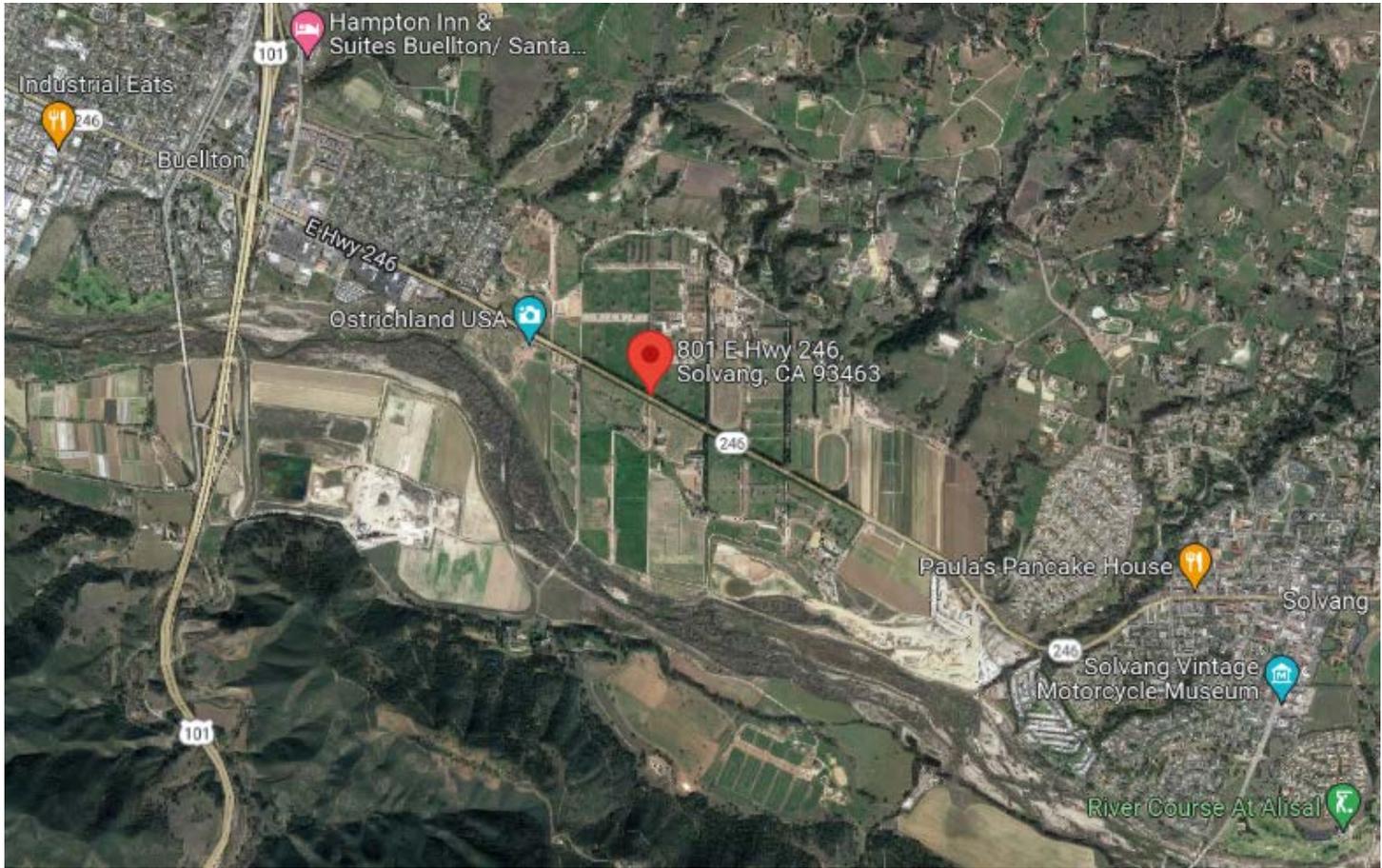




Draft Mitigated Negative Declaration

Ballard Ranch, LLC Special Events Case Nos. 21CUP-00000-00021 & 22NGD-00000-00005 May 10, 2022



Owner/Applicant
Ballard Ranch, LLC
8460 San Fernando Road
Sun Valley, CA 91352

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1.0 REQUEST/PROJECT DESCRIPTION

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. No new permanent structures are proposed as part of the Proposed Project. 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. All noise-generating activities related to equipment set up and cleanup will be limited to the hours of 8:00 a.m. to 5:00 p.m. 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. Set up for special events will be conducted after 8:00 a.m. on the days preceding the special event, and cleanup will be completed within 48 hours of 10:00 p.m. on the day of the special event.

An existing 4,160 sq. ft. arena area will be demolished and converted into a parking area resurfaced with a pervious material. The parking area will consist of 12 marked parking spaces available onsite for employees, handicapped guests, and special guests. The parking area will be lit using temporary lighting after sunset. One space will be ADA compliant. Each event will require up to eight employees, including catering, DJ, and event personnel, with staff leaving the property by 11:00 p.m. on the day of the special event.

A designated Parking Coordinator will be present onsite during special events attended by 100 or more persons. Guests will arrive and depart via shuttle service from 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. The shuttle will drop off guests at the reception area. The last shuttle and all guests will leave the property by 10:20 p.m. on the evening of a special event. The Parking Coordinator and event planners will coordinate the shuttles for each special event. Guests departing in shuttles from local hotel parking lots will stay at those local hotels. Guests who are arriving from the surrounding local area will use the local public parking lots in order to access the event shuttles.

The following permitted development onsite will remain:

- One 2,261-sq.-ft. single family dwelling with a 168-sq.-ft. porch and 562-sq.-ft. garage
- One 1,456-sq.-ft. horse breeding facility and office that will be used for the special events
- One 30,000-gallon underground cistern
- One 5,206-sq.-ft. horse stable
- One 2,666-sq.-ft. six-stall horse stable
- One 5,722-sq.-ft. 24-stall horse stable
- One 9,454-sq.-ft. pole barn with stalls with one 2,180-sq.-ft. four-stall addition

- One 832-sq.-ft. five-stall horse barn
- One 2,043-sq.-ft. round training arena

The following as-built development will be permitted:

- One 430-sq.-ft. agricultural storage shed
- One 590-sq.-ft. agricultural storage shed
- One 1,775-sq.-ft. agricultural storage shed
- One 720-sq.-ft. agricultural storage shed

Access to the property is provided via an existing 20-ft.-wide concrete private driveway from Highway 246. Water for the special events will be provided by temporary, portable sanitation and bottled water provided for each special event. Wastewater will be contained temporarily onsite by portable toilets and treated at an appropriate facility. Power will be provided by existing PG&E connections. Fire protection will be provided by the Santa Barbara County Fire Department. Law enforcement will be provided by the Santa Barbara County Sheriff’s Office. The Proposed Project is located on a 51.71-acre parcel zoned AG-I-40 at 801 E. Highway 246, shown as APN 137-250-069, in the Solvang area of the Santa Ynez Community Plan area, Third Supervisorial District.

2.0 PROJECT LOCATION

The Proposed Project is located at 801 E. Highway 246, on APN 137-250-069, in the Solvang area, Third Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Commercial Agriculture (AC), Rural, Inland, A-I-40 (minimum parcel size of 40 acres), Santa Ynez Valley Community Plan
Zoning District, Ordinance	AG-I-40, LUDC
Site Size	51.71 acres
Present Use & Development	The property is developed with an office, barns, stables, arenas and sheds associated with the onsite horse breeding and boarding facility. There is also a single family dwelling onsite.
Surrounding Uses/Zoning	North: AG-I-20; single family dwellings, residential accessory structures, small scale row crop cultivation, agricultural accessory structures, pastures South: AG-I-40; pastures, single family dwellings, residential accessory structures, small scale row crop cultivation, agricultural accessory structures, equestrian accessory structures and riding arenas East: AG-I-40; riding track, single family dwellings, residential accessory structures, small scale row crop cultivation, agricultural accessory structures West: AG-I-40 and AG-I-20 pasture, grazing land, riding arenas, agricultural accessory structures, agricultural employee dwellings, single family dwellings
Access	Direct access is provided by a private driveway from Highway 246
Public Services	Water Supply: Private onsite well with portable water for special events Sewage: Private onsite wastewater treatment system with portable sanitation for special events Fire: Santa Barbara County Fire Department, Stations #30 and #31

Law Enforcement: Santa Barbara County Sheriff's Office

The Proposed Project will take place in the central region of the subject property as shown below in Figure 1.

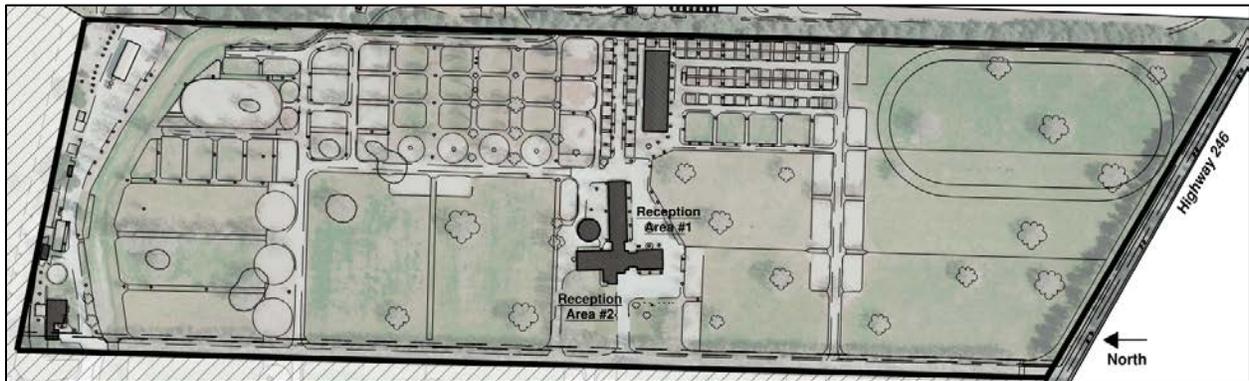


Figure 1. Site Plan showing the two proposed reception areas labeled as Reception Area #1 and Reception Area #2.

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The topography of the subject parcel is primarily flat. The approximate maximum slope on the parcel is less than 5 percent, with the Proposed Project site located in the center of the parcel in an area with slopes of less than 5 percent.

Fauna: The Proposed Project site is located outside of any mapped presumed extant of special status animal species in the California Natural Diversity Database (June 2019). Additionally, event uses are confined to areas that have been cleared and tilled per agricultural standards.

Flora: The Proposed Project site contains primarily Sycamore trees and cultivated grasses, as well as ornamental shrubs and trees.

Archaeological Sites: There are no known archaeological sites located on the subject parcel. No structural development or ground disturbance is proposed.

Soils: The soils on the Proposed Project site are classified as corralitos loamy sand with 0 to 2 percent slopes, terrace escarpments, and chamise shaly loam with 15 to 45 percent slopes per the Soil Conservation Service soil mapping classifications. This soil consists of a mix of loamy sand and shaly clay loam.

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 body is the Santa Ynez River approximately half of a mile south of the parcel.

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

In the Santa Ynez region, including the Solvang, Buellton, and Los Olivos areas, there are 17 approved permits that allow special events. The number of approved special events at each property ranges from two to 48 annually. These permits consist of six permits for solely special events as well as 11 permits for wineries or equestrian centers that allow special events. Planning and Development is currently processing three applications for proposed special events permits, including the Proposed Project. Within five miles of the Proposed Project, there are seven approved permits and one proposed application. Figure 2 below shows the location of the Proposed Project (red), two applications for proposed special events permits (yellow), approved special events permits (blue) and approved wineries or equestrian facilities with special events (green).

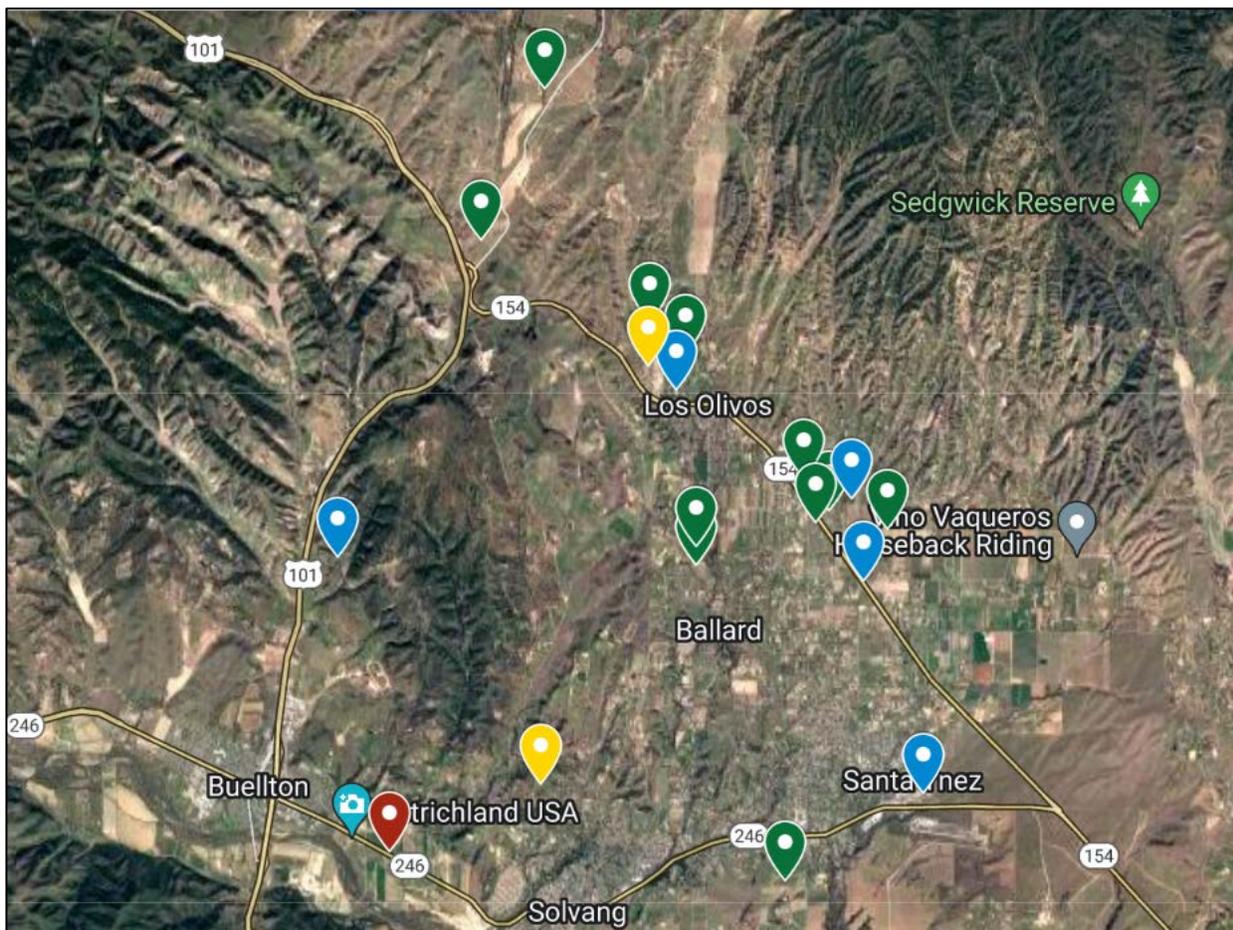


Figure 2. Map showing all approved and proposed applications for special events. The Proposed Project is shown in red, two applications for proposed special events permits are shown in yellow, approved special

events permits are shown in blue, and approved wineries or equestrian facilities with special events are shown in green.

Existing Structures: The subject parcel contains the following permitted development: a single family dwelling, a horse breeding facility with an office, a 24-stall barn with a four-stall addition, a five-stall barn, a round training arena, and one 30,000-gallon cistern.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the Proposed Project’s impacts are measured consists of the physical environmental conditions in the vicinity of the Proposed 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 and Unavoidable Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

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

Insignificant 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 Proposed Project.

Beneficial Impact: There is a beneficial effect on the environment resulting from the 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:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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		

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
c. Glare or night lighting which may affect adjoining areas?			X		
d. Visually incompatible structures?				X	

Existing Setting:

Solvang is one of six communities located within the Santa Ynez Valley. Solvang is within the Santa Ynez Valley Community Plan (SYVCP) area, the Santa Ynez Valley Rural Region, and the County’s Inner-Rural area. The area is characterized as a semi-rural region and is bounded by the Santa Ynez Mountains to the south, the San Rafael Mountains to the north and east, and the Purisma Hills to the west. 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 SYVCP area.

The subject property is within the Design Control Overlay and is a Community Separator. To ensure special protection of the aesthetic resources of the Valley, including Township Gateways, Valley Gateways, and Community Separators, a Design Control Overlay is applied to certain sections of the Santa Ynez Valley Community planning area. The overlay is an existing tool in the Land Use & Development Code. The intent is to foster well designed and sited developments that protect scenic qualities, property values, and neighborhood character. The application of the Design Control Overlay in the Santa Ynez Valley Community plan enables County Board of Architectural Review review of discretionary or ministerial projects. The Design Control Overlay designation requires that non-exempt development be reviewed by the County Board of Architectural Review. Since the Proposed Project does not include any permanent structures, review by the County Board of Architectural Review is not required.

Land use throughout the Santa Ynez Valley includes agriculture, commercial, residential, and rural, 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, there are scattered ranches and ranchettes. Agricultural uses, such as vineyards, dry grazing, and equestrian facilities are noticeable throughout the region.

The Proposed Project site is located approximately 1,150 feet north of Highway 246. Events will take place in one of two designated reception areas located near the northwest and southeast corners of the center barn. The reception area at the northwest corner of the barn will be located approximately 92 feet from the western property line and the reception area at the southeast corner of the barn will be located approximately 350 feet from the eastern property line. The nearest single family dwelling is located approximately 820 feet away from the reception area,

on the property directly to the east. The reception area will be viewable from neighboring properties as well as from Highway 246 at the southern end of the property.

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 will 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-c) Insignificant. The parking spaces designated for event use are at the center of the parcel, approximately 0.25 miles from Highway 246. They are blocked from views along Highway 246 by a dense row of trees at the southern parcel edge along Highway 246 as well as by several trees and shrubs around the Barn area. The two event spaces are framed by trees and shrubs and will not require the removal of vegetation. No permanent structural development is proposed. All facilities for events 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, rental seating, temporary lighting, and temporary sound equipment. Rental tents will be subject to a 35-foot height limitation, consistent with AG-I zone district requirements and other structures in the surrounding area. Temporary facilities in the interior of the subject parcel will be event-specific and in place for up to 12 events annually, and will not significantly obstruct any scenic vista or public view from Highway 246 due to the impermanent nature of the facilities. Currently, night lighting within the subject parcel is mostly related to the existing single family dwelling and horse breeding area, including exterior lighting near entries, limited security lighting, and interior illumination. No street lights are found in the vicinity of the Proposed Project, and lighting from residences in the surrounding community are part of the nighttime view. Impacts will be **insignificant**.

(d) No Impact/Beneficial Impact. No permanent structural development is proposed. All facilities for events 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, rental seating, temporary lighting, and temporary sound equipment. Rental tents will be subject to a 35-foot height limitation, consistent with AG-I zone district requirements and other structures in the surrounding area. Temporary facilities in the interior of the subject parcel will be event-specific and in place for up to 12 events annually, and will not significantly obstruct any scenic vista or public view from Highway 246 due to the impermanent nature of the facilities.

The Proposed Project will include temporary exterior lighting to provide light in designated areas for parking and event receptions. Pursuant to Santa Ynez Valley Community Plan requirements, outside illumination that is not fully shielded is prohibited between 9:00 p.m. and sunrise. Lighting serving events which continue from 9:00 p.m. to 10:00 p.m. must be fully shielded and down-lit to reduce light spill-over; 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 existing 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. The project will have **no impact**.

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 Proposed Project has been found not to exceed the significance criteria for aesthetics and visual resources.

As described under Section 3.1 Physical Setting, there are 17 approved permits for special events and three applications for proposed special events. Eleven of those approved permits include winery or equestrian uses and six are solely for special events. The Proposed Project includes 12 special events annually with a maximum of two per month. All facilities associated with the proposed special events will be temporary, including lighting, decorations, and restrooms. The implementation of the Proposed Project is not anticipated to result in any substantial change in the aesthetic character of the area, because 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. Therefore, the Proposed Project’s contribution to regionally significant aesthetics and visual resources is not cumulatively considerable, and its cumulative effect is **insignificant**.

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 **insignificant**.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?			X		
b. An effect upon any unique or other farmland of State or Local Importance?			X		

Existing 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 subject property is Agricultural Preserve Contract 16AP-017 pursuant to the Williamson Act. As such, the Proposed Project was reviewed by the Agricultural Preserve Advisory Committee. The Agricultural Preserve Advisory Committee determined that the Proposed Project is consistent with the Williamson Act Uniform Rules.

Physical

The existing 51.71-acre parcel currently supports a horse breeding and boarding operation. The property adjoins agricultural parcels ranging from approximately 19 to 67 acres; these neighboring properties are used to support single family residences with small-scale pastureland and equestrian facilities for personal use. Approximately 20 percent of the soils on the 51.71-acre parcel are Class II prime soils according to imagery from the California Soil Resource Center at UC Davis. The remainder of the parcel contains soils that are all nonprime.

Regulatory – County Thresholds Manual

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which will result in the loss or impairment of agricultural resources will 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 will be considered to have a potentially significant impact if the division of land of a viable parcel will 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:

(a-b) Insignificant. 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 Proposed Project site is confined to a portion of the subject parcel which 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 (approximately 5 acres) does not render the site an important agricultural resource. Additionally, this acreage will not be structurally developed and the uses proposed are temporary in nature, 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 Proposed Project will not result in the loss or impairment of viable agricultural land. Impacts will be **insignificant**.

Table 1 – Agricultural Suitability and Productivity Analysis

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 	11
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 • Moderately suitable for irrig. crops: 4-5 • Low suitability for any crops: 1-3 	6
Existing and Historic Land Use <ul style="list-style-type: none"> • Active ag. Production: 5 • Maintained range: 5 • Unmaintained, productive within last 10 years: 3-5 • Vacant: 1-3 	4
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 	7
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 	2
Combined Farming Operations	0

Agricultural Suitability and Productivity	Current
<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 	
TOTAL	53

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 Proposed Project has been found not to exceed the threshold of significance for agricultural resources. As described under Section 3.1 Physical Setting, there are 17 approved permits for special events and three applications for proposed special events. Eleven of those approved permits include winery or equestrian uses, and of the six that are solely for special events, many will continue to be used for agriculture, such as grazing, orchards, or vineyards, simultaneously with the approved special events. The subject property will continue to be used for equine agriculture. For these reasons, the Proposed Project’s contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is **insignificant**.

Mitigation and Residual Impact:

Impacts are **insignificant**. No mitigations are necessary.

4.3a AIR QUALITY

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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 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 NOx and ROC, and 80 pounds per day for PM₁₀);
- Emit less than 25 pounds per day of oxides of nitrogen (NOx) 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) Insignificant. The Proposed 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 will increase the amount of pollutants released into the atmosphere. The Proposed Project will also not generate additional smoke, ash, odors, or long-term dust after demolition activities which include preparing the parking area.

Short-Term Construction Impacts

Project-related construction activities will not require grading, earth moving operations, or construction. No structural development is proposed.

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, and is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. The use of shuttles to transport guests and the requirement for offsite parking will limit the number of trips and the amount of dust generated by 12 events a year to a less than significant level. Therefore, the Proposed Project's impacts will be **insignificant** on air quality.

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 Proposed Project has been found not to exceed the significance criteria for air quality. As described under Section 3.1 Physical Setting, there are 17 approved permits for special events and three applications for proposed special events. Many of these projects include trip reduction methods like shuttles and do not require permanent buildings, thereby reducing emissions. Emissions from the Proposed Project will be less than significant,

because guests will travel to the site using shuttles, no construction is proposed, and all facilities will be temporary. For these reasons, the Proposed Project’s contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is **less than significant**.

Mitigation and Residual Impact:

Impacts are **insignificant**. No mitigations are necessary.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

Existing Setting:

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

The largest source of GHG emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017* (U.S. Environmental Protection Agency 2019) states that the primary sources of GHG emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). Factoring in all sources of GHG emissions, the energy sector accounts for 84% of total emissions in addition to agricultural (8%), industrial processes (5.5%), and waste management (2%) sources.

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

specifically, the transportation sector produces 38% of the total emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

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

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

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

Environmental Threshold:

Santa Barbara County adopted the Energy and Climate Action Plan (ECAP) in 2015 as a qualified GHG emission reduction plan. By the end of 2020, the County either initiated or completed 41 out of 53 (77%) ECAP emission reduction measures and achieved 44% of the target emission reductions needed to meet the County's 2020 goal. The County is currently working on its 2030 Climate Action Plan (CAP), with an ultimate goal of achieving carbon neutrality by 2045 or sooner. The 2030 CAP is expected to be adopted in 2023. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's Environmental Impact Report (EIR).

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)).

A numeric significance threshold is applicable to development projects of various land use types, such as residential, commercial, and mixed-use. The numeric threshold is the emissions level below which a project’s incremental contribution to global climate change is less than “cumulatively considerable” and, therefore, the project would have an insignificant impact.

In 2012, San Luis Obispo County Air Pollution Control District (APCD) established an annual significance threshold of 1,150 metric tons of carbon dioxide equivalent (MTCO₂e/yr). This significance threshold is approximately equivalent to the operational GHG emissions associated with a 70- unit residential subdivision in an urban setting (49- unit rural development) or a 40,000 sq. ft. strip mall in an urban setting (San Luis Obispo County APCD 2012). Santa Barbara County selected the San Luis Obispo County APCD threshold of 1,150 MTCO₂e/yr as the most appropriate threshold to determine significance of cumulative impacts from GHG emissions for this Proposed Project. The rationale for applying the San Luis Obispo County APCD GHG emissions significance threshold is discussed below.

Threshold Applicability

- 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 was developed to be consistent with Assembly Bill 32 (the California Global Warming Solutions Act of 2006), which established the State of California’s 2020 GHG emissions reduction goal.
- The selected threshold considers GHG emissions comprehensively by measuring in annual metric tons of carbon dioxide equivalent.

- The threshold assessed historical and potential future land use development trends in San Luis Obispo County to establish the significance threshold. San Luis Obispo and Santa Barbara Counties have similar historical and potential future land use development trends.
- The threshold applies to GHG emissions from residential and commercial land use projects.
- The threshold assumes that construction emissions will be amortized over the life of a project and added to the operational emissions.
- The threshold does not apply to GHG that are emitted throughout the life cycle of products that a project may produce or consume.

Impact Discussion:

(a) Insignificant. The Proposed Project is for up to 12 temporary special events annually, which will utilize a shuttle service to minimize guest trip generation; 12 parking spaces will be provided onsite for staff and special guests. Each event of the 12 events will include approximately 25 new trips (15-20 from special guests, staff, and deliveries, and 4-8 from shuttles), for a total of up to approximately 300 new trips annually, which is fewer total trips than a new single family dwelling. No new structural development is proposed. GHG emissions from direct, indirect, and mobile sources associated with the site will not substantially increase. Therefore, the Proposed Project's emissions will not exceed the San Luis Obispo County APCD's numeric GHG emissions significance threshold of 1,150 MTCO₂e/year, which is equivalent to the operational GHG emissions associated with a 70-unit residential subdivision in an urban setting, and the impact will be **insignificant**.

(b) No Impact. The Proposed Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and will therefore have **no impact**.

Cumulative Impacts:

While climate change impacts cannot result from a particular project's GHG emissions, the Proposed 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 Proposed Project's incremental contribution to a cumulative effect is not cumulatively considerable, and the Proposed Project's impact on greenhouse gas emissions will be **insignificant**.

Mitigation and Residual Impact:

Since the Proposed Project will not have a significant impact on the environment, no mitigation is necessary. Therefore, residual impacts will be **insignificant**.

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:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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	

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				X	
e. The loss of healthy native specimen trees?				X	
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that will change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

Existing Setting:

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 the Proposed Project, no structural development is proposed and the site for 12 special events annually is confined to the interior of the parcel, which is landscaped and has been previously disturbed.

Flora and Fauna

The 51.71-acre site consists primarily of grassy, open pastures, cultivated grasses, Sycamore trees and ornamental shrubs and trees. No special status plants are expected to occur in the area. The Proposed 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). Additionally, event uses are confined to areas that have been cleared and tilled per agricultural standards. No wildlife species are expected to inhabit the Proposed Project site. No sensitive plant or animal species are known or expected to occur on the Proposed Project site.

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 the Proposed Project:

Native Grasslands

In general, project-created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit) to be considered a patch. Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are 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) No Impact. The Proposed Project will not result in: the loss of or disturbance to a unique, rare or threatened plant community; a reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants; an impact on non-native vegetation of habitat value; or a reduction in native grasslands or individual native trees. Similarly, the Proposed 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; a reduction in the diversity or numbers of animals onsite; deterioration of existing fish or wildlife habitat; or introduction of barriers to movement of any resident or migratory fish or wildlife species. No structural development is proposed. The Proposed Project site for the 12 events annually will be confined to an area of non-native, previously disturbed grassland. The patch area is not a significant native grassland or integral component of a larger ecosystem and the disturbed area will be less than the one-quarter acre threshold for significance. No tree removal is proposed. Therefore, there will be **no impact**.

(f, k) Insignificant. The Proposed Project site and surrounding area are currently subject to human disturbance from homeowners and tenants in existing residences. Additionally, the site is currently exposed to moderate levels of noise and night lighting from traffic on Highway 246. The Proposed 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 Proposed Project will occur a few times a year and will have a **insignificant** adverse effect on habitat and normal activities of wildlife.

Cumulative Impacts:

The Proposed Project will not have a cumulatively considerable effect on the County's biological resources, because the Proposed Project will have a **insignificant** impact on biological resources onsite

Mitigation and Residual Impact:

Impacts are **insignificant**. No mitigations are necessary.

4.5 CULTURAL RESOURCES

Will the proposal:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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	
<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 that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource will 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:

(a-d) No Impact. No structural development or ground disturbance is 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 Proposed 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)]. Therefore, the Proposed Project will have **no impact**.

Cumulative Impacts:

Since the Proposed Project will have **no impact** on cultural resources, it will not have a cumulatively considerable effect on the County’s cultural resources.

Mitigation and Residual Impact:

The Proposed Project will have **no impact**. No mitigations are necessary.

4.6 ENERGY

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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) Less Than Significant Impact. 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 Proposed Project will have no long-term energy requirements and a negligible effect on regional energy needs. The Proposed Project will therefore result in an **insignificant** impact.

(b) No Impact. The Proposed Project is a temporary use consisting of up to 12 special events per year. The Proposed Project will not require the development of new or extended sources of energy. Therefore, the Proposed Project will have **no impact**.

Cumulative Impacts:

As described under Section 3.1 Physical Setting, there are 17 approved permits for special events and three applications for proposed special events. These projects include limitations on the number of special events annually, ranging from two to 48. Many of these projects also do not require permanent buildings and will instead use temporary facilities that connect to existing energy connections or utilize temporary generators. For these reasons, the Proposed Project’s contribution to the regionally significant demand for energy is not considerable, and is therefore **insignificant**.

Mitigation and Residual Impact:

No mitigation is required. Impacts will be **insignificant**.

4.7 FIRE PROTECTION

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

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 will 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-b) Less Than Significant Impact. Though the Proposed 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. The Proposed Project will have a **insignificant** impact on fire hazards.

(c-e) No Impact. No structural development is proposed, and the Proposed Project is for a temporary use consisting of up to 12 events per year. Therefore, there will be **no impact**.

Cumulative Impacts:

As described under Section 3.1 Physical Setting, there are 17 approved permits for special events and three applications for proposed special events. These projects include limitations on the number of special events annually, ranging from two to 48. Many of these projects also do not require permanent buildings and will instead use temporary facilities. All of the approved and proposed special events are served by existing fire stations. The Proposed Project is served by Santa Barbara County Fire Stations #30 and #31. For these reasons, Since the Proposed 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 **insignificant**.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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	

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Impact Discussion:

(a-l) No Impact. The Proposed Project site does not have substantial geological constraints or slopes exceeding 20%. The Proposed Project will not result in excessive grading. As such, the Proposed Project will have **no impact** on geological resources.

Cumulative Impacts:

Since the Proposed Project will have **no impact** on significant geologic hazards, it will not have a cumulatively considerable effect on geologic conditions within the County.

Mitigation and Residual Impact:

The Proposed Project will have **no impact**. No mitigations are necessary.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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:

(a-h) No Impact. 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. There will be **no impact**.

Cumulative Impacts:

Since the Proposed Project will have **no impact** on 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:

The Proposed Project will have **no impact**. No mitigations are necessary.

4.10 LAND USE

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this Proposed Project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 will 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 will be the physical change, but the economic/social effect on the community will be the basis for determining that the physical change will be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Existing Setting:

The Proposed Project site is located in the Solvang area. The Proposed Project site proposed for event use is located approximately 1,150 feet north of Highway 246. Events will take place in one of two designated reception areas located in the center section of the property. The subject parcel is located near other agriculturally, residentially, and commercially zoned parcels. Surrounding parcels contain land uses similar to existing development on the subject parcel, including single family dwellings, residential accessory structures, barns, pastures, equestrian accessory structures and riding arenas.

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) Insignificant. The Proposed Project is limited to 12 temporary events annually which will utilize a shuttle service to minimize neighborhood traffic. Special Events are an allowed use in the AG-I zone district with a minor Conditional Use Permit. In the Solvang area, there are already a number of AG-I and AG-II parcels that have permits to hold special events.

No structural development is proposed as a part of the Proposed Project, and temporary facilities will be compatible with existing Land Use policy related to Aesthetics, Noise, or Transportation/Circulation, as discussed in Sections 4.1, 4.11, and 4.14, respectively. The temporary and infrequent nature of the Proposed Project will be consistent with the County Land Use and Development Code and the Santa Ynez Valley Community Plan, particularly in regards to

vehicular traffic, noise, or visual impacts. The Proposed Project therefore will have an **insignificant** impact on Land Use.

(c-j) **No Impact**. The Proposed Project is for a temporary use consisting of up to 12 events per year. Therefore, there will be **no impact**.

Cumulative Impacts:

The implementation of the Proposed 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 Proposed Project will not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact:

No mitigation is required. Impacts will be **insignificant**.

4.11 NOISE

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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 (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

The property is situated on approximately 1,150 feet from Highway 246 in Solvang. The Proposed Project site is located outside of 65 dBA noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of single family residences on adjacent parcels.

Impact Discussion:

(a, c) Insignificant. 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 **insignificant**.

(b) Significant but Mitigable. The owner intends to have live and/or amplified music played for events in two event locations 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, June 7 2021, Attachment 2). The report evaluated the use of a dual loudspeaker system spaced 26 feet apart in each location. The acoustical engineer concluded that a maximum noise level of 95 dBA at ten feet in front of either loudspeaker should be considered as an average, upper limit to the music. According to the engineer, this sound level is high enough to easily be heard over the dance floor and still 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 either loudspeaker in both event locations. In order to reduce the Proposed Project's noise effects to a less than significant level, a mitigation measure to require compliance with this maximum has been included below. Impacts from the Proposed Project will be **significant but mitigable**.

Cumulative Impacts:

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

Mitigation and Residual Impact:

The following mitigation measure will reduce the Proposed Project's noise effects to an insignificant 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 (two loudspeakers located at the northern end of the proposed dancefloor and directed to the south) 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 either of the two loudspeakers.

PLAN REQUIREMENTS AND TIMING: The applicant shall include approved loudspeaker configurations and a note regarding maximum sound level on architectural drawings of the Proposed Project prior to Zoning Clearance issuance.

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 **insignificant**.

4.12 PUBLIC FACILITIES

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

Impact Discussion:

(a, c) Insignificant. The Proposed Project will allow 12 outdoor commercial special events per year with a limit of 150 people per event. 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 #30 and #31. No new police protection or health care services will be required to serve the Proposed 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 **insignificant**.

(b, d, e) No Impact. 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 Proposed Project. Therefore, the Proposed Project will have **no impact** to schools, sewer system facilities, or water control facilities.

Mitigation and Residual Impact:

Impacts are **insignificant**. No mitigation is necessary.

4.13 RECREATION

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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.

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-c) No Impact. The Proposed Project will result in up to 12 special events annually. Implementation of the Proposed Project will not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. 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 Proposed Project vicinity or County-wide. The Proposed Project will have **no impact**.

Cumulative Impacts:

Since the Proposed 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 **insignificant**. No mitigation is required.

4.14 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?				X	
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?			X		
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	
d. Result in inadequate emergency access?				X	

Setting:

The Proposed Project site is accessed via an existing 1,150-ft.-long driveway off Highway 246 over one mile east of Highway 101 and over one mile west of the City of Solvang. SBCAG is responsible for all regional transportation planning within Santa Barbara County, including identifying and funding major infrastructure improvements, determining transit needs, creating and updating bicycle and pedestrian master plans, determining the feasibility of and planning of enhancements to the passenger rail system, and developing and implementing ongoing efforts to reduce traffic congestion throughout the region (SBCAG, 2020). SBCAG adopted the Regional Transportation Plan and Sustainable Communities Strategy in 2017, and this plan applies to the Proposed Project. Other applicable plans include the Circulation Element of the Santa Barbara County Comprehensive Plan (2014) and the Santa Ynez Valley Community Plan (2009).

Thresholds:

On December 28, 2018, the California Natural Resources Agency certified and adopted proposed revisions to CEQA Guidelines Section 15064.3 and Appendix G: Environmental Checklist Form, Section XVII, Transportation. Section 15064.3 includes new criteria for determining the significance of a project’s transportation impacts. Specifically, Section 15064.3(a) states “vehicle miles traveled is the most appropriate measure of transportation impacts.” Therefore, the following thresholds reflect the specific guidance set forth in CEQA Guidelines Section 15064.3 regarding estimating VMT and developing thresholds of significance for VMT and transportation impacts.

According to the County’s Environmental Thresholds and Guidelines Manual, a significant transportation impact may occur when:

- a. **Potential Conflict with a Program, Plan, Ordinance, or Policy.** The SBCAG’s 2040 Regional Transportation Plan and Sustainable Communities Strategy (SBCAG, 013) and the County’s Comprehensive Plan, zoning ordinances, capital improvement programs, and other planning documents contain transportation and circulation programs, plans, ordinances, and policies. A significant impact may occur if a project conflicts with the overall purpose of an applicable transportation and circulation program, plan, ordinance, or policy, including impacts to

existing transit systems and bicycle and pedestrian networks pursuant to Public Resources Code Section 21099(b)(1).

- b. Potential Impact to VMT.** The County expresses thresholds of significance in relation to existing, or baseline, county VMT. Specifically, the County compares the existing, or baseline, County VMT (i.e., pre-construction) to a project’s VMT. The County’s Project-Level VMT Calculator incorporates screening criteria, thresholds of significance, mitigation measures, and data from the Santa Barbara County Association of Governments’ (SBCAG) Regional Travel Demand Model (RTDM).

The screening criteria for land use projects is included in the table below:

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

	<ul style="list-style-type: none"> Does not replace affordable housing units (units set aside for very low income¹ and low income² households) with a smaller number of moderate or high-income housing units.
Affordable Housing	A residential project that provides 100 percent affordable housing units (units set aside for very low income and low income households); if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.

The County presumes that land use projects meeting any of the screening criteria, absent substantial evidence to the contrary, would have less than significant VMT impacts and would not require further analysis. Projects that do not meet any of the screening criteria require an analysis of VMT.

VMT thresholds for land use projects are provided in the following table:

Project Type	Threshold for Determination of Significant VMT Impacts
Residential	Project VMT exceeds a level of 15 percent below existing county VMT for home-based VMT per resident.
Employment	Project VMT exceeds a level of 15 percent below existing county VMT for home-based work VMT per employee.
Regional Retail	Project VMT results in a net increase in total VMT.
Mixed-Use Projects	Evaluate each project component independently using the applicable threshold of significance above for each component (e.g., for a mixed-use project with residential and office uses, apply the residential and employment thresholds of significance for each component separately).
Other Land Use Types	For project types not listed above (e.g., school, sports or entertainment facility, park), the County will apply an absolute VMT threshold (e.g., total VMT or total roadway VMT) or efficiency-based VMT threshold (e.g., home-based VMT per resident, home-based work VMT per employee, or total VMT per service population). The applicable threshold will depend on the project’s characteristics,

¹ As referenced in California Government Code Section 65584(f)(2) and defined in California Health and Safety Code Section 50079.5(a), “‘Very low income households’ means persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. ... In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for very low income households for all geographic areas of the state at 50 percent of area median income, adjusted for family size and revised annually.”

² As referenced in California Government Code Section 65584(f)(2) and defined in California Health and Safety Code Section 50079.5(a), “‘Lower income households’ means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. ... In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at 80 percent of area median income, adjusted for family size and revised annually.”

	including whether the project is locally or regionally serving. For projects that generally produce job-related travel (i.e., employment), the analysis can compare the project's VMT (i.e., home-based work VMT per employee) to existing county VMT. For projects that serve the region, the analysis can compare the project's total VMT to existing VMT, or compare the project's net increase in total VMT to the study area VMT.
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Projects with VMT below the applicable threshold would normally result in a less than significant VMT impact and, therefore, would not require further analyses or studies. Projects with a VMT above the applicable threshold would normally result in a significant VMT impact and, therefore, would require further analyses and studies, and, if necessary, project modifications or mitigation measures. CEQA Guidelines Section 15064.3 establish VMT as the most appropriate measure of transportation impacts under CEQA.

- c. **Design Features and Hazards.** A significant impact occurs if a project will increase roadway hazards. An increase could result from existing or proposed uses or geometric design features.
- d. **Emergency Access.** A significant impact occurs if a project will potentially impede emergency access vehicles.

Impact Discussion:

(b) Insignificant. The Proposed Project meets the screening criteria for small projects (i.e., projects that generates 110 or fewer average daily trips). The Proposed Project is limited to 12 temporary events annually, which will utilize a shuttle service to minimize guest trip generation; 12 spaces will be provided onsite for staff, special guests, and limited mobility guests. Each event of the 12 events will include approximately 25 new trips (15-20 from special 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 Proposed 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. Therefore, the Proposed Project will have an **insignificant** VMT impact.

(a, c-d) No Impact. The Proposed Project is consistent with programs, plans, ordinances, and policies related to circulation. The Proposed Project is limited to 12 temporary events annually. All facilities for events will be portable and temporary in nature and do not involve any permanent structural developments or improvements. Existing roads providing access to the Project site are established and meet current design standards for emergency response. Existing roads support existing residential and commercial agricultural uses of the Project site and surrounding area. The Proposed Project would not introduce any new design features or incompatible uses that would result in new hazards in the Project area. Traffic generated by the Proposed Project would

result in a negligible increase over existing traffic levels and would not impact traffic flow of the surrounding roads. Therefore, the Proposed Project will have **no impact**.

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 Proposed Project has been found not to exceed the threshold of significance for traffic. Therefore, the Proposed Project’s contribution to the regionally significant traffic congestion is not considerable, and is **insignificant**.

Mitigation and Residual Impact:

Impacts will be **insignificant**. No mitigation is required.

4.15 WATER RESOURCES/FLOODING

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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	
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	

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 which have been set for each overdrafted groundwater basin. These values were determined based on an estimation of a basin’s remaining life of available water storage. If the project’s net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project’s impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well will 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 will 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 uses³ of a receiving water body;

³ Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

- 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) No Impact. The Proposed 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 approximately 850 feet above sea level. The Proposed Project does not require additional water service or permanent wastewater treatment; as such, the Proposed Project will not contribute to overdraft or contamination of groundwater resources. There will be **no impact**.

(l) Insignificant. The Proposed 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 Proposed 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. Impacts will be **insignificant**.

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 Proposed Project has been found not to exceed the threshold of significance for water resources. As described under Section 3.1 Physical Setting, there are 17 approved permits for special events and three applications for proposed special events. These projects include limitations on the number of special events annually, ranging from two to 48. These are temporary uses that will either draw water from an existing well pump, an existing services district connection, or will use hauled water provided by an offsite vendor. Water for the Proposed Project will be hauled onsite and will be provided by the caterer. For these reasons, the Proposed Project’s contribution to the regionally significant issues of water supplies and water quality is not considerable, and is **insignificant**.

Mitigation and Residual Impact:

The Proposed Project’s water resource impacts are **insignificant**, and 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

<input type="checkbox"/> Seismic Safety/Safety Element	<input type="checkbox"/> Conservation Element
<input type="checkbox"/> Open Space Element	<input checked="" type="checkbox"/> Noise Element
<input type="checkbox"/> Coastal Plan and Maps	<input checked="" type="checkbox"/> Circulation Element
<input type="checkbox"/> ERME	<input type="checkbox"/>

5.3 Other Sources

<input type="checkbox"/> Field work	<input checked="" type="checkbox"/> Ag Preserve maps
<input checked="" type="checkbox"/> Calculations	<input checked="" type="checkbox"/> Flood Control maps
<input checked="" type="checkbox"/> Project plans	<input checked="" type="checkbox"/> Other technical references (reports, survey, etc.)
<input type="checkbox"/> Traffic studies	<input checked="" type="checkbox"/> Planning files, maps, reports
<input checked="" type="checkbox"/> Records	<input checked="" type="checkbox"/> Zoning maps
<input type="checkbox"/> Grading plans	<input checked="" type="checkbox"/> Soils maps/reports
<input checked="" type="checkbox"/> Elevation, architectural renderings	<input checked="" type="checkbox"/> Plant maps
<input type="checkbox"/> Published geological map/reports	<input checked="" type="checkbox"/> Archaeological maps and reports
<input checked="" type="checkbox"/> Topographical maps	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Environmental Thresholds and Guidelines Manual	<input type="checkbox"/>

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

The Proposed Project will have significant but mitigable impacts for Noise. Cumulative Impacts will be insignificant.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?			X		

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which will warrant investigation in an EIR?			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). The AG-I zoning of the site allows for Special Events with a Minor Conditional Use Permit (LUDC 35.42.260.F.9).

Comprehensive Plan

The Proposed 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 Proposed 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 Mitigated Negative Declaration, 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: Gwen Beyeler

DATE: May 5, 2022

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

I agree with staff conclusions. Preparation of the appropriate document may proceed.

I DO NOT agree with staff conclusions. The following actions will be taken:

I require consultation and further information prior to making my determination.

SIGNATURE: _____ INITIAL STUDY DATE: May 5, 2022

SIGNATURE: _____ DRAFT MITIGATED NEGATIVE DECLARATION: May 10, 2022

12.0 ATTACHMENTS

1. Site Plan
2. Acoustical Report

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ATTACHMENT 1: SITE PLAN

ATTACHMENT 2: ACOUSTICAL REPORT