



County of Santa Barbara Planning and Development

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Published October 15, 2020

NOTICE OF AVAILABILITY OF THE DRAFT MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED

**Gleason Family Vineyards Special Events
Case No. 19CUP-00000-00058 & 20NGD-00000-00010**

PROJECT DESCRIPTION: Gleason Family Vineyards, LC proposes to host 12 commercial receptions per year on a 24.71-acre parcel. Events will occur from 3 PM to 10PM with guests arriving by shuttle service.

PROJECT LOCATION: The project site is located approximately 1,700 feet south of the Highway 154 and Robar Avenue junction commonly known as 2121 San Marcos Pass Road, APN 141-030-025, in the Santa Ynez area, Third Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 20NGD-00000-00010. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on November 14, 2020 at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: The applicant requests a Minor Conditional Use Permit to allow up to two commercial gatherings per month, but not to exceed 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. 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. 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. An onsite parking area will be provided for event staff and special guests.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Mitigated Negative Declaration (MND) (20NGD-00000-00010) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a MND affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The MND prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Noise, Transportation/Circulation**. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the draft ND is not attached, the draft ND may be obtained and all documents incorporated by reference in the ND may be reviewed at P&D offices located at 624 Foster Road, Suite C, Santa Maria and on the P&D website at <https://cosantabarbara.box.com/s/lqwtvimx2ijhpza1vic3xwmniy2rboh>. Draft documents are also available for review at the Los Olivos Branch Library, 2374 Alamo Pintado Rd., Los Olivos, CA 93441.

HOW TO COMMENT: Please provide comments to the project planner, Erick Sebastian Gomez, at 624 W. Foster Road, Santa Maria, CA 93455, Phone: (805) 934-6291, Fax: (805) 934-6258, or email ergomez@countyofsb.org prior to the close of public comment on November 14, 2020 at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.