



COUNTY OF SANTA BARBARA

Planning and Development

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Draft Mitigated Negative Declaration
Gleason Family Vineyards Special Events
19CUP-00000-00058 & 20NGD-00000-00010
October 12, 2020



Owner/Applicant

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1.0 REQUEST/PROJECT DESCRIPTION

A request on behalf of Jones Land Use Planning, LLC, agent for Gleason Family Vineyards, LP for a Minor Conditional Use Permit to allow up to two commercial gatherings per month, twelve gatherings per year on the subject property. The gatherings would occur within one of two designated event areas on the property. Each gathering will be limited to 150 guests and approximately 10 event employees. All facilities for the gatherings will be portable and temporary in nature, including but not limited to an event tent, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables & seating, temporary lighting and restrooms, and temporary sound equipment. All temporary exterior lighting will comply with the Outdoor Lighting Regulations of the Santa Ynez Valley Community Plan area. Food will be prepared onsite in licensed food trucks or mobile kitchens. No permanent improvements are proposed as part of the project.

The commercial gatherings will be conducted on twelve (12) Saturdays per year from 3:00 pm – 10:00 pm. All amplified noise and lighting will end by 10:00 pm. Set up for an event will be conducted after 8:00 am on the Friday preceding the event and clean up will be completed within 48 hours of the event's end at 10:00 pm on that Saturday. All noise generating activities related to equipment set up and clean up will be limited to the hours of 8:00 am to 10:00 pm.

Access to the site for all event-related transportation will be provided from Refugio Road by a 12 foot wide shared driveway. Separate access is provided from Highway 154 by a 16' wide, asphalt private driveway along the east side of the property. Access from this driveway will remain limited to the existing residential and agricultural uses on the property. Event guests will be required to arrive and depart via shuttle service from the Landsby Hotel in Solvang, Santa Ynez Inn in Santa Ynez, Fess Parker Inn in Los Olivos, and other similar local hotels. Shuttle Services will be contracted with licensed and insured companies with trained, professional drivers, including but not limited to Santa Barbara Airbus, Limo Link Transportation and Jump on the School Bus, LLC. Twelve parking spaces will available onsite for event staff and members of the event party and three spaces will be available for shuttles.

The property is currently utilized for residential and agricultural uses including horse boarding and row crops. Existing development includes a single-family dwelling, four agricultural employee dwellings, and six agricultural accessory structures. The property is served by an onsite wastewater treatment system, private water well, and the County Fire Department. Agricultural water is provided by the Santa Ynez River Water Conservation District. However, no water or wastewater treatment services will be required for the project due to the temporary nature of facilities. The property is a 24.71 acre parcel zoned Agriculture I (AG-I-40) shown as APN 141-030-025 and is located at 2121 San Marcos Pass Road, in the Santa Ynez area, Third Supervisorial District.

2.0 PROJECT LOCATION

The project is located at APN 141-030-025, known as 2121 San Marcos Pass Rd. in the Santa Ynez area, Third Supervisorial District:

2.1 SITE INFORMATION	
Comprehensive Plan Designation	Rural, Inland, Agricultural Commercial (minimum parcel size of 40 acres)
Zoning District, Ordinance	LUDC, AG-I-40, minimum parcel size of 40 acres
Site Size	24.71 acres
Present Use & Development	The property is currently utilized for residential and agricultural uses including horse boarding and row crops. The property is developed with a single-family dwelling, four agricultural employee dwellings, and six agricultural accessory structures.
Surrounding Uses/Zoning	<p>North: AG-I-40; Roblar Winery, Highway 154 AG-1-20: Single Family Dwellings, Agricultural Accessory Structures, equestrian facilities and arenas, Wineries, Dunn School</p> <p>South: AG-I-10; Single Family Dwellings, Agricultural Accessory Structures</p> <p>East: AG-I-5, AG-I-10, AG_I-40; single family dwellings, residential accessory structures, barns, small scale row crop cultivation, pastures, equestrian facilities and riding arenas.</p> <p>West: AG-I-10; single family dwellings, residential accessory structures, barns, pastures, small scale row crop cultivation, equestrian facilities and riding arenas.</p>
Access	Shuttle and event employee access to the site will be provided from a shared driveway off of Refugio road. Emergency access and access related to the primary residential and agricultural uses will continue from a private driveway off Baseline Avenue.
Public Services	<p>Water Supply: Domestic private well, Agricultural water meter</p> <p>Sewage: Private onsite wastewater treatment system</p> <p>Fire: Santa Barbara County Fire Department, Station #32</p>

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The topography on the subject parcel is primarily flat with a gentle rise in elevation at the southern and western property line adjacent to Baseline Avenue and Highway 135. The designated event areas will be located in the center of the parcel. Event Area No. 1 has less than a 5% slope. Event Area No. 2 has a slope of less than 10%.

Flora: The project site contains primarily ornamental shrubs, non-native trees and native trees. The majority of the property has dirt or gravel surface materials associated with the current agricultural use.

Fauna: The project site is located outside of any mapped special status plant or animal species per the California Natural Diversity Database (June, 2020). Additionally, the proposed event uses will be confined to disturbed areas developed mainly with turf grass and agricultural pastures.

Archaeological Sites: There are no known archaeological sites located on the subject parcel. The proposed project site will be located within a previously disturbed area adjacent to existing agricultural and residential development. No structural development is proposed as a part of this project.

Soils: The soils on the project site are classified as Ballard gravelly fine sandy loam and elder shaly loam with 0 to 15 percent slopes per the Soil Conservation Service soil mapping classifications. Both soil types consist of well-drained sandy loam that formed from alluvial fans and is derived from sandstone and acid shale.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): No surface water bodies exist on the subject parcel. The nearest water bodies are over 1,000 feet away from the property lines of the subject parcel.

Existing Structures: The subject parcel contains a primary single-family dwelling, a pool, four agricultural employee dwellings, five barns and workshop.

Surrounding Land Uses: The subject parcel is located near other agriculturally and residentially zoned parcels. Surrounding parcels contain land uses similar to existing development on the subject parcel, including single family dwellings, residential accessory structures, barns, vineyards, pastures, equestrian accessory structures and riding arenas.

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		

Setting: The landscape of the Santa Ynez Valley is generally defined by rolling topography, natural patterns of oak woodlands, riparian areas and grasslands, and mountains to the north and south. Numerous creeks and streams are found throughout the region and generally drain to the Santa Ynez River, which flows in an east-west direction along the southern portion of the Santa Ynez Valley Community Plan (SYVCP) area.

Land use throughout the Santa Ynez Valley is varied, with most of the development occurring in the communities of Los Olivos, Santa Ynez, Ballard, Solvang and Buellton, and on the Santa Ynez Band of Chumash Reservation. A defining visual characteristic of the Santa Ynez Valley is the compact and unique form of its communities, which are separated by expanses of agricultural lands and open space. Throughout portions of the Valley, scattered ranches and ranchettes can be seen in the landscape. Agricultural uses, such as vineyards, dry grazing, and equestrian facilities are noticeable throughout the region.

State Highway 154 is a designated State Scenic Highway. The County has adopted various measures to protect the scenic views around Highway 154 from detrimental land uses, including the adoption of a Design Control overlay. However, these policies apply only to permanent

development and not temporary uses of land. The County Comprehensive Plan Land Use Element and the Santa Ynez Valley Community plan provide policies for the protection of visual resources which are applied to permanent development. The exception to this is the outdoor lighting regulations of the Santa Ynez community plan, which can be applied to both permanent development and temporary uses of land. These regulations require the use of fully shielded lighting that reduces light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. The County Land Use Development Code (LUDC) also applies a 35 ft. height limit for all structures within the Agricultural I (AG-I-40) zone.

The project site abuts Highway 154 on the west and located approximately 1,670 feet south of Highway 154 and Robar Avenue junction. The subject is slightly below the existing grade of Highway 154 and is the highway is visually separated by a line of 35 mature pine trees that range from 60 to 85 feet in height. Gatherings will take place in one of two reception areas located at the center of the property, directly north of main residence. The reception areas will be located at a minimum of approximately 650 feet from the northern property line, 350 feet from the southern property line, 200 feet from the eastern property line, and 300 feet west of the western property line and Highway 154. The nearest single-family dwelling, excluding the one that is onsite, is located approximately 350 feet northwest of the reception areas. Each event is expected to utilize a temporary event tent, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables & seating, temporary lighting and restrooms, and temporary sound equipment. The event tents used will be approximately 20 feet tall. The space designated for event use is in the interior of the subject lot, buffered partially from neighboring properties and public views by existing structures and mature trees.

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.

Impact Discussion:

a-b, d. Views and Visual Character

The project proposes 2 gatherings per month, not to exceed 12 gatherings annually, on the subject property. The two designated reception areas are clustered at the center of the property approximately 300 feet west of Highway 154, a State Scenic Highway, and the nearest public viewing area. The view from Highway 154 is highly obstructed by the change in grade, existing structures, landscaping on the property, and trees lining the western property line. Furthermore, all facilities for these gatherings will be temporary and removed within 48 hours of the end of each gathering. All facilities will also be required to comply with the 35 ft. height limit for AG-I zone established by the LUDC. Since the gatherings and associated facilities will be temporary and visibility is limited by the existing conditions, then this impact is less than significant.

c. Glare and Night Lighting

Currently, night lighting within the subject parcel is mostly related to the existing single-family dwelling, including exterior lighting near entries, limited security lighting, and interior illumination. No street lights are found in the vicinity of the project, and lighting from residences in the surrounding community are part of the nighttime view.

The project will include temporary exterior lighting to provide light in designated areas for parking and events. Pursuant to Santa Ynez Valley Community Plan requirements, outside illumination that is not fully shielded is prohibited between 9 PM and sunrise. Lighting serving events that continue from 9 PM to 10 PM must be fully shielded and down-lit to reduce light spillover; alternatively, the host of a single event may apply for a temporary exemption in accordance with the Outdoor Lighting Regulations for the Santa Ynez Valley Community Plan Area.

Adherence to Santa Ynez Valley Community Plan policies and the Outdoor Lighting Regulations for the Santa Ynez Valley Community Plan Area will effectively mitigate any impacts associated with increased lighting from the proposed event use, including avoidance of excessive lighting and glare.

Cumulative Impacts:

Implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since no structural development is proposed, and event lighting will be subject to the Santa Ynez Valley Community Plan requirements to limit impacts to surrounding areas. Thus, the project will not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: With the implementation of existing policy, impacts will be less than significant. Therefore, no mitigation is necessary and residual impacts will be less than significant.

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 nonagricultural 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: 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 \$1.4 billion (Santa Barbara County Agricultural Production Report, 2015). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

The existing 24.71-acre parcel is developed with residential and agricultural structures including a single family dwelling, agricultural employee dwellings, and barns. The property adjoins agricultural parcels ranging from approximately 1 to 95 acres; these neighboring properties are used to support single-family residences with small-scale pasture land, small-scale row crop cultivation, equestrian facilities and wineries. The wide range in parcel sizes occurs because the site is located at the interface of multiple agricultural zones with varying minimum lot sizes (e.g. AG-I-15, AG-I-10, AG-I-20, AG-I-40). Approximately 87 percent of soils on the subject parcel are Class II prime soils according to imagery from the California Soil Resource Center at UC Davis. The remainder of the parcel is characterized by soils that are Class III and Class VI. Class III soils may be used for cultivated crops or pasture, and Class VI soils will be limited to mainly pasture and grazing.

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 that would result in the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is intended to measure the productive ability of an existing parcel as compared to proposed parcels. The tool compares availability of resources and prevalent uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies are to use this Point System in conjunction with any additional information regarding agricultural resources. The Initial Study assigns values to nine particular characteristics of agricultural productivity of a site. These factors include parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, that parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the division of land of a viable parcel would result in parcels that did not either score over 60 in themselves or resulted in a score with a significantly lower score than the existing parcel. Any loss or impairment of agricultural resources identified using the Point System could constitute a potentially significant impact and warrants additional site specific analysis.

Impact Discussion:

Because the existing parcel does not reach the required threshold value of 60 or more points, it is not considered viable for an independently productive agricultural operation onsite. The project site is confined to a portion of the subject parcel that is already landscaped. The proposed project

does not contain any structural development and will not impact the existing equestrian uses onsite. While a portion of the proposed project site is classified as prime farmland, the acreage of the area does not render the site an important agricultural resource. Additionally, this acreage will not be structurally developed, thus no conversion of prime agricultural land will occur. The site will not impact any neighboring residentially developed parcels with small-scale agricultural development. According to the points analysis, the project will not result in the loss or impairment of viable agricultural land.

Agricultural Suitability and Productivity	Current
Parcel size <ul style="list-style-type: none"> • Less than 5 acres 0-3 • 5-10 acres 4-6 • 10-40 acres 7-8 	8
Soil classification <ul style="list-style-type: none"> • Class I 14-15 • Class II 11-13 • Class VII 1-5 	13
Water availability <ul style="list-style-type: none"> • Adequate supply 12-14 • May be marginal 8-11 	11
Agricultural Suitability (crops) <ul style="list-style-type: none"> • Highly suitable for irrig. crops 8-10 • Highly suitable for irrig. ornamentals, pasture, dry farming 6-8 • Mod. suitable for irrig. crops 4-5 • Low suitability for any crops 1-3 	5
Existing and Historic Land Use <ul style="list-style-type: none"> • Active ag. Production 5 • Maintained range 5 • Unmaintained, productive w/in last 10 years 3-5 • Vacant 1-3 	5
Comprehensive Plan Designation <ul style="list-style-type: none"> • A-II 5 • A-I 4 	4
Adjacent Land Uses <ul style="list-style-type: none"> • Surrounded by ag. Operations w/ adequate support uses 9-10 • Surrounded by ag. Operations w/o adequate support uses 7-8 	9

Agricultural Suitability and Productivity	Current
Agricultural Preserve Potential <ul style="list-style-type: none"> • Can qualify for prime agricultural preserve by itself, or is in a preserve 5-7 • Can qualify for non-prime agricultural preserve by itself 2-4 • Can qualify for prime agricultural preserve with adjacent parcels 3-4 • Can qualify for non-prime agricultural preserve with adjacent parcels 1-3 • Cannot qualify 0 	0
Combined Farming Operations <ul style="list-style-type: none"> • Provides a significant component of a combined farming operation 5 • Provides an important component of a combined farming operation 3 • Provides a small component of a combined farming operation 3 • No combined operation 0 	0
TOTAL	55

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: Impacts are less than significant. No mitigations are necessary.

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. Potential Air Quality Impacts

The project will not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site will be fewer than 100). It will not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere. Additionally, the project will not generate additional smoke, ash, odors, or long-term dust after construction.

Short-Term Construction Impacts. No structural development or related construction is proposed for this project.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, as discussed above and in Section 4.3b of this document (incorporated herein by reference), the proposed project does not include structural development, utilizes a shuttle service to transport guests, and only includes 12 events annually on a temporary basis. The proposed project will include fewer annual trips than a new single-family dwelling. The project is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. Therefore, the proposed project will not have a potentially significant long-term impact on air quality. The use of shuttles

to transport guests and the requirement for offsite parking for the 12 annual events will limit the number of trips and the amount of dust generated to a less than significant level.

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. Therefore, the project’s contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

Mitigation and Residual Impact: Impacts are less than significant. No mitigations are necessary.

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 include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). 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 greenhouse gas 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 Gasses and Sinks: 1990-2017* (U.S. Environmental Protection Agency, 2017) states that the primary sources of greenhouse gas 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). 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 is a result of 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 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 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 (Energy and Climate Action Plan), 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 those in 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 AQMD to develop their GHG emission significance thresholds, as well as the thresholds themselves, have applicability to Santa Barbara County. This jurisdiction's thresholds of significance for GHG emissions will be used as a benchmark for the analysis of this project.

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. 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 waste.
- 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 will 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 will 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

The proposed project is for up to twelve temporary events annually which will utilize a shuttle service to minimize guest trip generation. Twelve parking spaces would be provided onsite for staff, the wedding/event party, and limited mobility guests. Three additional parking spaces will be provided for shuttle. Each event of the twelve events will include approximately 25 new trips (15-20 from guests, staff, and deliveries, and 4-8 from shuttles), for a total of up to approximately 300 new trips annually, or less total trips than a new single-family dwelling. No new structural development is proposed as a part of the project. GHG emissions from direct, indirect, and mobile sources associated with the site will not substantially increase. Therefore, the project's emissions

will not exceed the AQMD threshold of 1,100 MTCO₂e/year, and the impact will be **less than significant**.

b. No Impact

The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Cumulative Impacts:

While climate change impacts cannot result from a particular project's GHG emissions, the project's incremental contribution of GHG emissions combined with all other sources of GHGs may have a significant impact on global climate change. The proposed project's total greenhouse gas emissions will 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: Since the proposed project will not have a significant impact on the environment, no additional mitigation is necessary. Therefore, residual impacts will be less than significant.

References:

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 Gasses 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 nonnative 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, nonnative 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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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, no structural development is proposed and the project site for 12 events annually is confined to the interior of the parcel which is previously disturbed and maintained as pasture.

Flora and Fauna:

The 24.72-acre site consists primarily of hardscaping for equestrian use, turf grass, ornamental shrubs and trees, and native trees. No special status plants are expected to occur in the area. Additionally, event uses are confined to disturbed areas developed mainly with turf grass and hardscaping. No wildlife species are expected to inhabit the project site. No sensitive plant or animal species are known or expected to occur on the project site. The project site is located outside of any mapped presumed extant of special status plant and animal species in the California Natural Diversity Database (June 2019).

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:

Native Grassland: Removal or severe disturbance to a patch or patches of native grasses less than one-quarter acre, which is clearly isolated and is not a part of a significant native grassland or an integral component of a larger ecosystem, is usually considered insignificant.

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.

Impact Discussion:

a-e, g-j. Potential Flora and Fauna Impacts

The project will not result in the loss of individual native trees. No structural development is proposed. The event areas are confined to a previously disturbed area in the interior of the parcel. The event areas will be limited to open grass areas on the property. The project will not result in a reduction in the numbers, restriction in the range, or impacts to critical habitat of any rare or special status animal species.

f, k. Potential Impacts via Introduction of Factors

The project site and surrounding area are currently subject to human disturbance from homeowners and agricultural activities. Additionally, the project site is currently exposed to moderate levels of noise and night lighting from vehicles and activities associated with the single family dwelling. The project will introduce additional noise, night lighting and human activity to the site on a temporary basis up to 12 times a year. This limited increase as a result of the project will occur a few times a year and will have a less than significant adverse effect on wildlife.

Cumulative Impacts:

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

Mitigation and Residual Impact: Impacts are less than significant. No mitigations are necessary.

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	

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<p>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:</p> <p>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</p> <p>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.</p>				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, “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.

Impact Discussion:

No structural development or ground disturbance are proposed on the subject parcel. As a result, the proposed project will not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the significance of a tribal cultural resource. In order to comply with cultural resource policies, the development project will be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County’s Cultural Resources Guidelines [Chapter 8 of the County’s Environmental Thresholds and Guidelines Manual (rev.2/2018)]. Impacts will be less than significant.

Cumulative Impacts:

Since the project will not significantly impact cultural resources, it will not have a cumulatively considerable effect on the County’s cultural resources.

Mitigation and Residual Impact: Impacts are less than significant. No mitigations are necessary.

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	

Impact Discussion:

a.-b. Energy Use

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. The proposed project consists of temporary facilities, temporary lighting, and no structural development, hence the project will have minimal long-term energy requirements and a negligible effect on regional energy needs. No adverse impacts will result.

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. Impacts will 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		

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

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-c. High Fire Hazard Area

Though the project site is located in the High Fire Hazard Area, no structural development is proposed and the proposed project meets all relevant standards listed above, including the emergency response threshold and access road width requirements. Additionally, the County Fire Department has reviewed and approved an access plan for the proposed events. The proposed events will not create significant fire hazards.

Cumulative Impacts:

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

Mitigation and Residual Impact: No mitigation is required. Impacts will 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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Impact Discussion:

The proposed project site does not have substantial geological constraints or tr exceeding 20%. The project does not include any ground disturbance or structural development; therefore, the proposed project will not result in excessive grading. The proposed project will not result in impacts related to geological resources.

Cumulative Impacts:

Since the project will not create significant geologic hazards, it will not have a cumulatively considerable effect on geologic conditions within the County.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

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	

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

Impact Discussion:

There is no evidence that hazardous materials were used, stored or spilled on site in the past, and there are no aspects of the proposed use that will include or involve hazardous materials at levels that will constitute a hazard to human health or the environment.

Cumulative Impacts:

Since the project will not involve significant disturbance or storage of hazardous materials, it will not have a cumulatively considerable effect on public health or hazardous materials within the County.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Existing Setting: The subject property is a 24.72 acre parcel located in the Agricultural 1 (AG-I-40), approximately 1,670 feet south of Highway 154 and Robar Avenue junction. The property contains a single family residence, agricultural employee dwellings, and agricultural accessory structures. The eastern property line abuts Highway 154. The neighboring properties, including properties across Highway 154, are also zoned Agricultural I with varying minimum parcel sizes (5 acres, 10, acres, 20 acres, and 40 acres). Actual neighboring parcel sizes vary from 1 acre to 95 acres. Neighboring parcels contain similar uses to those on the property including single family dwellings, agricultural accessory structures, equestrian facilities, and row crops. The parcel directly north is part of a permitted Winery development.

The Comprehensive Plan policies and the Santa Ynez Community Plan policies and development standards encourage neighborhood compatibility by regulating noise, circulation, and visual resources that. The County Land Use and Development Code allows commercial reception and

similar gatherings on properties zoned Agricultural I with a minor Conditional Use Permit approved by the zoning administrator.

The applicant proposes 2 special events per month, not to exceed 12 special events per year, on the subject property. All facilities related to the events will be temporary; there is no permanent structural development associated with the request for this minor conditional use permit. All temporary facilities and equipment will be removed within 48 hours of the end of each event.

Environmental Threshold:

The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project will 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. Existing Land Use and Policy

Special Events are an allowed use in the AG-I zone district with a Minor Conditional Use Permit. All event facilities and equipment will be temporary; no structural development is proposed as a part of this project. The project is expected to comply with all applicable land use policies of the Comprehensive Plan and the Santa Ynez Community Plan related to Aesthetics, Noise, or Transportation/Circulation. Impacts to these areas are discussed in Sections 4.1, 4.11, and 4.14, respectively. Since, the project is an allowed use and will comply with existing policies, then the impacts are less than significant.

c-j. Growth and Displacement

The proposed project does not cause a physical change that conflicts with adopted environmental policies or regulations. The project is not growth inducing, and does not result in the loss of affordable housing, loss of open space, or a significant displacement of people. The project does not involve the extension of a sewer trunk line, and does not conflict with any airport safety zones. The project is compatible with existing land uses.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards or have significant growth inducing effects. Thus, the project will not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: No mitigation is required. Impacts will 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		

Setting/Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dBA). 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 dBA CNEL maximum for exterior exposure, and 2) 45 dBA 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 property is adjacent to Highway 154, approximately 1,670 feet south of Highway 154 and Robar Avenue junction. The proposed project site is located outside of 65 dBA noise contours for roadways, public facilities, and airport approach and take-off zones. Surrounding noise-sensitive uses consist of single family residences on adjacent parcels.

Impact Discussion:

a., c. Long-term and Ambient Noise Levels. The proposed project consists of up to 12 events annually. Long-term noise generated onsite will not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Noise sensitive uses on the proposed project site will not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts will be less than significant.

b. Short-term Noise Levels. The owner intends to have amplified music played for special events on the property. An acoustical report was conducted to determine if the average A-weighted sound levels from the amplified music will exceed 65 dBA at any of the four property lines (Kuntz Acoustical Engineering, October 13, 2019, Attachment 2). The report evaluated the use of a single loudspeaker system at two possible DJ locations as shown in the project plans. The acoustical engineer concluded that a maximum noise level of 95 dBA at ten feet from a single loudspeaker should be considered as an average, upper limit to the music. According to the engineer, this sound level is high enough to be easily heard over the dance floor and still not exceed the 65 dBA sound level at any property line

between the proposed event hours of 1:00 p.m. and 10:00 p.m. According to the engineer, if multiple loudspeakers were to be used, the directivity of the sound is altered somewhat, but, if the sound levels at the reference location are kept at 95 dBA, noise levels will not exceed the 65 dBA sound level at any property line.

In conclusion, short-term noise exposure will remain below the 65 dBA threshold with a maximum A-weighted sound level of 95 dBA at 10 feet from a single loudspeaker. In order to reduce the project's noise effects to a less than significant level, a mitigation measure to require compliance with this maximum has been included below.

Cumulative Impacts:

The implementation of the project as mitigated is not anticipated to result in any substantial noise effects. Therefore, the project will not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: The following mitigation measures will reduce the project's noise effects to a less than significant level:

MM 1. Amplified Sound. Amplified sound associated with special events shall not exceed 65 dBA at the exterior property boundary of the property and shall cease by 10 PM. Events with amplified sound must utilize the approved noise layout (one or two loudspeakers located according to the project plans and directed north east and east towards Highway 154) or provide Permit Compliance staff with an acoustical report of a revised layout to show compliance with the County Noise Ordinance. Maximum A-weighted sound level from approved loudspeaker configurations shall be 95 dBA at 10 feet from a single loudspeaker.

PLAN REQUIREMENTS AND TIMING: The applicant shall include approved loudspeaker configurations and a note regarding maximum sound level on architectural drawings of the project for Zoning Clearance.

MONITORING: The applicant shall demonstrate to P&D compliance monitoring staff that the sound level requirements and loudspeaker configuration details have been included in a contract for clients prior to Zoning Clearance Issuance.

With the incorporation of this measure, impacts will be less than significant.

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	

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

Impact Discussion:

a, c. Police, Health Care, and Solid Waste.

The proposed project will allow for 12 outdoor commercial gatherings per year with a limit of 150 people per gathering. In the case of an emergency, police protection will be provided by the County Sheriff. Emergency medical attention will be provided by County Fire station no. 47. No new police protection or health care services will be required to serve the project. Solid waste, including recycling, will be disposed of at County landfill facilities. The proposed project will not generate solid waste in excess of County thresholds. The proposed project does not include structural development or additional permanent restroom facilities within the area. Temporary toilet facilities will be brought onto the site up to 12 times annually to provide services for proposed special events. The existing development onsite utilizes a private septic disposal system for wastewater disposal, and a proposed new system is not required to serve the infrequent events on the property. Therefore, impacts to police protection, health care services, and solid waste thresholds will be less than significant.

b., d-e. Students, Sewer, and Drainage.

No new students will be generated by the Proposed Project. The subject parcel is not located within service area of sewer system facilities. Additionally, the Proposed Project will not create new impervious surfaces that could result in greater surface runoff from the site, as no new structural development is proposed. No additional drainages or water quality control facilities will be necessary to serve the project. Therefore, the project will have no impact to schools, sewer system facilities, or water control facilities.

Mitigation and Residual Impact: Impacts are less than significant. No mitigation is necessary.

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		

Setting/Threshold: The Thresholds and Guidelines Manual contains no threshold 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.

The proposed project site is located west of an adopted trail along Highway 154. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site in the interior of the lot where events will be held.

Impact Discussion:

a.,b. Potential Conflicts with Recreational Uses.

The proposed project will result in up to 12 special events annually. Project implementation will not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. Impacts will be less than significant.

c. Quality and Quantity of Existing Recreational Opportunities.

The proposed project does not include any structural development, will not result in any permanent population increase, and will have a less than significant impact on the quality or quantity of existing recreational opportunities, either in the project vicinity or Countywide.

Cumulative Impacts:

Since the project will not affect recreational resources, it will not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact: Impacts will be less than significant. No mitigation is required.

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	

Setting/Thresholds: According to the County’s Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
A	0.20

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.

d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (AC) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion:

The proposed project is limited to twelve temporary events annually which will utilize a shuttle service to minimize guest trip generation. The Shuttle Service Plan is provided as provided as Attachment 3. Twelve parking spaces will be provided onsite for staff, the wedding party, and limited mobility guests. Three parking spaces will be provided for shuttles. Each event of the 12 events will include approximately 25 new trips (15-20 from guests, staff, and deliveries, and 4-8 from shuttles), for a total of up to approximately 300 new trips annually, or less total trips than a new single-family dwelling. Trips generated by 12 annual events will result in a negligible increase over existing traffic levels, and levels of service will not be affected. Trips will take place primarily on weekends, outside of peak hours. As such, the temporary and infrequent nature of the project will not substantially increase vehicular traffic to or from the site nor will it substantially

affect roadways; parking facilities; pedestrian, bicycle, or transit access; or any other type of transportation facility. The project therefore will not have a significant impact related to traffic. Because the project does not have significant impacts related to transportation and circulation, traffic and/or improvement analyses are not warranted and were not requested by Planning and Development nor the Department of Public Works.

- a. Potential Impacts to the Street System. The proposed project will generate approximately 25 average daily vehicle trips 12 times a year. The number of trips created by the project will not exceed the County threshold because of the temporary and infrequent nature of the project. The intent of this threshold is to consider the effects of daily-added trips. Because the project is temporary and will only occur up to twelve times per year, it will not technically create daily trips and this threshold cannot be applied to the project in a straightforward manner. If the maximum expected trips per year were spread over an entire year, there will be 0.82 added daily trips. The addition of this traffic onto roadways in the project area will not result in significant traffic or other transportation related impacts.
- b. Need for New Roads or Road Maintenance. As explained above, each event will include approximately 25 new trips, for a total of up to approximately 300 new trips annually. This trip count is less than the total 365 trips produced by a new single-family dwelling. Public Works Roads Division reviewed the Proposed Project and determined that no conditions or mitigation will be required due to the low number of proposed trips. These trips will result in a negligible increase over existing traffic levels. As such, traffic that will be generated by the project will not result in significant impacts to public streets that will require new roads or a significant amount of increased roadway maintenance.
- c. Parking. Events will utilize shuttles for to transport guests to and from the subject property. Twelve parking spaces for staff and the event party and three parking spaces for shuttles. The project will be required to provide these spaces on-site, and out of the road right-of-way.
- d, e. Transit. The proposed project will not result in significant transit- or transportation-related impacts.
- f, g. Traffic Hazards and Emergency Access. The project utilizes shuttle service for guests from nearby hotels and will not create a traffic hazard for motorists, pedestrians, bicyclists, transit users, or affect emergency access. To prevent traffic hazards along Highway 154, access for all event-associated vehicles will be from the shared driveway along Refugio Road. Emergency access will continue to be from San Marcos Pass Road and Highway 154. The additional traffic caused by the project will not result in significant traffic safety impacts.
- h. Congestion Management Plan. Roadways and intersections in the project area operate at acceptable levels of service. The project will not interfere or conflict with any Congestion Management Plan requirements.

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 traffic. Therefore, the project’s contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Mitigation and Residual Impact: The following mitigation measures will reduce the project’s transportation impacts to a less than significant level:

MM 2. Onsite Parking. All event-related vehicles, including shuttles, parking for staff, and parking for the wedding party, shall be located onsite and outside of the road and highway right of way and designated fire access. The Owner/Applicant shall provide all clients with a written notice of this requirement and a description of approved shuttle stops. The notice shall also include the name and phone number of the Owner/Applicant’s designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated parking and shuttle stops shall be depicted on project plans submitted for Zoning Clearance. **TIMING:** A copy of the written notice for clients shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained for all events. **MONITORING:** P&D permit compliance shall confirm the availability of designated onsite parking areas for events, and as required, shall refer complaints regarding offsite parking to appropriate agencies.

With the incorporation of this measure, impacts will be less than significant.

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	
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	

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

Water Resources Thresholds

A project is determined to have a significant effect on water resources if it will exceed established threshold values that have been set for each over-drafted 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-k. Water Resources

The project does not include structural development and will not result in impacts on surface water quality, including storm water runoff, direction or course of surface or ground water or the direction, volume, or frequency of runoff. Temporary structures for events will not significantly increase impermeable surfaces (i.e. structures, driveways, patios, etc.). No construction activities such as grading or earthwork are proposed, therefore no significant increase of erosion or storm water runoff will occur. People utilizing the event space will not be subject to water related hazards such as flooding, accelerated runoff or tsunamis, sea level rise, or seawater intrusion. The proposed event space is located in an inland area of the County, is outside of a 100-year flood plain, and is

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, and preservation of biological habitats of special significance.

approximately 810 feet above sea level. The project does not require additional water service or permanent wastewater treatment; as such, the project will not contribute to overdraft or contamination of groundwater resources.

I. Storm Water Pollutants

The project will be expected to generate only minor amounts of storm water pollutants. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. The project could involve the use of fertilizers, pesticides, and household cleaners and chemicals. However, minor amounts of such household hazardous material will not present a significant potential for release of waterborne pollutants and will be highly unlikely to create a public health hazard.

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: The project's water resource impacts are less than significant; no mitigation is required.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Fire, Public Works, Flood Control, Parks, Environmental Health, Air Pollution Control District

5.2 Comprehensive Plan

Seismic Safety/Safety Element		Conservation Element
Open Space Element	X	Noise Element
Coastal Plan and Maps	X	Circulation Element
ERME		

5.3 Other Sources

	Field work	X	Ag Preserve maps
X	Calculations	X	Flood Control maps
X	Project plans	X	Other technical references
	Traffic studies		(reports, survey, etc.)
X	Records	X	Planning files, maps, reports
	Grading plans	X	Zoning maps
X	Elevation, architectural renderings	X	Soils maps/reports
	Published geological map/reports		Plant maps
X	Topographical maps	X	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): **Noise, Transportation/Circulation**
- 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
<p>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?</p>			X		
<p>2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?</p>				X	
<p>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.)</p>			X		
<p>4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X			
<p>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 ?</p>			X		

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). As shown in LUDC Table 4-14 below, commercial receptions and similar gatherings are allowed in the AG-I zone with the approval of a Minor Conditional Use Permit. The LUDC describes Reception Facilities as follows (LUDC 35.42.260 F(9)).:

Reception facilities. Reception facilities providing indoor or outdoor facilities that are accessory and incidental to the principal use of the property on a temporary, commercial basis for receptions, parties, weddings, or other similar gatherings that are not included in Subsection F.7.

Table 4-14 Allowed Temporary Uses and Permit Requirements for Agricultural Zones	E	Allowed use, no permit required (Exempt)	
	ZC	Permitted use, Zoning Clearance required	
	P	Permitted use, Land Use Permit required	
	MCUP	Minor Conditional Use Permit required	
	CUP	Conditional Use Permit required	
	S	Permit determined by Specific Use Regulations	
	—	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	AG-I	AG-II	

TEMPORARY EVENTS

	AG-I	AG-II	Specific Use Regulations
Carnivals, circuses, and similar activities	P	P	35.42.260.F.1
Certified farmers market	—	—	
Certified farmers market (incidental)	CUP	CUP	35.42.260.F.3
Charitable functions	S	S	35.42.260.F.4
Public assembly events in facilities; event consistent	E	E	35.42.260.F.7
Public property	E	E	35.42.260.F.8
Reception and similar gathering facilities (commercial)	MCUP	MCUP	35.42.260.F.9
Rodeos and other equestrian events	S	S	35.42.260.F.10
Seasonal sales lots	P	P	35.42.260.F.11
Spectator entertainment facilities	MCUP	MCUP	35.42.260.F.12
Subdivision sales office	ZC	ZC	35.42.260.F.13

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 be included but are not limited to the project:

1. Land Use Development Policy #4
2. Hillside & Watershed Protection Policy #7
3. Noise Element Policy #1

4. Santa Ynez Valley Community Plan policies and development standards

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: Erick Sebastian Gomez

DATE: September 30, 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:  **FINAL MND DATE:** _____

12.0 ATTACHMENTS

1. Project Plans
2. Acoustical Report
3. Shuttle Service Plan

G:\GROUP\PERMITTING\Case Files\CUP\19 Cases\19CUP-00000-00058 Gleason Family Vineyards Special Events\2.0
Environmental\INITIAL STUDY\1.0 Initial Study.docx

ATTACHMENT 1: PROJECT PLANS

ATTACHMENT 2: ACOUSTICAL REPORT

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TO: Brett Jones
Jones Land Use Planning, LLC
P. O. Box 847
Los Olivos, CA 93441

SUBJECT: Gleason Family Vineyards, LP
2121 San Marcos Pass Road
Santa Ynez, CA

BACKGROUND

The property is situated on San Marcos Pass Road (Route 154) and to the north of Santa Ynez, CA. The owner's intent is to have weddings performed during the year and to have a DJ, or musicians, play for the participants. The following analysis is to estimate the sound levels which could be expected on the property and to determine if the average, A-weighted sound levels would exceed 65 dBA at the property lines.

ANALYSIS

Two, possible DJ positions were explored. The first position is located north of main house in the middle of a grassy area. The second position is located northeast of the main house in another grassy area. The DJ orientation was chosen to project toward the highway (154). The buildings are some distance (approximately 75 feet) from each DJ location.

The directivity of a single loudspeaker system (JBL Professional PRX635, Ref. 1) was used in the analysis. This loudspeaker has known sound directivities at the octave-band center frequencies. The sound level at 10 feet from the front of the loudspeaker is calculated to be 95 dBA. The sound spectrum used in the analysis is listed in Table I. (Should multiple loudspeakers be used, the directivity of the sound is altered somewhat, but, if the sound levels at the reference location is kept at 95 dBA, the results will be similar.)

The propagated sound is attenuated by spherical spreading of the sound. Spherical spreading of sound reduces the sound level by 6 dB for every doubling of distance from the source. In addition, atmospheric attenuation of the sound levels is included for the propagating sound (Ref. 2). There is little atmospheric attenuation at low frequencies and the attenuation increases with frequency. Absorption of the sound by the ground and foliage were not taken into account.

Frequency [Hz]	Sound Pressure Level [dB re. 20 μ Pa] at 10 ft
63	87
125	93
250	95
500	94
1000	91
2000	81
4000	77
8000	71

Table I: Sound pressure level spectrum of the sound source generating a 95 dBA sound level at 10 feet in front of the JBL Professional PRX635 loudspeaker.

Figure 1 is an illustration of the calculated sound levels and the DJ position at the grassy area north of the main house. The loudspeaker is directed to the northeast over an open area, as indicated by the red arrow. At the closest property line location from the DJ position the sound level is 61 dBA. The calculated 65 dBA sound level contour does not reach the property lines in any direction. The property lines to the east, south, west, and north are much farther away from the proposed venue, and, as a result, the sound levels are less than 65 dBA at those property lines. Several property line locations with calculated sound levels are noted in Fig. 1.



Figure 1: A-weighted Sound Levels from a Single Source Located at Position 1, north of the main house.

Figure 2 is an illustration of the calculated sound levels and the DJ position at the grassy area northeast of the main house. The loudspeaker is directed to the northeast over an open area, as indicated by the red arrow. At the closest property line location from the DJ position the sound level is 62 dBA. The calculated 65 dBA sound level contour does not reach the property lines in any direction. The property lines to the east, south, west, and north are much farther away from the proposed venue, and, as a result, the sound levels are less than

65 dBA at those property lines. Several property line locations with calculated sound levels are noted in Fig. 2.



Figure 2: A-weighted Sound Levels from a Single Source Located at Position 2, northeast of the main house.

In addition to the amplified music cases, non-amplified music performance for smaller groups, like quartets, were considered (Ref. 3). It was determined that directivities for the various instruments were similar to the loudspeaker directivities and that the sound levels generated by the instruments are much lower than the amplified music cases illustrated in the figures, above.

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CONCLUSIONS

The A-weighted, source sound level of 95 dBA at 10 feet should be considered as an upper sound level limit to the music. This sound level is a high enough sound level which can be easily heard over the entertainment area and still not exceed the 65 dBA sound level at the property lines.



Herbert Kuntz

REFERENCES

1. https://www.princeton.edu/3D3A/Directivity/JBL%20Professional%20PRX635/index_H.html
2. ANSI S1.26-1995, "American National Standard method for calculation of the absorption of sound by the atmosphere (Acoustical Society of America, New York, 1995), 59F and 70%RH.
3. Harry F. Olson, Music, Physics and Engineering (Dover Publications, Inc., New York, 1967), Chapter 6.

ATTACHMENT 3: SHUTTLE SERVICE PLAN



**Roblar Farm Property
Special Event Shuttle Service
2121 SR-CA 154, Santa Ynez, CA 93460**

Shuttle Overview

Shuttle service for special events at Roblar Farm will originate from the Landsby Hotel in Solvang, Santa Ynez Inn in Santa Ynez, and Fess Parker Inn in Los Olivos.

Non-hotel guest parking for pick up at the Landsby provided by public lot #3 adjacent to the hotel; parking at Santa Ynez Inn provided by street parking along Sagunto Street; parking at Fess Parker Inn provided by street parking on Grand Ave. in Los Olivos.

Shuttle services will be contracted with licensed and insured companies with trained, professional drivers, including but not limited to Santa Barbara Airbus, Limo Link Transportation, EOS Transportation, and Jump on the School Bus, LLC.

Parking for shuttles is provided to the East of the Barn located on the Western property line. Turn-around for shuttles can take place to the East of the Barn, but may not be necessary since the driveway runs in a circular direction around the center of the property.



**Roblar Farm Property
Special Event Shuttle Service
2121 SR-CA 154, Santa Ynez, CA 93460**

Wedding Day Shuttle Schedule
Saturday, May 2, 2020

Shuttles	2:15	Shuttles staged at The Landsby Hotel
	3:00	Shuttle #1 30-Pass. departs with guests, stop at Santa Ynez Inn
	3:10	Shuttle #2 30-Pass. departs with guests, stop at Fess Parker Inn
	3:20	Shuttle #3 30-Pass. departs with guests, stops at Santa Ynez Inn
	3:30	Shuttle #1 (2 nd trip) 30-Pass. departs with guests, stops at Fess Parker Inn
	3:45	Shuttle #2 (2 nd trip) 30-Pass. departs with guests, stops at Santa Ynez Inn
	4:00	Shuttle #3 (2 nd trip) 30-Pass. departs with guests, stops at Fess Parker Inn
	4:30	Ceremony Start time / 8:30 Cake Cutting
	8:45	Shuttle #1 Departs with guests for hotel drop-off
	9:15	Shuttle #2 Departs with guests for hotel drop-off
	9:45	Shuttle #3 Departs with guests for hotel drop-off
	10:00	Event Conclusion
	10:20	Shuttle #1, #2 and #3 Final Shuttle Departures with remaining guests