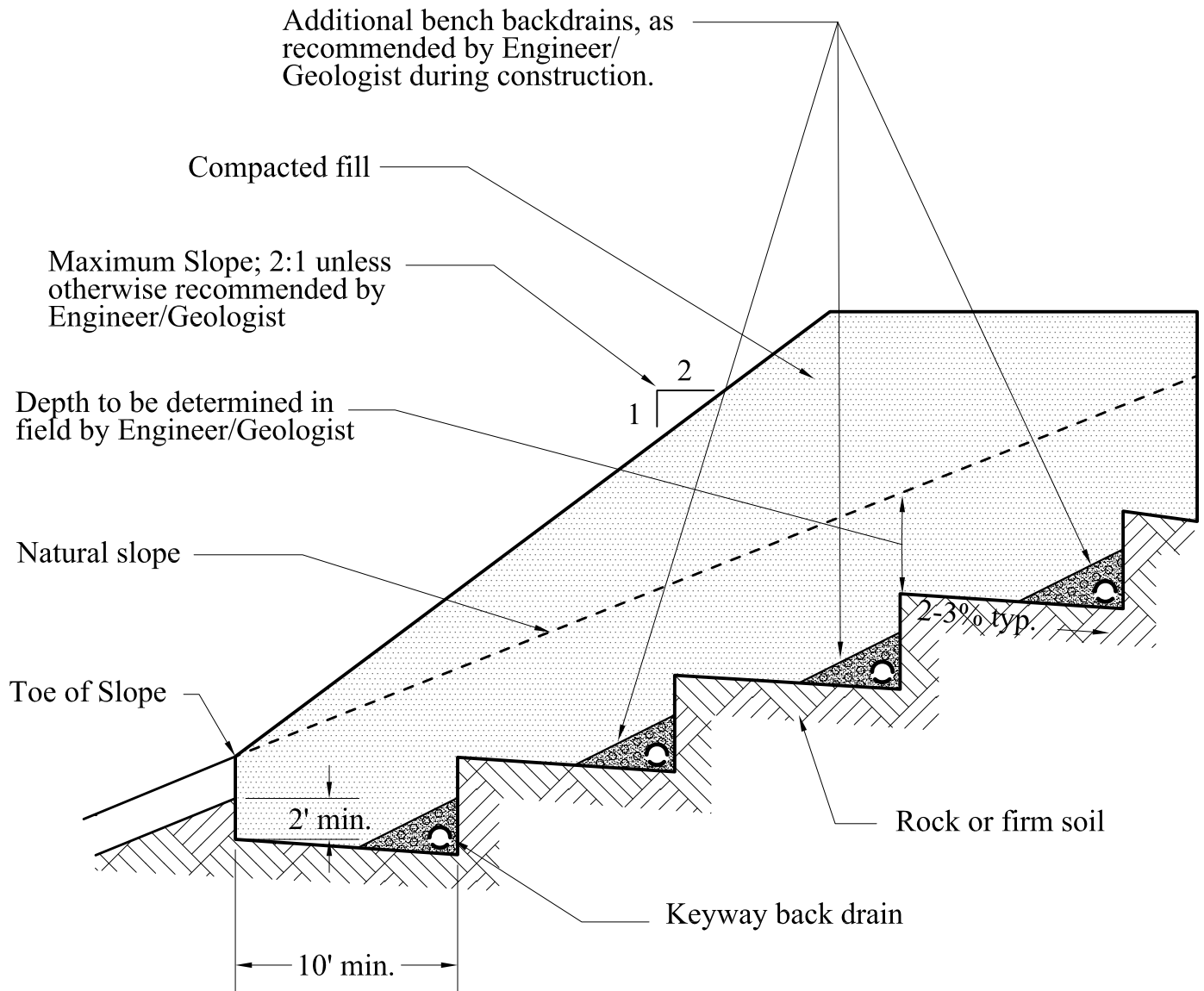
INTERVAL (Minutes)	READING (Inches)	INCREMENTAL FALL (Inches)	INFILTRATION RATE (Minutes / Inch)	INFILTRATION RATE (Inches / Hour)
Begin	5.0	---	---	---
10	8.6	3.6	3	21.8
10	11.9	3.3	3	19.5
10	14.5	2.6	4	15.8
10	17.3	2.8	4	16.5
10	20.1	2.9	3	17.3
10	23.9	3.8	3	22.5
10	26.5	2.6	4	15.8
10	29.9	3.4	3	20.3
10	32.0	2.1	5	12.8
30	36.1	4.1	7	8.3
30	39.5	3.4	9	6.8
30	41.5	2.0	15	4.0
refill	5.0	---	---	---
10	8.8	3.8	3	22.5
10	12.0	3.3	3	19.5
10	14.6	2.6	4	15.8
10	16.5	1.9	5	11.3
10	18.8	2.3	4	13.5
10	20.6	1.9	5	11.3

APPENDIX E

Typical Bench and Keyway, and Backdrain Details

BENCH and KEYWAY DETAIL (Typical)

TYLER WINERY
4805 East Highway 246
Lompoc Area of Santa Barbara County, California



SCHEMATIC ONLY
NOT TO SCALE



Earth Systems

ESP File No.: 303560-001

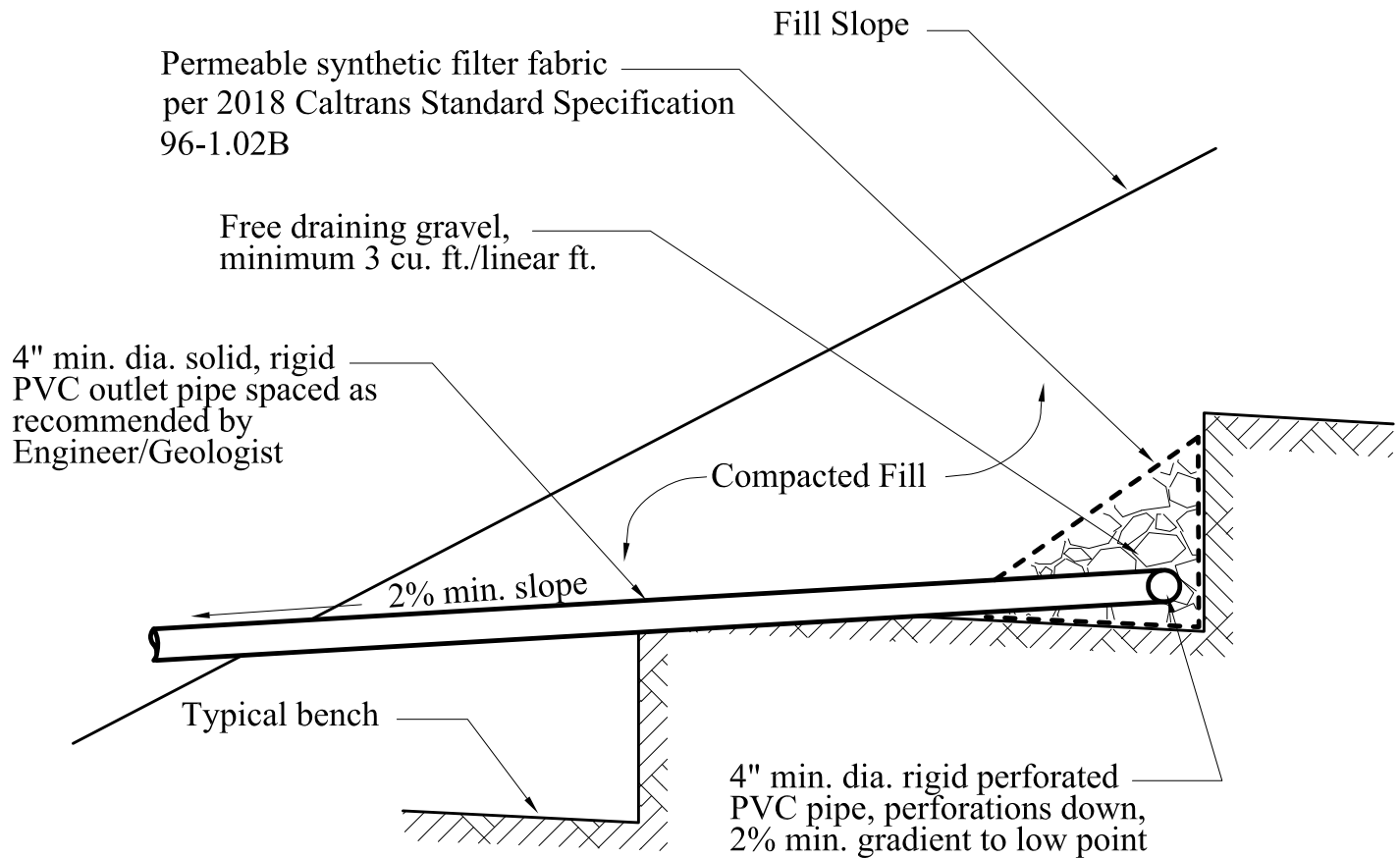
SMK

2049 Preisker Lane, Suite E
Santa Maria, California 93454

(805) 928-2991 • FAX (805) 928-9253
E-mail: esc@earthsystems.com
December, 2019
BENCH-D01-V03.dwg

BACK DRAIN DETAIL (Typical)

TYLER WINERY
4805 East Highway 246
Lompoc Area of Santa Barbara County, California



Note: A prefabricated panel drainage system (Advanedge, Miradrain, etc.) may be substituted for the gravel / pipe system, provided it is installed in accordance with the manufacturer's recommendations

SCHEMATIC ONLY
NOT TO SCALE



Earth Systems

ESP File No.: 303560-001

SMK

2049 Preisker Lane, Suite E
Santa Maria, California 93454

(805) 928-2991 • FAX (805) 928-9253

E-mail: esc@earthsystems.com

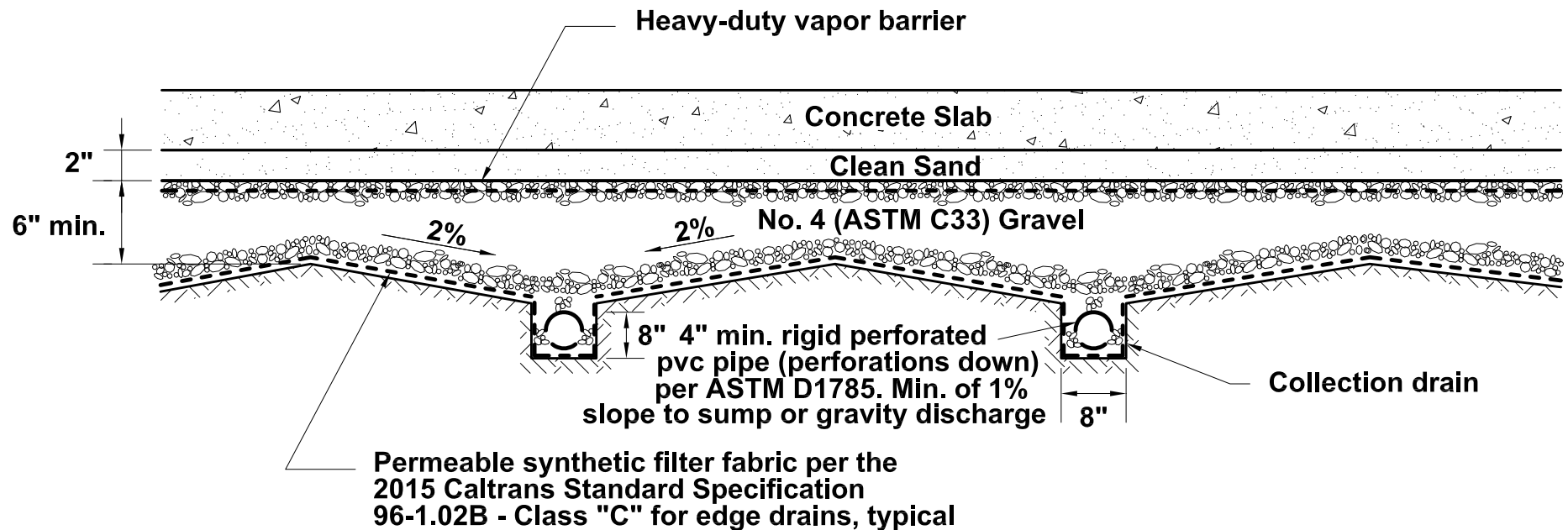
December 2019
DRAIN-D01-V06.dwg

APPENDIX F

Subslab Blanket Drain Detail

SUBSLAB BLANKET DRAIN

TYLER WINERY
4805 East Highway 246
Lompoc Area of Santa Barbara County, California



SCHEMATIC ONLY
NOT TO SCALE



Earth Systems

December 2019

SMK

2049 Preisker Lane, Suite E
Santa Maria, California 93454

(805) 928-2991 • FAX (805) 928-9253

E-mail: esc@earthsystems.com

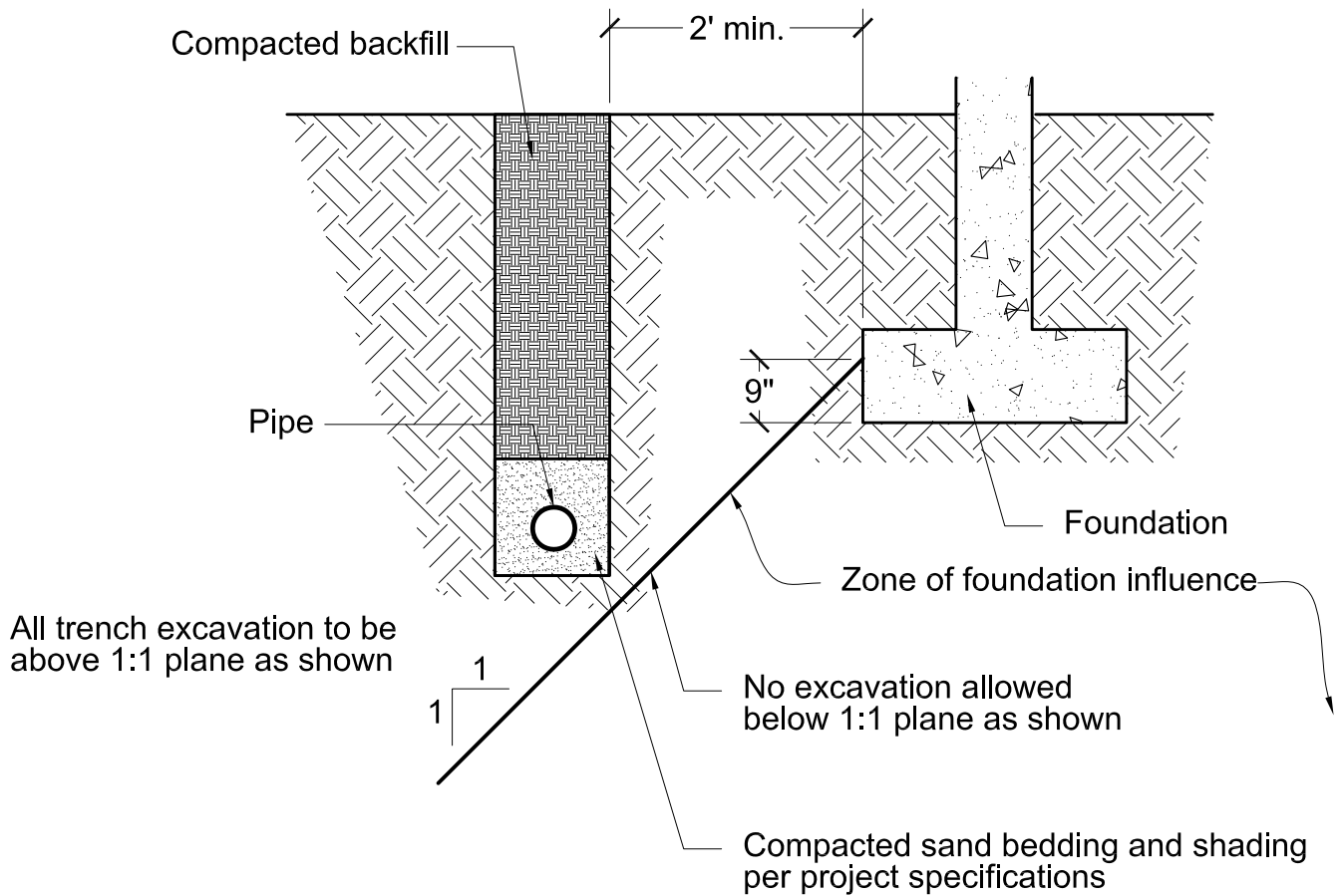
ESP File No.: 303560-001

DRAIN-D19-V02.dwg

APPENDIX G

Typical Detail A: Pipe Placed Parallel to Foundations

TYPICAL DETAIL A: PIPE PLACED PARALLEL TO FOUNDATIONS



SCHEMATIC ONLY
NOT TO SCALE



Earth Systems

2049 Preisker Lane, Suite E
Santa Maria, California 93454

(805) 928-2991 • FAX (805) 928-9253

E-mail: esc@earthsystems.com

Attachment 8: Condition Letters (County Fire, Water Resources)

Memorandum

DATE: May 16, 2019

TO: Shannon Reese
Planning and Development
County of Santa Barbara - Santa Maria

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 099-100-045; Permit: 19DVP-00025
Site: 4805 E. HWY 246, Lompoc
Project: Development Plan – New Winery Facility



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

I have reviewed your project and find that it will require revisions before it can be approved by the Santa Barbara County Fire Department.

1. Re-design of the access roadway plan showing the following private roadway and driveway information. All plans must be drawn to scale and shall call out all dimensions and turning radii requirements.
 - Access plan shall be approved by the fire department.
 - Width of access.
 - Private roadway shall have a minimum width of 20 feet for access and egress.
 - Driveway entrances shall have a minimum width of 30-feet for access and egress.
 - Surface shall be paved.
2. Plans for a fire water supply system shall be required by the fire department.
 - Fire water supply system plan shall be approved by the fire department.
 - Required water supplies for fire protection shall be installed and made serviceable prior to construction and maintained for the life of the project.
 - All above ground water piping, including all pipes at the water tank as well as fire hydrant locations, shall consist of galvanized metal.
 - Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2 inch outlet.
 - Fire hydrants shall be located a minimum of 50 feet and a maximum of 150 feet from all structures it serves.
 - Water storage shall be calculated by either the California Fire Code or National Fire Protection Association NFPA 1142. The final amount shall be approved by the fire department.

3. Revised plans shall include a complete fire hydrant plan.
 - Fire hydrant plan shall be approved by the fire department.
 - Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20-psi residual pressure.
 - Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
4. A complete parking plan is required. Plan must be drawn to scale and call out all dimensions and turning radii.
 - Parking plan shall be approved by the fire department.
 - Width of driveways.
 - Number of parking stalls.
5. Fire lanes and no parking areas.
 - Show No Parking sign installation locations.
 - Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet or as required by the fire department. Refer to current adopted California Fire Code.
6. Road names and road signs shall be required for this project.
7. Access way entrance gates shall conform to fire department requirements.
8. When access ways are gated, a fire department approved Knox locking system shall be installed. Reference Santa Barbara County Development Standard #7.*

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

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

GF:mkb

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.



**Santa Barbara County Public Works Department
Water Resources Division**

Flood Control ♦ Water Agency ♦ Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
<http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956>

SCOTT D. MCGOLPIN
Director Public Works

THOMAS D. FAYRAM
Deputy Director Water Resources

May 7, 2019

Shannon Reese, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Rd.
Santa Maria, CA 93455

Re: 19DVP-00000-00025; Tyler Winery (Tier II)
APN: 099-100-045; Lompoc

Dear Ms. Reese:

The Public Works Department Water Resources Division has conditions for the proposal to increase the 27.9 acres of producing vineyard to 29.1 acres and construction of a new winery facility consisting of two separate buildings, 6,204 sf Building 1 Level 1 and 10,685 sf for Building 2. This project also proposes 30,542 sf of impermeable roads and parking.

A. Flood Control & Water Conservation District

The District requires the submittal of the following incompleteness items, which may amend the current conditions.

- preliminary grading and drainage plans
- preliminary drainage report that includes the calculations and details of how the pre-development versus post-development runoff is mitigated for 2-year through 100-year 24-hr storm events

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

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011
(<http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions for Project Plan Approval.

2. Design/ Prior to Permit Issuance

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
- b. The applicant shall submit all drainage studies to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins shall provide detention such that the post-development peak storm runoff rate shall not exceed the pre-development runoff for 2-year through 100-year 24-hr storm events.
- e. Drainage report to include an exhibit clearly showing existing hardscape area by type and square footage. Also an exhibit for a site plan showing proposed hardscape area by type and square footage.
- f. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies. Please make the check payable to: *Santa Barbara County Flood Control & Water Conservation District*.

3. Prior to Permit Issuance/Zoning Clearance

- a. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- b. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- c. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit record drawings to the District's Floodplain Manager in electronic format on a compact disc.
- c. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.

B. Project Clean Water

The project is subject to the County's Post-Construction Stormwater Requirements for treating storm water quality, because the project exceeds the established thresholds of more than 0.5 acres of disturbance. Therefore, appropriate control measures must be designed and installed to treat storm water runoff, where applicable, from the 1.2-inch storm. See attached standard conditions.

The following provisions apply to this project:

1. For application completeness, submit a preliminary Stormwater Control Plan that identifies how stormwater runoff is treated for water quality using runoff reduction measures such as permeable surfaces (gravel), and treatment measures such dispersal to landscaped or vegetated areas.

It is recommended to follow the County of Santa Barbara's Stormwater Technical Guide for a Tier 2 project or other approved technical guide. The County's Stormwater Technical Guide is on the Water Resources Division website. Click on the Development tab at SBProjectCleanWater.org.

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a final Storm Water Control Plan with accompanying civil, architectural, and possibly landscape plans if appropriate, for the treatment measures provided.

The Stormwater Control Plan must provide relevant details on the location and function of treatment facilities. These facilities shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces and their delineated drainage management area,
- b. Demonstrate how the treatment areas comply with the conditions by managing runoff from the design storm, and
- c. Include a long-term maintenance plan appropriate for the proposed facilities.

The applicant will include a deposit for plan check review at the time the Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 shall be submitted to Water Resources Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check will be made payable to Project Clean Water.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.

4. Upon installation of treatment systems, and prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format, as appropriate to the stormwater facility measures installed. The treatment systems may be installed in phases; separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of stormwater facilities.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: Y. Thierumaran
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