



# County of Santa Barbara Planning and Development

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## **NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED**

**Ballard Ranch, LLC, Special Events Minor Conditional Use Permit Case No. 21CUP-00000-00021**

**PROJECT DESCRIPTION:** Ballard Ranch, LLC, proposes to operate up to 12 special events per year with each event allowing up to 150 people. Events will take place up to two times per month, and all facilities will be temporary.

**PROJECT LOCATION:** The project site is located off Highway 246 near Solvang, commonly known as 801 E. Highway 246, APN 137-250-069 in the Santa Ynez Valley Community Planning 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 22NGD-00000-00005. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on June 7, 2022 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 Proposed Project is a request for a Minor Conditional Use Permit to permit twelve commercial special events per calendar year with each special event limited to 150 guests. The special events will be held on a maximum of twelve days per year between 1:00 p.m. to 10:00 p.m. with no more than two events per month. All facilities for the special events will be portable and temporary in nature, including but not limited to an event tent, portable catering amenities, a rental dance floor, rental dining tables & seating, temporary lighting, and temporary sound equipment. All temporary exterior lighting will be fully shielded and directed downward in compliance with the Outdoor Lighting Regulations for the Santa Ynez Valley Community Plan Area. Food will be prepared onsite in licensed food trucks or mobile kitchens. Amplified music will not exceed an average of 65 decibels at the property line. All amplified noise will end by 10:00 p.m. and lighting will be turned off by 11:00 p.m. to allow staff and guests to exit the property safely.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Negative Declaration (ND) (22NGD-00000-00005) 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 ND 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 ND 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**. 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://www.countyofsb.org/2709/CEQA-Notices-and-Environmental-Documents>. Draft documents are also available for review at the Solvang Library at 1745 Mission Drive, Solvang, CA.

**HOW TO COMMENT:** Please provide comments to the project planner, Gwen Beyeler, at [gbeyeler@countyofsb.org](mailto:gbeyeler@countyofsb.org), prior to the close of public comment on June 7, 2022 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.