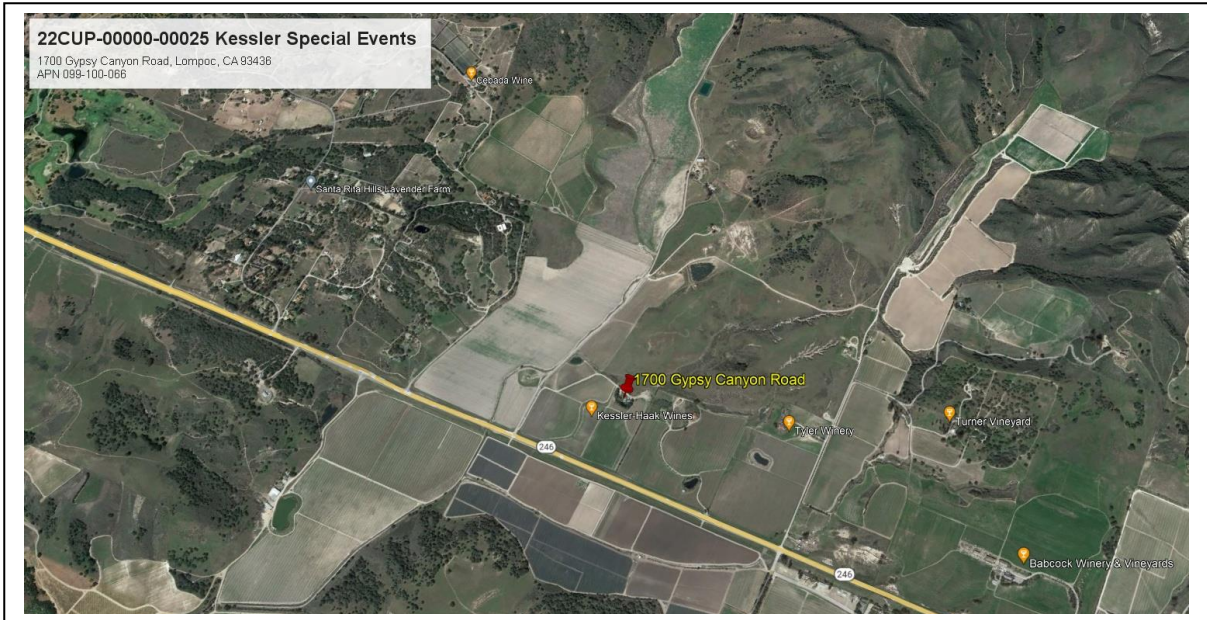




Initial Study
Kessler Special Events
Case Nos. 22CUP-00025 & 23NGD-00005
August 21, 2023



Owner/Applicant

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1.0 REQUEST/PROJECT DESCRIPTION

The Proposed Project is a request for a Minor Conditional Use Permit (MCUP) to allow for 12 commercial events per calendar year, with a maximum of two events per month. Each event will be limited to 150 guests. All facilities for the event 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. Food will be prepared onsite in licensed food trucks or mobile kitchens. No permanent improvements are proposed as part of the project. Commercial events will be conducted on twelve days a year from 1 PM to 10 PM.

Amplified music will not exceed 65 decibels at the property line. All amplified noise and lighting end by 10 PM. Set-up for events will be completed within 48 hours of the event's end at 10 PM on the event day. All noise generating activities related to equipment set-up and clean-up will be limited to the hours of 8 AM to 5PM. Access to the event site will be provided via an existing 20+ foot wide concrete driveway from Highway 246. A designated parking coordinator will be present on-site during events attended by 100 or more persons. Guests will arrive and depart via shuttle service from the Landsby Hotel in Solvang, Santa Ynez Inn in Santa Ynez, Fess Parker Inn in Los Olivos, and other similarly 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 patrons at the reception area. The last shuttle and all guests will leave the property by 10:20 PM on the evening of an event. Parking and turnaround for shuttles and event staff is available within 100 ft. of the proposed event area.

Each event will include approximately eight employees (catering, DJ, personnel, etc.). Caterers and staff will leave the property by 11 PM on the evening of an event. There are six (6) permanent parking spaces, two (2) of them are ADA designated parking spaces, available on-site for employees, mobility-impaired guests and members of the event party. There is a 4-foot wide ADA accessible pathway that will lead from the designated parking area to the reception area. The property is served by a private well and onsite wastewater treatment, however, no water or wastewater treatment services will be required for the project due to the temporary nature of facilities. Fire service will be provided by the Santa Barbara County Fire Department.

2.0 PROJECT LOCATION

The Proposed Project is located at 1700 Gypsy Canyon Road, off of Highway 246, between the communities of Lompoc and Buellton in the County of Santa Barbara. The Kessler-Haak Vineyards consist of one parcel (APN 099-100-066) that totals 41.754 acres. However, the proposed events will be limited to the 1.25-acre personal use area of the parcel designated by the property's agricultural preserve contract, 08-AP-024. Attachment A, Figure 1 illustrates the Proposed Project location in a regional context and Figure 2 illustrates the proposed event and parking areas in a neighborhood context. Project Site plans are provided in Attachment B.

| 2.1 Site Information | |
|--------------------------------|---|
| Comprehensive Plan Designation | Commercial Agriculture, Rural, A-II-100 (minimum parcel size of 100 ac) |
| Zoning District, Ordinance | AG-II-100 |
| Site Size | Event Area: ~1.25 acres on APN 099-100-066 APN: 099-100-066 – 41.754 acres |
| Present Use & Development | Vineyards. The parcel also contains a 1.25-acre personal use area that contains a single family dwelling and a garage |
| Surrounding Uses/Zoning | North: AG-II-100; Pasture of Grazing, small row crop cultivation South: AG-II-100; Highway 246, irrigated field crops East: AG-II-100; Vineyards West: AG-II-100; Vines and bush fruit irrigated |
| Access | Direct access is provided by a private driveway from Highway 246 through APN 099-100-066 |
| Public Services | Water Supply: Private onsite well with potable water Sewage: Private onsite wastewater treatment system Fire: Santa Barbara County Fire Department, Station #34 Law Enforcement: Santa Barbara County Sheriff's Office |

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 15 percent, with the Project Site located in the northeastern portion of the parcel in an area with slopes of less than 5 percent

Fauna/Fauna: The Project Site is located within the boundaries of a potential CTS range; however, P&D consulted with USFWS and they confirmed that they did not have any concerns with the Proposed Project. Additionally, event uses are confined to previously disturbed areas that included manicured lawns and scattered trees.

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

Soils: The Project Site's soils are composed of Corralitos sand, 0 to 2 percent slopes; eroded Botella clay loam, 0 to 2 percent slopes; eroded Tierra sandy loam, 9 to 15 percent slopes; and severely eroded Tierra loam, 5 to 30 percent slopes

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): An intermittent stream runs directly to the west of the parcel. The only surface water body is a reservoir at the northwest corner of property.

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, and pastures.

Existing Structures: The subject parcel contains a single family dwelling and a garage within the 1.25-acre personal use area, and a vineyard equipment storage barn.

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 in Section 3.1.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

| Will the proposal result in: | Potent. Signif. and Unavoid. | Significant but Mitigable | Less than significant | No Impact |
|---|------------------------------|---------------------------|-----------------------|-----------|
| a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view? | | | X | |
| b. Change to the visual character of an area? | | | X | |
| c. Glare or night lighting which may affect adjoining areas? | | | X | |
| d. Visually incompatible structures? | | X | | |

Existing Setting:

The Kessler-Haak Vineyards is located approximately 10.9 miles west of Buellton and directly off of Highway 246. The Vineyard property, event area, and surroundings are defined by rolling topography, foothills, agricultural lands, scattered woodlands, riparian areas, and grasslands. The agricultural property includes a single family dwelling, and garage within a 1.25-acre personal development envelope, as well as a vineyard equipment storage barn.

County Environmental Thresholds.

The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of

vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a-b; d) The Proposed Project would allow up to twelve commercial event per calendar year with a maximum of 2 events per month at an event area located approximately 10.9 miles west of Buellton, on a property adjacent to Highway 246. The County does not identify the Kessler-Haak Vineyards as a visual resource or within a view shed (County of Santa Barbara 2022). Highway 246 is not identified as a designated or eligible state scenic highway (California Department of Transportation [Caltrans] 2018). The rolling hills and the distance between the Project Site and Highway 246 obscure the event area from view at Highway 246 and would preclude temporary special event facilities from substantially obstructing views of the foothills. Pursuant to the mitigation measure below, all facilities for special events would be removed from the Project Site within 48 hours of the end of each special event which would ensure no substantial permanent changes to the existing character of the area would occur. Temporary facilities would comply with the height limits for AG-II zones set forth in the County Land Use and Development Code (County of Santa Barbara 2023). This would ensure temporary facilities would not visually conflict with structures in an AG-II zone. Because facilities needed for special events would be used on a temporary and intermittent basis in compliance with Land Use and Development Code requirements, and because visibility of the event area is limited due to the distance between the Project Site and Highway 246, the Proposed Project would not result in the obstruction of any scenic vista or view or create an aesthetically offensive site open to public view; change the visual character of an area; or introduce visually incompatible structures. Impacts (a) and (b) would be **less than significant**, and impact (d) would be less than significant with the implementation of the project description and the mitigation measure below.

(c) Existing night lighting on the Kessler-Haak Vineyards is associated with the existing single-family residence. No streetlights are located on the Project Site or on surrounding roads, and the topography of the site substantially limits the ability of night lighting to be viewed from adjoining areas. Infrequent shuttle and private vehicle trips to and from the event area during special events would temporarily introduce light to the area. However, vehicle use during special events would be limited to arrival and departure primarily by shuttle for guests and private vehicle for employees, and the vehicles would utilize existing roadways which would minimize the potential for car headlights to affect adjoining areas. The Proposed Project would provide temporary lighting for special events which would be shut off by 10:00 PM. The event area is surrounded to the north and east by large trees, and as a result, temporary nighttime lighting used during special events would not substantially affect adjoining areas as existing structures are separated from the event areas by trees and topography. Consistent with the County Land Use and Development Code Section 35.21.050, exterior lighting fixtures would be fully shielded and directed downward to minimize impacts to rural nighttime character. In addition, Section 35.21.050 requires that lighting is directed away from habitat areas, nearby residences, public roads, and other areas of public use. Adherence to the County Land Use and Development Code would further reduce the potential for special event lighting to affect adjoining areas. This impact would be **less than significant**.

Cumulative Impacts: The distance between potential cumulative special events locations would be far enough such that the cumulative special events with temporary facilities would not result

in cumulative obstruction of scenic vistas or views, change to the visual character of an areas, or visually incompatible structures. Cumulative special events projects would be required to adhere to lighting requirements in the County Land Use and Development Code, which would reduce the potential for lighting to affect adjoining areas. The Proposed Project’s temporary exterior sources of light and glare in the area would be intermittent, infrequent, and consistent with County standards. The Proposed Project’s contribution to aesthetics and visual resource impacts would not be cumulatively considerable and cumulative impacts would be **less than significant**.

Mitigation and Residual Impact:

The following mitigation measure would reduce the Proposed Project’s impact on visual resources by ensuring that sites are cleared within 48 hours following an event:

MM-V-1: Clearing of Site Following Event. The area used as a temporary event shall be left in a clean and orderly manner with all structures, signs, and other material removed within 48 hours following the cessation of the event. This requirement shall be provided to clients in the form of a written notice to be reviewed by P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained for all events.

4.2 AGRICULTURAL RESOURCES

| Will the proposal result in: | Poten. Signif. and Unavoid. | Significant but Mitigable | Less than significant | No Impact |
|--|-----------------------------|---------------------------|-----------------------|-----------|
| 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 \$1.9 billion (Santa Barbara County 2021b). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County’s rural character. The Kessler-Haak Vineyards is identified by the California Department of Conservation (DOC) as unique farmland, with operations on the Vineyards exclusively involving the cultivation of grapes. The Project Site is subject to an Agricultural Preserve Contract.

The existing 41.754-acre parcel currently supports 30.0 acres of vineyards and an irrigation pond. The property is surrounded on all sides by agriculturally zoned parcels ranging in size from 43 to 965 acres. Surrounding development is primarily supportive of vineyards, grazing, rotating crops, agricultural accessory structures, and low intensity residential uses. Shipman (1972) classified soils in the northern half of the parcel as Tierraloom (TrE3), soils in the northern portion are classified as

Corralitos sand (CtA), soils on the southeastern portion are classified as Tierra sandy loam (TnD2), and soils in the western portion are classified as Botella Clay loam (BtA2).

County Environmental Thresholds:

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, and state that a project would be considered to have a potentially significant impact if any of the following occurred:

- A division of land (including Parcel and Final Maps, etc.) which is currently considered viable but would result in parcels which would not be considered viable using the weighting system.
- A Development Plan, Conditional Use Permit, or other discretionary act which would result in the conversion from agricultural use of a parcel qualifying as viable using the weighting system.
- Discretionary projects which may result in substantial disruption of surrounding agricultural operations.

Impact Discussion:

(a-b) The event area is located within the 1.25-acre personal use envelope that is developed with a single-family dwelling, manicured lawn, and scattered trees. While a portion of the subject parcel is classified as unique farmland, temporary use of this non-agricultural, personal use envelope would not have a substantial adverse effect upon any unique or other farmland of State or Local Importance (DOC 2018). The Proposed Project would not result in the division of parcels or the conversion of any of the vineyards on the Project Site. Special event activities would be limited to the event and parking area at the Kessler-Haak Vineyards, and the temporary and intermittent special events consisting of up to 150 attendees within the event area would not preclude or otherwise result in the substantial disruption of surrounding agricultural operations. No new structural development or construction is proposed; therefore, the Proposed Project would not introduce substantially incompatible uses or degrade surrounding agricultural lands. The Proposed Project would not result in potentially significant effects regarding the conversion of prime agricultural land to non-agricultural use, impairment of land productivity, or conflict with agricultural preserve programs pursuant to the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2021a). These impacts would be **less than significant**.

Cumulative Impacts:

In the Northern Santa Barbara County region (Santa Maria, Lompoc Valley/Santa Ynez Valley), there are a total of 25 approved or pending permit applications that allow special events. Special events could result in impacts to agricultural land if events included site uses that would degrade agricultural land or result in the conversion of agricultural land. However, the majority of permitted and proposed special events are temporary and intermittent in nature, and would not require or result in the permanent disruption or conversion of agricultural land. The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for agricultural resources. Therefore, the project's contribution to the regionally significant loss of

agricultural resources is not considerable, and its cumulative effect on regional agriculture is **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.3a AIR QUALITY

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| 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 | |

Existing Setting:

The Kessler-Haak Vineyards are located in the South Central Coast Air Basin under the jurisdiction of the Santa Barbara County Air Pollution Control District (APCD). As the local air quality management agency, the Santa Barbara County APCD is responsible for monitoring air pollutant levels to ensure National Ambient Air Quality Standards and California Ambient Air Quality Standards are met, and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, Santa Barbara County is classified as being in “attainment” or “nonattainment”. Currently, Santa Barbara County is in nonattainment for the State standards for ozone and Particulate Matter with a diameter of 10 microns or less (PM₁₀) (Santa Barbara APCD 2022a).

County Environmental Thresholds:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual addresses the subject of air quality. These thresholds are consistent with Santa Barbara County APCD thresholds (Santa Barbara County APCD 2022b). The thresholds provide that a Proposed Project will not have a significant impact on air quality if operation of the project will:

- Emit (from all project sources, mobile and stationary) less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for 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) The Proposed Project would not require any ground disturbing operations or new construction activity. The Proposed Project would not include new structural development or permanent new stationary sources that have the potential to increase the amount of air pollutants introduced into the atmosphere. No Proposed Project components would generate objectionable smoke, ash, odors, or excessive dust. The Proposed Project is not a type of project that would emit potentially significant quantities of air pollutants, according to the Santa Barbara County APCD's screening table (Santa Barbara County APCD 2022b). As discussed in Section 4.14 (Transportation), the Proposed Project would generate fewer than 110 vehicle trips per day, which would not result in an exceedance of Santa Barbara County APCD's threshold of 25 pounds per day of NO_x or ROC from motor vehicle trips. In addition, the Proposed Project would not conflict with the adopted control measures within the Santa Barbara County APCD's Ozone Plan or generate substantial ozone precursors (ROG and NO_x) (Santa Barbara County APCD 2022c). The Proposed Project would not result in substantial air quality impacts because the Proposed Project would not exceed Santa Barbara County APCD daily emission thresholds, would not emit substantial NO_x or ROC from vehicle trips, and would be consistent with Santa Barbara County APCD air quality plans. The Proposed Project's impacts to air quality would be **less than significant**.

Cumulative Impacts:

Cumulative impacts have the potential to occur if cumulative projects emit substantial pollutant concentrations, such that the sum of the pollutants exceeds thresholds adopted by the Santa Barbara County APCD. However, the Proposed Project not listed by the Santa Barbara County APCD's as a type of project which would emit potentially significant quantities of air pollutants (Santa Barbara County APCD 2017). Cumulative special events projects with temporary facilities require no ground disturbance or construction activity which could result in the generation of substantial smoke, ash, odor, or excessive dust. Additionally, most such events (including the Proposed Project) utilize shuttles as a trip reduction measure. As a result, the Proposed Project would not contribute to cumulative air quality emissions and cumulative air quality impacts would not be cumulatively considerable. Cumulative impacts would be **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

| Greenhouse Gas Emissions - Will the project: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| 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:

In response to climate change, California implemented Assembly Bill (AB) 32, the “California Global Warming Solutions Act of 2006.” AB 32 required the reduction of statewide GHG emissions to 1990 emissions levels (essentially a 15 percent reduction below 2005 emission levels) by 2020 and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. AB 1279, “The California Climate Crisis Act,” was passed on September 16, 2022, and declares the State would achieve net zero GHG emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative GHG emissions thereafter. In addition, the bill maintains that the State would reduce GHG emissions by 85 percent below 1990 levels no later than 2045. The 2022 Scoping Plan lays out a path to achieve AB 1279 targets (CARB 2022). The actions and outcomes in the 2022 Scoping Plan would achieve significant reductions in fossil fuel combustion by deploying clean technologies and fuels, further reductions in short-lived climate pollutants, support for sustainable development, increased action on natural and working lands to reduce emissions and sequester carbon, and the capture and storage of carbon (CARB 2022).

County Environmental Thresholds:

Santa Barbara County’s ECAP, adopted in 2015, is a GHG emission reduction plan. The County has been implementing the plan’s emission reduction measures since 2016. However, the County is not projected to meet the 2020 GHG emission reduction goal contained within the plan, and the plan is currently being updated. Therefore, the Board adopted Interim GHG Emissions CEQA Thresholds of Significance in January 2021. The Interim GHG Emissions CEQA Thresholds of Significance include a screening threshold for projects that emit 300 or fewer MTCO₂e per year.

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....

Impact Discussion:

(a-b) The Proposed Project would allow up to twelve special events annually, and attendees would arrive and depart from the event area primarily via shuttles to minimize guest trip generation. Sixteen parking spaces would be provided onsite for staff, the wedding party, and limited mobility guests. Each event of the 12 events would include approximately 25 new trips (15-20 from guests, staff, and deliveries, and 4-8 from shuttles), for a total of up to approximately 300 new trips annually, or less total trips than a new single-family dwelling. Using the U.S. EPA’s Greenhouse Gases Equivalencies calculator for fewer than 110 average daily vehicle trips over the course of a year, the projects emissions would be approximately 1.5 MTCO₂e/year, significantly less emissions than the County’s 300 MTCO₂e/year screening threshold for significance. Additionally, no new structural development or construction is proposed and no construction is required; therefore, as discussed in Section 4.3a, Air Quality the Proposed Project would not generate substantial amounts of new criteria air pollutant emissions, such as ozone precursors (ROG and NO_x) or GHG emissions for a construction phase.

The Proposed Project operational emissions will be significantly less than the screening threshold of 300 MTCO₂e/year, and would not generate GHG emissions that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gas. This impact would be **less than significant**.

Cumulative Impacts:

The Proposed Project would comply with the County’s Interim GHG Emissions CEQA Thresholds of Significance, and total annual GHG emissions would be significantly less than the applicable screening threshold of 300 MTCO₂e/year. Therefore, the project’s incremental contribution to a cumulative effect is not cumulatively considerable and the project’s greenhouse gas emissions will not have an individually or cumulatively significant impact. The Proposed Project’s contribution to potential cumulative GHG emissions would **not be cumulatively considerable**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.4 BIOLOGICAL RESOURCES

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| 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 | |

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

Existing Setting:

Regulatory authority over biological resources is shared by federal, State, and local authorities under a variety of statutes and guidelines. The California Department of Fish and Wildlife (CDFW) is a trustee agency for biological resources throughout the State under CEQA and also has direct jurisdiction under the California Fish and Game Code (CFGC). Under the California and federal Endangered Species Acts (CESA/ESA), the CDFW and the United States Fish and Wildlife Service (USFWS) also have direct regulatory authority over species formally listed as threatened or endangered and species protected by the Migratory Bird Treaty Act (MBTA). The United States Army Corp of Engineers (USACE) asserts jurisdiction under Section 404 of the Clean Water Act (CWA) over stream, lake, and wetland features with a surface connection to navigable waters of the United States. The Regional Water Quality Control Board (RWQCB) also has jurisdiction over waters of the U.S. and waters of the State under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act.

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. The Kessler-Haak Vineyards property devotes approximately 30 acres, or 72% of its land, to its commercial vineyards. The Kessler-Haak Vineyards property contains a 1.25-acre personal use area that contains a single

family dwelling and detached garage. For this project, no structural development is proposed and the Project Site for 12 events annually is confined the aforementioned personal use area on the parcel, which is landscaped and has been previously disturbed. In addition to the vineyards and the developed and landscaped personal use area, the property contains an irrigation pond, ornamental trees planted along agricultural roads, and a staging area used for managing the onsite agriculture. The entirety of the parcel appears to have been disturbed by agriculture and development, though a northern portion of the site's property line abuts undeveloped land. Based on a review of the CNDDDB, there are one special status plant species (*Ancistrocarphus keilii* – Santa Ynez groundstar) and two special status animal species (*Spea hammondii* – western spade foot, *Ambystoma californiense* – California tiger salamander) with potential to occur on the subject parcel, however, the CNDDDB did not identify documented occurrences of mapped species on the Project Site, and only the plant species is mapped in the event area/personal use envelope. Staff completed early consultation with U.S. Fish and Wildlife Service (USFWS) regarding special status species. Because of the developed and disturbed nature of the agricultural property, and the limited nature of the event area confined to a landscaped/manicured lawn portion of the site, special status plant and animal species are not expected to occur in the Proposed Project footprint due to lack of suitable habitat, and USFWS does not have any concerns with the project.

County Environmental Thresholds:

Santa Barbara County's Environmental Thresholds and Guidelines Manual includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to the Proposed Project:

Wetlands

The following types of project-created impacts may be considered significant:

- Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species are considered to have a potentially significant effect on the environment.
- Projects which substantially interrupt wildlife access, use and dispersal in wetland areas would typically be considered to have potentially significant impacts.
- The hydrology of wetlands systems must be maintained if their function and values are to be preserved. Therefore, maintenance of hydrological conditions, such as the quantity and quality of run-off, etc., must be assessed in project review.

Riparian Habitats

The following types of project-related impacts may be considered significant:

- Direct removal of riparian vegetation.
- Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation.
- Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers listed in the previous section), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion

- Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e. g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.
- Construction activity which disrupts critical time periods (nesting, breeding) for fish and other wildlife species.

Native Trees

- In general, the loss of 10 percent or more of the trees of biological value on a Project Site may be considered potentially significant.

Impact Discussion:

(a-f) The CNDDDB identifies one special status plant species (Santa Ynez groundstar) that has a low potential to occur on the subject parcel, with a mapped layer inclusive of the personal use envelope. However, no instances of the plant species with potential to occur have been mapped on the Project Site and the event use area is confined to an existing manicured lawn area within the developed personal use envelope. Given the agricultural land use history of the parcel and very limited amount of remaining open space on the parcel, the plant is not expected to occur, particularly in the proposed event area footprint, which supports manicured lawn and existing development. The Proposed Project would not involve ground disturbing activities or construction of new permanent structures, or an expansion beyond the existing development. Therefore, the Proposed Project would not result in substantial loss or disturbance to a unique, rare or threatened plant community, or result in a reduction in the numbers or restriction in the range of any unique rare, or threatened species of plants.

No trees would be removed to accommodate project activities. The Proposed Project would not require additional brush removal for fire prevention and flood control improvements. The Proposed Project activities would not introduce herbicides, pesticides, animal life, or non-native plants to the Project Site.

While the temporary introduction of human presence could potentially result in impacts to vegetation, the event area is confined to a manicured lawn area within the 1.25 acre personal use area. The event area has been previously disturbed for personal recreational uses, and is not part of an undisturbed native ecosystem. Therefore, the temporary and intermittent nature of the Proposed Project within the confines or existing development would minimize the potential for the project activities to cause a substantial impact to flora. These impacts would be **less than significant**.

(g-i, j) The proposed event use area is already disturbed and lacks substantial vegetation to support the animal habitats that are characteristic of undeveloped land in the area. No special-status wildlife species are expected to occur in the Proposed Project footprint due to lack of suitable habitat and open space on the subject property. The CNDDDB identifies two special status animal species (California tiger salamander and western spadefoot) that have a low potential to occur on the subject parcel. However, neither of the animal species with potential to occur have been mapped on the Project Site. Under existing conditions, the Kessler-Haak Vineyard

operations (i.e., residences, vineyards) are already developed and disturb the proposed event area. The Proposed Project would not introduce permanent development or ground disturbance, and events are intermittent and limited in nature. Temporary structures would be removed following the completion of a special event. The Proposed Project would not introduce new barriers to movement which could hinder the movement of wildlife species. The Proposed Project would not result in ground disturbing activities which could remove existing habitat. As discussed above, USFWS reviewed the proposed scope of the project and did not have concerns with the project or its potential impact on special status species. Therefore, the Proposed Project would not increase the potential to substantially reduce the numbers or diversity of animals which may be present on the Project Site.

Although the Project Site is within a potential range of the California tiger salamander, the event area is isolated and existing. The temporary and intermittent nature of Project activities would minimize the potential for the Project to cause substantial impact to animals. These impacts would be **less than significant**.

(f, k) The Project Site and surrounding area are subject to disturbance from existing human presence and existing agricultural operations. The Proposed Project would temporarily and incrementally increase human disturbance at the Project Site up to 12 days per year compared to existing conditions. Although Project activities would temporarily introduce light and noise, these activities would be temporary and infrequent, ceasing at or prior to 10:30 PM, such that the temporary increase in light and noise would not be expected to substantially alter the normal activities of wildlife. The Proposed Project would not introduce new herbicides, pesticides, animal life, permanent human habitation, or non-native plants, as the project does not include continuous use or additional landscaping. Therefore, the Proposed Project would not substantially change or alter the existing habitat or hinder the normal activities of wildlife. These impacts would be **less than significant**.

Cumulative Impacts:

Cumulative impacts to biological resources would occur if cumulative projects would substantially reduce habitat or result in a reduction of plant or animal species. Site-specific impacts associated with individual special event projects would continue to be evaluated and mitigated as necessary as part of the County's review of individual CUP applications. The temporary and intermittent nature of cumulative special event projects limits the potential for cumulative special event projects to substantially reduce plant or animal species, permanently remove or degrade habitat, or interfere with wildlife migration. The Proposed Project is not located in close proximity to other permitted event sites. The nearest permitted special event site to the Project Site is approximately 7.9 miles to the north. Incremental effects of the Proposed Project would not cause substantial cumulative impacts to floral or faunal species. Therefore, the Project's contribution to biological resources would not be cumulatively considerable and cumulative impacts to biological resources would be **less than significant**

Mitigation and Residual Impact:

No mitigation measures are required.

4.5 CULTURAL RESOURCES

| Will the proposal: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|---|-----------------------------|-----------------------|-----------------------|-----------|
| <p>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?</p> | | | X | |
| <p>b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?</p> | | | X | |
| <p>c. Disturb any human remains, including those located outside of formal cemeteries?</p> | | | 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 | |

Existing Setting:

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. On June 6, 2023, a formal notice of application completeness for the Proposed Project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians, and to Kenneth Kahn, Tribal Chairman, Santa Ynez Band of Chumash Indians to provide an opportunity to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the Proposed Project.

The Barbareno/Ventureno Band of Mission Indians replied on June 12, 2023 with a request to review the plans; there has been no response since the plans were provided on that same day. The Santa Ynez Band of Chumash Indians replied on June 23, 2023, with a letter stating that they will not require a further consultation on the project.

The subject property is developed with a residence constructed in 1970, roughly fifty years ago.

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

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

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

convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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

Impact Discussion:

(a-d) No structural development or ground disturbance is proposed on the Project Site, and there are no known existing historical resources/structures present in the event area (County of Santa Barbara 2010; Conservation Biology Institute 2017). Since no ground disturbance would occur, intermittent events would be confined to an existing developed area, and there are no known historic resources present, the Proposed Project does not have the potential to 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. Therefore, the Proposed Project would have a **less than significant** impact on cultural and tribal cultural resources.

Cumulative Impacts:

Cumulative special events projects have the potential to adversely affect cultural resources if special events would alter or increase the use of historic buildings, increase ground-disturbing activity within the County, or otherwise effect tribal cultural resources. However, the Proposed Project would not include ground-disturbing activities nor would it include any structural development; there are no known tribal cultural resources onsite, and the structures near the event use area are not historic. Therefore, the Proposed Project would not alter a historical building or resource. As a result, the Proposed Project’s impact on cultural resources would **not be cumulatively considerable**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.6 ENERGY

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|---|-----------------------------|-----------------------|-----------------------|-----------|
| a. Substantial increase in demand, especially during peak periods, upon existing sources of energy? | | | X | |
| b. Requirement for the development or extension of new sources of energy? | | | X | |

Existing Setting:

The Pacific Gas and Electric (PG&E) company provides electricity to the Kessler-Haak Vineyards (PG&E 2014).

County Environmental Thresholds:

The County of Santa Barbara has not adopted significance thresholds for electrical and/or natural gas service impacts as part of the Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2021a).

Impact Discussion:

(a-b) The Proposed Project consists of temporary facilities, temporary lighting, and no structural development, hence the project would have minimal long-term energy requirements and a negligible effect on regional energy needs. As discussed in Section 4.14, the Proposed Project would generate fewer than 110 vehicle trips per day during event days; there is potential for some shuttles or personal vehicles traveling to the site to require occasional electric charging, however, energy demands for vehicle charging, lighting, DJ equipment, and caterer trucks would be minimal and temporary. In addition, the use of portable energy components and existing outlets would be sufficient to serve the proposed special events such that new sources of energy would not be required. These impacts would be **less than significant**.

Cumulative Impacts:

Cumulative special events projects in the County would result in temporary, intermittent, and minimal increased demands for energy which would typically not require permanent new sources of energy to be developed or extended. Lighting used during cumulative special events would be minimal, infrequent, and temporary. The Proposed Project would not contribute substantially to cumulative energy demand in the region. As a result, the Proposed Project would not result in cumulatively considerable energy impacts and overall cumulative impacts on energy would be **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.7 FIRE PROTECTION

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| a. Introduction of development into an existing high fire hazard area or exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | 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 | |

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| d. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | | X | |
| e. Introduction of development that will substantially impair an adopted emergency response plan, emergency evacuation plan, or fire prevention techniques such as controlled burns or backfiring in high fire hazard areas? | | | X | |
| f. Development of structures beyond safe Fire Dept. response time? | | | X | |

Existing Setting

According to the California Department of Forestry and Fire Protection (CAL FIRE), the Project Site is within a High Fire Hazard Severity Zone (CAL FIRE 2022).

County Fire Department 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 handheld 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) Although the Project Site is within a High Fire Hazard Severity Zone, the Proposed Project does not include any new structural development. As a result, implementation of the Proposed Project would not result in the use of construction equipment, potential sparks from utility infrastructure installation, or the introduction of permanent structures or additional permanent human habitation to a High Fire Hazard Severity Zone. Existing roads meet County Fire Department standards, and because the Project Site contains extensive agricultural roads, it allows for multiple means of egress in an emergency situation. Additionally, the mitigation measure below requiring all parking to be located outside of road right-of-way and fire access would reduce project-caused fire impacts to a less than significant level. As a result, the Proposed Project would not result in a substantial fire hazard. Impact (a) would be **less than significant**, and impact (b) would be **less than significant with mitigation**.

(c-e) The Proposed Project does not include new structural development and would not require additional fire hydrants. Temporary structures would be used in accordance with applicable requirements of the California Fire Code which include, but are not limited to, distances between temporary structures, seating arrangements, and means of egress. In the unlikely event fire protection services are needed during a special event, fire protection services would be provided by County Station 34, which is approximately 6.24 miles east of the event area. Temporary structures for special events would not be located beyond the service area of the County Fire Department and would not prevent fire prevention techniques such as controlled burns or backfiring. The existing main entry road provides sufficient access for fire protection vehicles. Because Proposed Project would not introduce development into an area without adequate water pressure, fire hydrants, or adequate access for firefighting; would not introduce development that would hamper fire prevention techniques; and would not develop structures beyond safe Fire Department response time, these impacts would be **less than significant**.

Cumulative Impacts:

Cumulative special events projects would marginally increase the cumulative demand for fire protection services throughout the County. Cumulative impacts could occur if the cumulative increase in demand for fire services exceeds the capacity of existing fire protection services. The Proposed Project would not include any structural development, and the Proposed Project temporary components would be located and used in accordance with applicable fire-safe regulations from the California Fire Code to minimize fire risk. County Fire reviews access and layout plans for special events, ensuring compliance with these requirements. Accordingly, the Proposed Project would minimize the potential for fire hazards which could result in the need for fire services. In addition, the special events are located within the service areas of the County Fire Department and could be served by existing County facilities in the unlikely event of a fire. The Proposed Project's impacts to fire protection would **not be cumulatively considerable**.

Mitigation and Residual Impact:

The following mitigation measure would reduce the Proposed Project's impact on visual resources by ensuring that all event-related vehicles, including shuttles, parking for staff, and parking for the wedding party, shall be located onsite and outside of the road right of way and designated fire access.

Onsite Parking. All event-related vehicles, including shuttles, parking for staff, and parking for the wedding party, shall be located onsite and outside of the road right of way and designated fire access. The Owner/Applicant shall provide all clients with a written notice of this requirement and a description of approved shuttle stops. The notice shall also include the name and phone number of the Owner/Applicant’s designee responsible for enforcement of this restriction. **PLAN REQUIREMENTS:** Designated parking and shuttle stops shall be depicted on project plans submitted for Zoning Clearance. **TIMING:** A copy of the written notice for clients shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained for all events. **MONITORING:** P&D permit processing staff shall confirm the availability of designated onsite parking areas for events and review the written notice to be provided to clients.

4.8 GEOLOGIC PROCESSES

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|---|-----------------------------|-----------------------|-----------------------|-----------|
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| e. Any increase in wind or water erosion of soils, either on or off the site? | | | X | |
| f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake? | | | | X |
| g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent? | | | | X |
| h. Extraction of mineral or ore? | | | | X |
| i. Excessive grading on slopes of over 20%? | | | | X |
| j. Sand or gravel removal or loss of topsoil? | | | X | |
| k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas? | | | X | |
| l. Excessive spoils, tailings or over-burden? | | | | X |

Existing Setting:

The Kessler-Haak Vineyards, similar to other areas of Santa Barbara County, is susceptible to seismic activity. Under the Alquist-Priolo (A-P) Earthquake Fault Zoning Act, the California Geological Survey which designated the surface traces of active faults in California (DOC 2022a). An active fault is defined as a fault that has ruptured in the past 11,000 years (DOC 2022a). Though the Kessler-Haak property is located approximately 9 miles away from the nearest Alquist-Priolo fault (Los Alamos Fault), it does sit between two minor, non-A-P earthquake fault zones, the Lions Head and the Santa Ynez River Fault located approximately three and three- and one-half miles north and south respectively (DOC 2023).

County Environmental Thresholds:

The County's Geologic Constraints Guidelines indicate the Proposed Project would have a potentially significant impact if the following would occur (County of Santa Barbara 2021a):

- The Project Site or any part of the Project is located on land having substantial geologic constraints, as determined by the Planning and Development Department or the Public Works Department. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special Problem Areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
- The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to one vertical.
- The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
- The project is located on slopes exceeding 20 percent grade.

Impact Discussion:

(a-l) The Proposed Project would not involve ground-disturbing activities which could result in exposure to or production of unstable earth conditions; the disruption, displacement, compaction, or overcovering of soil by cuts, fills or extensive grading; or excessive grading on slopes of over 20 percent gradient. The lack of ground disturbing activities also minimizes the Proposed Project's potential to result in the destruction, covering, or modification of geologic, paleontologic, and physical features. The Proposed Project would not include any features which would contribute to the exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise. Since the Proposed Project would not include structural development or ground-disturbing activities, the Proposed Project would not result in an increase in wind or water erosion of soils, either on or off-site. The Proposed Project would not result in the 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. Since all temporary facilities used during special events would be portable, including restrooms, the Proposed Project would not necessitate the placement of septic disposal systems.

The Proposed Project does not propose any mineral or ore extraction and would not remove sand, gravel, or topsoil. Accordingly, the Proposed Project would not result in excessive spoils, tailings, or over-burden. The Proposed Project would not necessitate the use of any heavy construction equipment which could cause vibrations and would not include components which would subject the Project Site to long-term operational vibration. These impacts would be **less than significant**, or **no impact would occur** (see table above).

Cumulative Impacts:

Impacts to geologic processes are site-specific and impacts at one location do not add to impacts at other locations. Since the project would not create significant geologic hazards, it would not have a cumulatively considerable effect on geologic conditions within the County. Proposed Project activities would not be cumulatively considerable and cumulative impacts would be **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

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

Existing Setting:

Based on a review of the State Water Resources Control Board’s (SWRCB) Geotracker database and the California Department of Toxic Substances’ (DTSC) Envirostor database, no hazardous materials are identified on the Project Site (SWRCB 2022; DTSC 2022).

County Environmental Thresholds:

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

Impact Discussion:

(a-h) Review of the GeoTracker and EnviroStor databases did not identify any listed hazardous materials sites on the Project Site (DTSC 2022; SWRCB 2022). The Proposed Project does not include any components that would involve substantial use of hazardous materials, and it would not increase the risk of an explosion or release of a hazardous substance or have the potential to contaminate a public water supply. The Proposed Project would not create public safety hazards due to development near chemical or industrial activity. The event area does not contain oil or gas pipelines or oil well facilities (DOC 2022b). In addition, the Proposed Project would not result in any temporary or permanent road closures or otherwise cause a substantial interference in roadways which could interfere with an emergency response plan or an emergency evacuation plan. **No impact** would occur.

Cumulative Impacts:

Impacts regarding Hazardous Materials/Risk of Upset are site-specific and impacts at one location do not add to impacts at other locations. Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County. Proposed Project activities would not be cumulatively considerable and cumulative impacts would be **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.10 LAND USE

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|---|-----------------------------|-----------------------|-----------------------|-----------|
| a. Structures and/or land use incompatible with existing land use? | | | X | |
| b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |
| c. The induction of substantial unplanned population 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 people or housing, necessitating the construction of replacement housing elsewhere? | | | | X |

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|---|-----------------------------|-----------------------|-----------------------|-----------|
| g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| h. The loss of a substantial amount of open space? | | | | X |
| i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.) | | | | X |
| j. Conflicts with adopted airport safety zones? | | | | X |

Existing Setting:

The Project Site (event area) is located approximately 9.0 miles west of Buellton and approximately 900 feet north of Highway 246. Events would take place within the 1.25-acre personal use area on an approximately 42-acre agricultural parcel located on APN 099-010-066 currently used for vineyards. The Project Site is surrounded by land zoned for agricultural use. Surrounding parcels contain similar uses to existing development on the Project Site, including single-family residential dwellings, vineyards, and grazing land.

County Environmental Thresholds:

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) Special Events are an allowable use in the AG-II zone district with a Minor Conditional Use Permit. All structures provided for the intermittent special events would be temporary and would be removed following the conclusion of a special event. As stated in Section 4.1 Aesthetics/Visual Resources, the Proposed Project would be required to comply with the requirements of the County Land Use and Development Code, such as height requirements, which would ensure compatibility with acceptable structures in areas zoned AG-II (County of Santa Barbara 2020). The environmental effects of the Proposed Project are analyzed throughout this Initial Study/Negative Declaration, and potentially significant impacts have been mitigated to a less than significant level, where necessary. The Proposed Project would not require construction of any new permanent structures, require a land use incompatible with existing land use requirements, or conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project adopted for the purpose of avoiding or mitigating an environmental effect. These impacts would be **less than significant**.

(c-j) The Proposed Project involves temporary use special events occurring over a maximum of 12 days per year. The Proposed Project would not induce population growth, or construct new or demolish existing permanent structures; therefore, the Proposed Project would not result in the loss of existing affordable dwellings or the displacement of substantial numbers of people or housing. No new sewer lines or access roads are proposed as part of the Proposed Project. The Proposed Project would not result in the removal of open space or conversion of land to non-open space uses. The event area is limited to an existing disturbed and developed area of the site. The Proposed Project would not include a closure of a freeway ramp or other development which could result in an economic or social change that could result in a physical change. The Project Site is not located within the vicinity of an airport such that it would be subject to adopted airport safety zones. **No impact** would occur.

Cumulative Impacts:

Cumulative special events projects would be required to adhere to applicable federal, State, and local plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Cumulative special events projects would not induce substantial population growth or result in the loss or displacement of housing or people. Cumulative special events projects would not require the conversion of substantial open space. Cumulative special events projects would not involve development which could cause an economic or social change that would result in a physical change. If a special event is located within adopted airport safety zones, the event would be subject to the requirements of the appropriate Airport Land Use Compatibility Plan which would minimize potential conflicts with adopted airport safety zones. Therefore, cumulative special events would have a **less than significant** impact on land use.

Mitigation and Residual Impact:

No mitigation measures are required.

4.11 NOISE

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

Existing Setting:

The Project Site is located approximately 950 feet north of Highway 246. The Project Site is located outside of 65 dBA noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding sensitive receptors consist of a single-family dwelling and accessory structures located on the adjacent easterly parcel, approximately 650 feet from the event area.

Environmental 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. The County's Environmental Thresholds and Guidelines Manual establishes noise thresholds of: 1) 65 dB(A) CNEL maximum for exterior exposure, 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses, and 3) an increase in noise levels by 3 dB(A) – either individually or cumulatively when combined with other noise-generating sources when the existing (ambient) noise levels already exceed 65 dB(A) at outdoor living areas or 45dB(A) at interior living areas. 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.

Impact Discussion:

(a, c) Special events would be temporary and intermittent, and would not result in the placement of permanent noise-generating structures which could result in a substantial long-term increase in ambient noise levels for adjoining areas. In addition, temporary and intermittent special events would not result in long-term exposure of people to noise levels exceeding County thresholds. The event area is not located near an airport or other land use which would result in long-term exposure of people to noise levels exceeding County thresholds. Impacts would be **less than significant**.

(b) Special events may include amplified music provided by amplified audio equipment, which would be required to be shut off by 10:00PM. This amplified audio may result in noise levels which exceed the County's 65 dB(A) threshold for exterior exposure. The nearest sensitive receptor is located approximately 650 feet east of the Project Site and is separated from the Project Site by foothills. Although topographical changes occur between the nearest sensitive receptor and proposed amplified music activities, the short-term noise generated by special events hosted at the Project Site has limited potential to result in short-term noise exposure, and it is possible amplified music could exceed acceptable County thresholds at the Kessler-Haak Vineyards property line on a short-term/temporary basis.

An acoustical report was also conducted to determine if the average A-weighted sound levels from the amplified music would exceed 65 dBA at any of the property lines (Kuntz Acoustical Engineering, July 8, 2022, Attachment 2). The report evaluated the use of a single loudspeaker system. The acoustical engineer concluded that a maximum noise level of 92 dBA at ten feet from a single loudspeaker should be considered as an average, upper limit to the music. According to the acoustical engineer, this sound level is high enough to be easily heard over the dance floor and still not exceed the 65 dBA sound level at any property line between the proposed event hours of 3:00 p.m. and 10:00 p.m.

In conclusion, short-term noise exposure will remain below the 65 dBA threshold with a maximum A-weighted sound level of 95 dBA at 10 feet from a single loudspeaker. As a result, this impact would be **potentially significant**.

Cumulative Impacts:

Cumulative impacts to noise could occur if cumulative projects would result in a substantial increase in ambient noise levels exceeding County thresholds. The nearest special event application in the Buellton area is located approximately 9 miles to the east of Kessler-Haak Vineyards along Highway 246. The distance between the Kessler-Haak Vineyards and cumulative proposed special event locations would preclude the potential for the Proposed Project to contribute to substantial increases in ambient noise levels. Therefore, the Proposed Project’s contribution to cumulative noise impacts would **not be cumulatively considerable**.

Mitigation and Residual Impact:

The following mitigation measure would reduce the Proposed Project’s impact on noise to a less than significant level by requiring the locations of loudspeakers used for special events to be approved by the County:

MM N-1: Amplified Sound. Amplified sound associated with special events shall not exceed 65 dBA at the exterior property boundary of the Kessler-Haak Vineyards property and shall cease by 10:00 PM. Events with amplified sound must provide County Permit Compliance staff with an acoustical report of a loudspeaker layout which shall include the number and location of loudspeakers to show compliance with the County Noise Ordinance. Maximum A-weighted sound level from approved loudspeaker configurations shall be 92 dBA at 10 feet. The loudspeaker layout shall be approved by County Permit Compliance staff prior to the occurrence of a special event with amplified sound.

PLAN REQUIREMENTS AND TIMING: The applicant shall include approved loudspeaker configurations and a note regarding maximum sound level in a contract for clients prior to Zoning Clearance issuance.

MONITORING: The applicant shall demonstrate to County Permit Compliance 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 Mitigation Measure N-1, the Proposed Project would not exceed acceptable County thresholds, and this impact would be reduced to a **less than significant** level.

4.12 PUBLIC FACILITIES

| Will the proposal require or result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| 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 federal, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)? | | | X | |

| Will the proposal require or result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| d. The relocation or construction of new or expanded wastewater treatment facilities (sewer lines, lift-stations, etc.) the construction or relocation of which could cause significant environmental effects? | | | | X |
| e. The relocation or construction of new or expanded storm water drainage or water quality control facilities, the construction of which could cause significant environmental effects? | | | | X |

Existing Setting:

Police protection service are provided by the Santa Barbara County Sheriff’s Office. Emergency medical services are provided by the Santa Barbara County Fire Department. The nearest fire station to Kessler-Haak Vineyards is County Station 34, located approximately 7.1 miles west of the Project Site. County Station 34 is a dedicated Advanced Life Support station staffing one Captain, two Engineers and two Firefighter/Paramedics at all times (Santa Barbara County Fire Department 2022).

This area of the Lompoc Valley is serviced by Santa Barbara County Waste Management and has the ability to utilize the existing landfills in Santa Maria, Lompoc and Santa Ynez.

County Environmental Thresholds:

The County’s Environmental Thresholds and Guidelines Manual does not contain specific thresholds related to all types of public facilities. Generally, a potentially significant impact would occur if a project would result in substantial population growth or result in a physical change in conflict with County policies adopted for the purpose of avoiding or mitigating an environmental effect related to maintaining adequate facilities. There are specific thresholds for schools and solid waste.

A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom.

A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste (operational). This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from new construction, remodels and demolition/rebuilds is considered significant if it exceeds 350 tons. A project which generates between 40 and 196 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) The Proposed Project would allow twelve special events per year with a limit of 150 attendees per event. In the case of an emergency, police protection would be provided by the Santa Barbara County Sheriff’s Office. Emergency medical care would be provided by County Station 34.

Consequently, no new police protection or health care services facilities would be required to serve the Proposed Project. The Proposed Project would not result in the need for new or altered police protection and/or health care services. This impact would be **less than significant**.

(c) The Proposed Project would generate a minimal amount of solid waste which would be contained via recycling and composting stations. Solid waste from events, including recycling, would be disposed of at County landfill facilities. Pursuant to Assembly Bill 939 requirements, at least 50 percent of the solid waste generated would be diverted from landfill. The temporary and infrequent special events that would occur as a result of the Proposed Project would not generate excessive solid waste which would impact landfill facilities in the County. The Proposed Project would not result in significant impacts to landfill capacity because it would not generate anywhere near 196 tons per year of solid waste (operational), which would be roughly equivalent to over a million square feet of Eating and Drinking Establishment (Santa Barbara County Environmental Thresholds and Guidelines Manual). Because of the intermittent and irregular nature of the proposed special events, the project would not generate significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal or generation. This impact would be **less than significant**.

(b, d, e) The Proposed Project would not result in any new habitable structures that could induce population growth; therefore, no new students would enter the local school district. The Project Site is not located within service area of sewer system facilities, and during special events portable toilet facilities would be used to accommodate wastewater generation. Additionally, the Proposed Project would not create new impervious surfaces that could result in greater surface runoff from the site, as no new structural development is proposed. The Proposed Project would not involve or necessitate the construction of new or expanded storm water drainage or water quality facilities because no new structural development is proposed. **No impacts** would occur.

Cumulative Impacts:

Cumulative impacts to public facilities could occur if cumulative projects would induce growth which would require the construction of new public facilities, utilities infrastructure, or generate solid waste in excess of the County landfill available capacity. However, special events would not induce population growth which would require increased public facilities. The minimal amount of solid waste that would be generated during special events would be adequately served by existing landfill capacity and subject to applicable solid waste diversion regulations which would limit the solid waste sent to County landfill facilities. Additionally, the project would not generate 40 tons per year of solid waste, and would not be considered to have an adverse cumulative effect on solid waste generation. Special events would not include permanent structural development and therefore would not require substantial increased police protection and/or health care services. Therefore, the Proposed Project's impacts to public facilities would not be cumulatively considerable, and cumulative impacts would be **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.13 RECREATION

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

Existing Setting

The Proposed Project site is located on a private agricultural property. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on the Proposed Project site. The County maps and the Parks, Recreation, and Trails maps (PRT-1 Santa Barbara County, and PRT-5 Lompoc Area and Santa Ynez Valley) depict a proposed on-road trail along Highway 246 from Buellton to approximately 1 mile west of the intersection of Santa Rita Road and Highway 246.

County Environmental Thresholds:

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.

Impact Discussion:

(a-c) The Proposed Project would be developed on a privately-owned parcel with no history of public recreational use. There are no public biking, equestrian or hiking trails onsite. A proposed on-road trail is designated on Highway 246 along the entire length of the subject parcel. This road is frequently used for recreational purposes by bicyclists and runners. The Proposed Project would propose up to six special events per year over a maximum of 30 days per year. As discussed in Section 4.14 of this document, the Proposed Project would generate minimal additional traffic on Highway 246 because of proposed shuttling. As a result, conflicts with established recreational trails (biking), and impacts as a result of a marginal increase the number of people seeking recreational opportunities in this area of the County would be **less than significant**.

Cumulative Impacts:

Cumulative impacts to recreation could occur if cumulative projects would result in a reduction or degradation on the quality or quantity of existing recreational opportunities. Similar to other cumulative special events in the County, the Proposed Project would not induce population growth or construct permanent habitable development which could result in the accelerated degradation of existing recreational opportunities. Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational

resources within the County. As a result, the Proposed Project’s impacts on recreation would not be cumulatively considerable, and cumulative impacts would be **less than significant**.

Mitigation and Residual Impact:

No mitigation measures are required.

4.14 TRANSPORTATION

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| 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 | | |

Existing Setting:

The event area is accessed internally through Kessler-Haak Vineyards, which is accessible via an existing 20-foot wide all-weather driveway that connects to Highway 246. The Project Site includes an existing a parking area with six parking stalls, two of which are handicap parking stalls. This parking area is approximately 80 feet from the event area. A second proposed, unpaved parking area contains 10 parking stalls adjacent to the vineyard equipment storage barn. This parking area is approximately 450 feet from the event area. There is also a shuttle drop off area that is approximately 80 feet from the event area, and a shuttle parking and turn-around area near the vineyard equipment storage barn. The project proposes to use shuttling from local hotels to reduce the number of trips to the Project Site.

County Environmental 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 vehicle miles traveled (VMT) and developing thresholds of significance for VMT and transportation impacts.

The County’s Environmental Thresholds and Guidelines Manual provide the following significance thresholds for transportation:

- a. **Potential Conflict with a Program, Plan, Ordinance, or Policy.** The Santa Barbara County Association of Governments’ (SBCAG) 2050 Regional Transportation Plan and Sustainable Communities Strategy (SBCAG 2021) 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 presumes that land use or transportation projects meeting any of the screening criteria within Table 4.14-2, absent substantial evidence to the contrary, would have less than significant VMT impacts and would not require further analysis (County of Santa Barbara 2021a).

Table 4.14-1 Screening Criteria for Land Use Projects

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

| | |
|--------------------|--|
| | – Does not replace affordable housing units (units set aside for very low income ¹ and low income ² 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. |

- 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 impedes emergency access vehicles.

Impact Discussion:

(a; c-d) The Proposed Project presents unique characteristics in that irregular, infrequent special events are proposed. The Proposed Project would not result in any temporary or permanent road closures or otherwise cause a substantial interference in roadways which would impede emergency access, especially because shuttle use from local hotels is proposed and few personal vehicles would travel to the property. Additionally, Mitigation Measure No. 4 requires all onsite parking to be located outside of the road right-of-way and fire access. Existing roads on the Project Site provide adequate access to the Project Site. The Proposed Project would not result in the construction of new or altered roads. No heavy-duty construction vehicles would be required, and vehicles and shuttles would be accommodated by sufficient existing parking. Temporary facilities used during special events would comply with the requirements of the County Land Use and Development Code. The Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses. The Proposed Project would not preclude implementation of or interfere with SBCAG’s major projects shown in Figure 1-3 of the 2050 Regional Transportation Plan and Sustainable Communities Strategy (SBCAG 2021). Accordingly, the Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Impacts (a) and (c) would be **less than significant**, and impact (d) would be **potentially significant, but less than significant with mitigation**.

(b) Pursuant to *CEQA Guidelines* Section 15064.3(b)(3), a lead agency may include a qualitative analysis of project-related transportation impacts. Pursuant to the County’s VMT related thresholds and screening criteria for small projects, a project is presumed to have a less than significant VMT impact if the project generates 110 or fewer average daily trips, on an annual basis (County of Santa Barbara 2021a). The Proposed Project would be limited to twelve temporary special events with a maximum of two events per month and accommodating a

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.”

maximum of 150 attendees per event; the vast majority of guests, with the exception of event employees, members of the wedding party, and limited mobility guests, would utilize shuttle services. Each event of the 12 events would include approximately 25 new trips (15-20 from guests, staff, and deliveries, and 4-8 from shuttles), for a total of up to approximately 300 new trips. Additionally, no new structural development or construction is proposed and no construction is required; therefore, as discussed in Section 4.3a, *AIR QUALITY*, the Proposed Project would not generate substantial amounts of new criteria air pollutant emissions, such as ozone precursors (ROG and NO_x) or GHG emissions for a construction phase. The County's Environmental Thresholds and Guidelines Manual specifies that land uses with irregular or seasonal trip making characteristics, such as wineries or special event centers, should estimate daily trips using an annual average. Accordingly, the Proposed Project would meet the screening criteria for a small project which would generate 110 or fewer average daily trips on an annual basis. The temporary and infrequent vehicle trips that would occur in accordance with up to twelve special events annually would not substantially increase vehicular traffic. The Proposed Project would not conflict or be inconsistent with *CEQA Guidelines* Section 15064.3(b) and this impact would be **less than significant**.

Cumulative Impacts:

Potential cumulative impacts could occur if special events throughout Santa Barbara cumulatively increase VMT beyond County thresholds. 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. The Proposed Project qualifies as a small project which, pursuant to County guidance, would result in a less than significant VMT impact. The Proposed Project's contribution to cumulative VMT impacts and other Traffic/Circulation impacts would **not be cumulatively considerable**.

Mitigation and Residual Impact:

With the implementation of existing policy and Mitigation Measure No. 4, impacts would be less than significant. Therefore, no mitigation is necessary and residual impacts would be less than significant.

4.15 WATER RESOURCES/FLOODING

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | | | | X |
| b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff? | | | | X |
| c. Change in the amount of surface water in any water body? | | | | X |
| d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution? | | | | X |

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| e. Alterations to the course or flow of flood water or need for private or public flood control projects? | | | | X |
| f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion? | | | | X |
| g. Alteration of the direction or rate of flow of groundwater? | | | X | |
| h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference? | | | X | |
| i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin? | | | X | |
| j. The substantial degradation of groundwater quality including saltwater intrusion? | | | X | |
| k. Substantial reduction in the amount of water otherwise available for public water supplies? | | | X | |
| l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water? | | | X | |

Existing Setting

The Project Site overlies the Santa Ynez River Valley groundwater basin. The Project Site is not located in a flood hazard area as defined by the Federal Emergency Management Agency (FEMA) (FEMA 2012). An existing intermittent stream traverses the western-adjacent parcel north to south.

County Environmental Thresholds:

Based on the County’s Environmental Thresholds and Guidelines Manual, a project is determined to have a significant effect on water resources if it would exceed established threshold values that have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin’s remaining life of available water storage. If the project’s net new consumptive water use (total consumptive demand adjusted for recharge less discontinued historic use) exceeds the threshold adopted for the basin, the project’s impacts on water resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well. In addition, a significant water quality impact is presumed to occur if the Proposed Project (County of Santa Barbara 2021a):

- 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;
- 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-f) The Proposed Project does not include structural development and would not increase the amount of impervious surfaces on the Project Site. The Proposed Project does not include any ground-disturbing activities. As a result, the Proposed Project would not result in any change of direction of water movements, change in percolation rates, amount of surface water in a water body, or alterations to the course of flood water. The Proposed Project does not involve activities which would directly discharge pollutants into surface waters. The Project Site is located approximately 16 miles east of the coastline and would not be subject tsunamis, sea level rise, or sea level intrusion. In addition, the Project Site is not located in a flood hazard area as defined by the FEMA and would not result in the exposure of people or property to flood hazards (FEMA 2012).

No impacts would occur.

(g-k) The Proposed Project would not include ground-disturbing activities and would not introduce impervious surfaces which could alter the direction or rate of flow of groundwater. Water for the project would be provided by an existing water well. However, project-related water use will be minimal, because cooking for events will be conducted by caterers in mobile kitchens, food trucks, or similar setups. Additionally, drinks will be purchased off-site and transported to the Project Site. The project does not require additional water connections or permanent wastewater treatment. Therefore the Proposed Project would not require substantial groundwater pumping, and would not substantially change the quantity of groundwater, overdraft or substantially overcommit, or

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, freshwater habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

significantly increase existing overdraft of a groundwater basin, degrade water quality, or substantially reduce the amount of groundwater otherwise available for public water supplies. These impacts would be **less than significant**.

(I) The Proposed Project could generate nominal amounts of storm water pollutants due to vehicle leaks which could introduce oil and other hydrocarbons into runoff. Vehicle presence would be restricted to minimal occurrences during event activities with the usage of shuttle services required for events. Special events would occur at a maximum 12 event days per year and fuel leaks from vehicles would not introduce a substantial amount of storm water pollutants into the groundwater or surface water. This impact would be **less than significant**.

Cumulative Impacts:

Cumulative impacts to water resources can occur if cumulative special events projects would discharge substantial pollutants such that a waterbody could become impaired, or if cumulative special events projects would deplete groundwater supplies such that groundwater degradation could occur. However, the Proposed Project would not result in the discharge of pollutants into a waterbody other or substantial increase in erosion as no ground-disturbing activities would occur. The Proposed Project would require limited water to supply the special events. Water would be used in accordance with the requirements of the Santa Ynez River Valley Agency which aims to ensure groundwater supplies basin-wide are not substantially depleted. The Proposed Project’s contribution to potential cumulative impacts concerning water resources would **not be cumulatively considerable**.

Mitigation and Residual Impact:

No mitigation measures are required.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts,

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 checked="" 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 checked="" type="checkbox"/> | Published geological map/reports | <input checked="" type="checkbox"/> | Archaeological maps and reports |
| <input checked="" type="checkbox"/> | Topographical maps | <input checked="" type="checkbox"/> | Other Environmental Thresholds and |

Guidelines Manual

5.4 References

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

The Proposed Project does not have potential impacts that cannot be feasibly mitigated to less than significant levels.

- I. Project specific impacts which are of unavoidable significance levels: **None**
- II. Project specific impacts which are potentially significant but can be reduced to less than significant levels with incorporation of mitigation measures: **Noise, Fire Protection, Transportation, Aesthetic/Visual Resources**
- III. Potentially significant adverse cumulative impacts: **None**

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|--|-----------------------------|-----------------------|-----------------------|-----------|
| 1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory? | | | X | |
| 2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals? | | | X | |

| Will the proposal result in: | Poten. Signif. and Unavoid. | Signif. But Mitigable | Less than significant | No Impact |
|---|-----------------------------|-----------------------|-----------------------|-----------|
| 3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.) | | | X | |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | X | | |
| 5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR? | | | X | |

Discussion

- As discussed in Section 4.4 Biological Resources **Error! Reference source not found.**, the temporary and intermittent nature of the Proposed Project activities would minimize the potential to cause a substantial impact to biological resources. The Proposed Project would implement a buffer from the existing ephemeral drainage to minimize the potential for substantial impacts to occur to occur near the ephemeral drainage. The Proposed Project would not include components which would substantially impact wildlife habitats or cause wildlife populations to drop below self-sustaining levels. The Proposed Project would be consistent with the applicable goals and policies of the County’s Energy and Climate Action Plan and would infrequently utilize minimal energy to power temporary facilities and lighting during special events. Portable toilets brought to the site would be powered by solar photovoltaic systems and passive soil energy. Event tents would contain rechargeable battery-powered lighting. As a result, the Proposed Project would promote renewable energy usage which would minimize greenhouse gas emissions and nonrenewable energy consumption. The Proposed Project would not contribute significantly to greenhouse gas emission or significantly increase energy consumption. The Proposed Project would not involve ground-disturbing activities and would not alter any identified historical resources. In the unlikely event an unidentified cultural resource is discovered during a special event, the Applicant would adhere to standard County conditions of approval which require unidentified cultural resources are treated in accordance with the County’s Cultural Resources Guidelines. As a result, the Proposed Project would not eliminate important examples of the major periods of California history or prehistory.
- There are no short-term environmental goals that would be achieved by the Proposed Project to the disadvantage of long-term environmental goals.
- As discussed within each environmental issue area identified in this Initial Study, the Proposed Project’s contribution to cumulative impacts would not be cumulatively considerable.
- Impacts to human beings are typically associated with air quality, hazardous materials, and

noise impacts. These impacts are addressed in Section 4.3a Air Quality, Section 4.9 Hazardous Materials/Risk of Upset, and Section 4.11 Noise. As discussed in these sections, the Proposed Project would not result in substantial adverse effects to humans due to the release of pollutants which would violate ambient air quality standards or the creation of public safety hazards due to exposure to hazardous materials. Mitigation Measure N-1 would reduce the potential for the Proposed Project to result in short-term exposure of people to noise levels exceeding County thresholds. The Proposed Project would not have environmental effects which would cause substantial adverse effects on human beings.

5. The Proposed Project would be consistent with the County's Land Use and Development Code which permits special events in AG-II zones with a Minor Conditional Use Permit. There is no disagreement among County planners or other related experts over the significance of the effects analyzed in this Initial Study which would warrant investigation in an EIR.

8.0 PROJECT ALTERNATIVES

Offsite Alternative: Consideration of an offsite alternative is not warranted because no significant impacts that cannot be mitigated have been identified.

Reduced Project: Reducing the number of events or reducing the number of guests of the Proposed Project may incrementally reduce impacts in a range of issue areas, such as noise, public, services or transportation. However, as discussed in this Initial Study, the Proposed Project's impacts would not be significant in these areas. Reducing the Proposed Project size would not be required, as no potentially significant impacts and no potentially significant impacts that cannot be mitigated to less than significant levels have been identified.

No Action Alternative: If the Proposed Project were not implemented, the Project Site would continue to operate with existing activities on Kessler-Haak Vineyards, however, as discussed above, no potentially significant impacts and no potentially significant impacts that cannot be mitigated to less than significant levels have been identified

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 (County of Santa Barbara 2020). The AG-II zoning of the site allows for Special Events with a Minor Conditional Use Permit in accordance with Santa Barbara County Land Use Development Code Section 35.42.260(F)(9).

Comprehensive Plan

The Proposed Project will be subject to all applicable requirements and policies in accordance with 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. Policies that pertain to the Proposed Project include, but are not limited to the following:

1. Land Use Development Policy #4

- 2. Hillside & Watershed Protection Policy #7
- 3. Noise Element Policy #1

10.0 RECOMMENDATION BY P&D STAFF

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

- Finds that the Proposed Project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- Finds that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.
- Finds that the Proposed Project MAY have a significant effect on the environment, and recommends that an EIR be prepared.
- Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

With Public Hearing Without Public Hearing

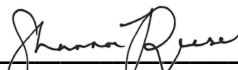
PREVIOUS DOCUMENT: N/A

PROJECT EVALUATOR: Soren Kringel


DATE: August 1, 2023

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: August 21, 2023

SIGNATURE: 

NEGATIVE DECLARATION DATE: August 21, 2023

SIGNATURE: _____

REVISION DATE: _____

SIGNATURE: _____

FINAL NEGATIVE DECLARATION DATE: _____

12.0 ATTACHMENTS

- A. Figures – Regional Location, Project Location, Cumulative Projects Map
- B. Site Plans

C. Noise Study

G:\GROUP\P&D\Digital Library\Protos & Templates\Planning Permit Processing\CEQA Documents\Initial Study\Initial Study-2021 Final.docx