



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED Kessler Special Events and Case No. 22CUP-00000-00025

PROJECT DESCRIPTION: A proposal from Daniel and Ellen Kessler for a Minor Conditional Use Permit to allow 12 commercial events per calendar year with a maximum of two events per month. Each event would be limited to 150 guests, and all facilities would be portable and temporary in nature.

PROJECT LOCATION: The project site is located [verbal description], commonly known as 1700 Gypsy Canyon Road, Lompoc, CA 93426, APN 099-100-066, in the Lompoc area, Third Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 23NGD-00000-00005. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on September 30, 2023, at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: The Proposed Project is a request for a Minor Conditional Use Permit (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.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (23NGD-00000-00005) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a ND affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The ND prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Noise, Fire Protection, Transportation, and Aesthetic/Visual Resources**. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the draft ND is not attached, the draft ND may be obtained and all documents incorporated by reference in the ND may be reviewed at P&D offices located at 123 E. Anapamu Street, Santa Barbara, CA 93101, and on the P&D website at <https://www.countyofsb.org/2709/CEQA-Notices-and-Environmental-Documents>. Draft documents are also available for review at the Solvang Library at E. North Avenue, Lompoc, CA 93436.

HOW TO COMMENT: Please provide comments to the project planner, Soren Kringel at kringels@countyofsb, prior to the close of public comment on September 30, 2023, at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

Draft ND Notice of Availability
Kessler Special Events
23NGD-00005
Page 3

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

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