COUNTY OF SANTA BARBARA

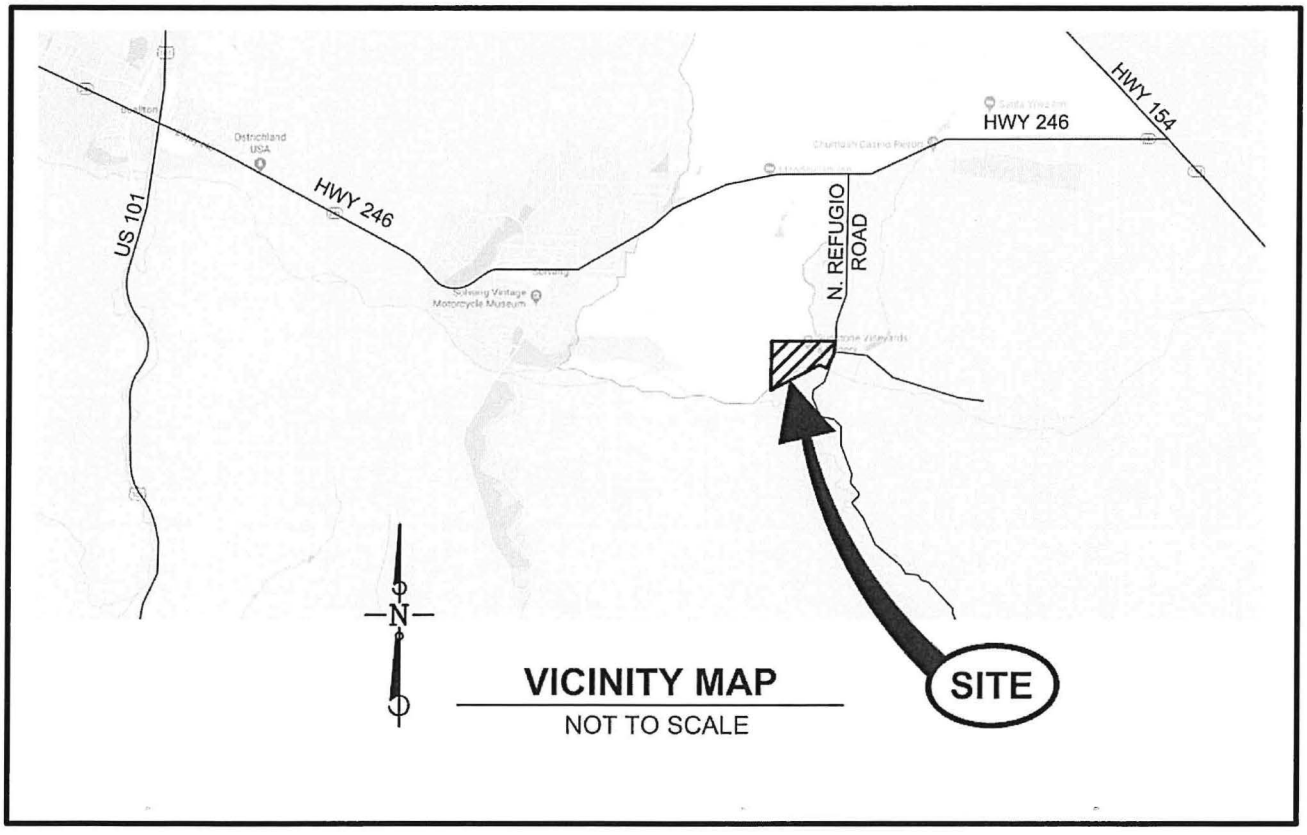
Planning and Development

Draft Mitigated Negative Declaration

Canvinia Vineyard Estate LLC Special Events

Case Number 24CUP-00031, 25NGD-00005

October 31, 2025



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1.0 REQUEST/PROJECT DESCRIPTION

Request:
The proposed project is a request from Flowers and Associates, agent for Canvinia Vineyard Estate, LLC, for a Minor Conditional Use Permit pursuant to LUDC Subsection 35.42.260.F.9 to allow for up to twelve (12) outdoor special events per calendar year, with each event accommodating up to 200 guests within the premises around (but outside of) the main residence and guest residence. The existing, permitted winery is not a part of the project. All facilities for special events will be temporary in nature and utilize the following areas: the exterior open lawn, the northern exterior outdoor area and pathway, the western exterior area for portable restrooms, the southwestern exterior motor court area for vendor preparation and use, and the surrounding adjacent parking areas for vendors, staff, and limited guest parking. All other areas and the property will be excluded from the special event use.

Amenities:
The events will include various temporary facilities provided by licensed vendors, including but not limited to, an event tent(s), portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. All temporary exterior lighting will comply with the Outdoor Lighting Ordinance for the Santa Ynez Valley Community Plan. Lighting will be of low intensity, low glare design and will be shielded and directed downward. All temporary membrane structures shall meet the Fire Code permitting requirements and will be required to obtain a permit from the Santa Barbara County Fire Department per event. Set-up will take place up to two days before each event. No permanent improvements are proposed as part of the project. Events will be limited to twelve (12) per year, with the special events taking place between the hours of 3 PM to 11:30 PM, with post-event clean-up allowed until 1:30 AM. All additional activities related to clean-up for the special event will take place the day after the event, with rental pick-up limited to 8 AM to 2 PM.

Vendors:
All food and beverage vendors must be permitted through Santa Barbara County Public Health Department and will also be pre-approved "Sunstone Preferred Vendors." Food will be prepared on and offsite within the designated food prep area utilizing a licensed mobile kitchen or food truck by an approved caterer. Portable fire extinguishers will be required to be provided by caterer, where applicable. Potable drinking water to be provided by approved vendors for the entirety of the event.

Hours and Noise:
Amplified music will not exceed 65 decibels at the property line and will be allowed from 9 AM to 10 PM on the day of the event, per County of Santa Barbara General Plan Noise Element and Code of Ordinances Chapter 40 Nighttime Noise Restrictions. Vendors and event staff will leave the property by 1:30 AM on the evening of an event. All additional activities related to cleaning up for the special event will take place the day after the event, with rental pick-up limited to 8 AM to 2 PM.

Access:
Access to the site will continue to be provided by existing northernmost driveway off N. Refugio Rd and a secondary driveway closer to the center of the property along N. Refugio Road, both driveways are depicted in Attachment D- Special Events Plan Set. Approximately 50% of the northernmost driveway is paved and the other portion is all weather (gravel). The secondary driveway is an all-weather driveway. The width of both driveways range from about 24 feet wide to 29 feet wide.

Shuttles & Parking:
There are 34 permanent parking spaces on-site for special event vendors, staff, and members of the event party. Guests will arrive and depart via shuttle service from the surrounding local areas. Shuttle services are optional for events with less than 50 guests and will be required for all events over 50 guests. For events with over 50 guests, a maximum of 30 vehicles for special event vendors, staff, and members of the event party will be permitted to travel directly to the site and park onsite. Shuttles will be contracted with licensed and insured companies as approved by Sunstone Winery. Parking for event vendors and staff is in the parking areas around the main residence, guest residence, and barn.

Staff:
One management representative will be onsite during setup and the day of the event until the last vendor has left the facilities (1:30 AM at the latest). One event staff will be onsite to manage parking operations one hour prior to vendor and guest arrival and departure times, and one staff or event security guard to every fifty guests will be onsite during the event thereafter.

Solid Waste:
Solid waste clean-up will be the responsibility of the special event client by signed agreement. Excess solid waste to be disposed of by Sunstone Winery utilizing existing Marborg service who typically uses Tajiguas Landfill.

Site Details & Services:
The property is served by an existing well and an onsite wastewater treatment (septic) system, however, no water or wastewater treatment services will be utilized for the special events. Portable restrooms will be provided for all events. The parcel is served by the County Fire Department and the County Sheriff. The property is a 52-acre parcel zoned AG-II-40 and under an existing Ag Preserve Contract 77AP032. The property is Assessor's Parcel Number 141-460-012, located at 125 N. Refugio Road in the Santa Ynez Valley Community Plan Area, Third Supervisorial District.

2.0 PROJECT LOCATION

The proposed project is located at 125 N. Refugio, Santa Ynez located approximately 1.3 miles south of the Mission Dr. and N. Refugio Road intersection in the Third Supervisorial District. The property consists of one parcel (APN 141-460-012) that totals 52 acres in size. However, the proposed events will be limited to event areas labeled on the Site Plan (Attachment D, Sheets 1 & 2). Sheet 1 illustrates the overall site plan and Sheet 2 illustrates the potential event area layout options.

2.1 Site Information	
Comprehensive Plan Designation	Agricultural Commercial (AC), Rural
Zoning District, Ordinance	AG-II-40, Agriculture (minimum parcel size of 40 acres gross)
Site Size	Event Area: +/- 1 acre Parcel Size (141-460-012): 52 acres
Present Use & Development	The site is developed with a winery, a barn, a single-family residence and a guesthouse. The site is farmed with an existing 18.34-acre vineyard.
Surrounding Uses/Zoning	**North:** AG-II-40, Equestrian uses, dry farming, low density residential development. **South:** AG-II-100, Equestrian uses, irrigated pasture, low density residential development.

	East: AG-II-100, Equestrian uses, dry farming, low density residential development. **West:** AG-II-40, Vineyard, low density residential development.
Access	Direct access is provided by N. Refugio Road.
Public Services	**Water Supply:** Private onsite well **Sewage:** Private onsite wastewater treatment system **Fire:** Santa Barbara County Fire Department, Station #32 **Law Enforcement:** Santa Barbara County Sheriff's Office

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The topography divides the project site into three tiers. Each tier is relatively flat but separated by steep slopes from one tier to another. The lowest tier is along the southern sector, adjacent to the Santa Ynez River which bisects the site from east to west. The second tier is the northeastern sector which fronts N. Refugio Road and provides access to the project site. The northwest sector, where the events are proposed, is the highest point of the parcel and surrounded by steep descending slopes to the south and gradual increase in slopes to the neighboring parcels to the north and west.

Fauna/Flora:
Fauna: The project site is located within two mapped special status animal species layers according to the California Natural Diversity Database (CNDDB). The site is located within the boundaries of where California Red Legged Frog is presumed to have the potential to occur in this region, with the most recent potential documented sighting in this area being in 1960. Additionally, the Santa Ynez River once supported a large steelhead trout population, but construction of dams obstructed the habitat and they are no longer presumed to be onsite within the Santa Ynez River. P&D consulted with USFWS and CDFW; neither agency expressed any concern with the proposed project. Additionally, event uses are temporary and confined to existing lawn areas as well as other improved areas such as the access driveways and existing parking areas.

Flora: County resources and the CNDDB also identify the site being within the range of the Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub. Both of these habitats have the potential to occur along the Santa Ynez River located on the southern portion of the site, approximately 300 feet away from the proposed event area.

Archaeological Sites: The proposed project site will be located within a previously disturbed area adjacent to existing agricultural and residential development. No grading or structural development is proposed.

Soils: The soils on the subject property primarily consist of Ballard gravelly fine sandy loam with ranges from 2 to 10 percent slopes. Other surrounding soils include Terrace Escarpments, Metz loamy sand (2% to 9 % slope), Corducci and Typic Xerofluvents (0% to 5% slope).

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The southern sector of the project site is bisected by the Santa Ynez River from east to west. The project site is approximately 200 feet from the Santa Ynez River floodway zone.

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, agricultural accessory structures, wineries, vineyards, and pastures.

Existing Structures: The subject parcel contains a single-family dwelling, guesthouse, agricultural barn, winery and tasting room.

Existing Farmstay use: The permitted farmstay, 25ZCI-00060, allows incidental farmstay agricultural use of the existing residence pursuant LUDC Section 35.42.134. The farmstay use allows up to four bedrooms of the existing residence to be accommodated with a maximum of 15 guests per night. Only registered guests may utilize the accommodations overnight. The farmstay operation requires five parking spaces, one per guest bedroom and one space for the onsite operation manager.

Existing Winery Use: The permitted winery on the project site predates the current winery ordinance. The project description for Sunstone's effectuating permit (93LUN-196) is narrow. Neither the issued Land Use Permit nor the approved plans denote, discuss or permit any other winery activities. Therefore, activities that directly relate to promoting and publicizing Sunstone wines are permitted provided that they occur entirely within the confines of the permitted winery, including the wine cave, processing, sales and bar area and attached covered deck. Any organized and/or publicized activities that don't directly relate to the promoting and publicizing Sunstone wines are not permitted under the winery permit. Other activities were not specifically permitted under the effectuating permit and cannot occur outside the boundaries of the "winery" without obtaining additional necessary zoning permit(s). The subject project analyzed in this IS/MND is specifically for up to twelve annual events distinct from the permitted winery, its facilities, and activities that directly relate to promoting and publicizing Sunstone wines.

3.2 ENVIRONMENTAL BASELINE

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

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

Insignificant Impact: An impact is considered adverse but does not trigger a significance threshold.

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

Beneficial Impact: There is a beneficial effect on the environment resulting from the project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

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

Existing Setting. The project site is located approximately 1.3 miles south of the intersection of Mission Dr. and N. Refugio Road in rural Santa Ynez, within an area characterized by its rolling hills, rural agricultural lands, riparian areas, and grasslands. The subject parcel contains a single-family dwelling, guesthouse, agricultural barn, winery, and tasting room onsite. Public views in this area are from N. Refugio Road and are dominated by vineyards, rolling hills, oak trees, and pastures.

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 impacts 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) No project components, including event tents or lighting, would be directly visible from any public viewing place, such as roads, highways, railroads, public and other open spaces, trails, or other recreation areas. This is due to vegetative screening along N. Refugio Road and intervening topography between the road and the event area. Temporary facilities may be partially visible along the Santa Ynez River and S. Refugio Road, but they will only be used a dozen times annually and are likely to be significantly lower in height than the existing two-story SFD onsite, for which the roof is only minimally visible from limited viewing angles. **No impact** is anticipated to the scenic vista or view.

(b) The visual character of the area will not be affected by the use of partially visible temporary facilities up to twelve times annually. Temporary directional signage at ground level will be required for emergency services but will not affect the existing visual character of the area. The onsite circulation signage that will be visible from N. Refugio Road and the temporary facilities onsite with minimal visibility will have an **insignificant impact** on the visual character of the area.

(c) Existing night lighting on the proposed event area is associated with the existing single-family residence and accessory structures. No streetlights are located on the event area site or on surrounding roads, and topography and vegetation limit the ability of night lighting to be viewed from adjoining areas. Infrequent shuttle, vendor, and private vehicle trips to and from the event areas 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, vendors, and limited guests, and the vehicles would utilize existing roadways which would minimize the potential for car headlights to affect adjoining areas. The event area is near existing structural development is located approximately 500 feet away from the nearest offsite dwelling unit. Additionally, the nearby properties

are largely used for commercial agriculture. As a result, temporary nighttime lighting used during special events would not substantially affect adjoining areas. Consistent with the LUDC Section 35.21.050, exterior lighting fixtures would be fully shielded and directed downward to minimize impacts to rural nighttime character. In addition, LUDC 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 LUDC would further reduce the potential for special event lighting to affect adjoining areas. This impact would be **insignificant.**

(d) The proposed project would allow for up to twelve (12) outdoor special events per calendar year located off N. Refugio Road, approximately 1.3 miles south of the intersection between Mission Dr. and N. Refugio Road. The events would allow for various temporary staging options provided by licensed vendors, including but not limited to, event tent(s), portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. All temporary exterior lighting would comply with the Outdoor Lighting Ordinance for the Santa Ynez Valley Community Plan consisting of low intensity lighting, low glare design and would be shielded and directed downward. The County does not identify the project site as being a visual resource or being within a critical or protected viewshed (County of Santa Barbara 2022). This portion of N. Refugio Road is not identified as a designated or eligible state scenic highway (California Department of Transportation [Caltrans] 2018) or a Land Use Element Scenic Buffer. Therefore, temporary special event facilities will not substantially obstruct public views or views of the foothills. Pursuant to the mitigation measure below, all facilities for special events would be removed from the project site within 24 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 zone set forth in the County Land Use and Development Code (LUDC) (County of Santa Barbara 2025). This would further ensure temporary facilities would not visually conflict with structures in the AG-II zone. Because facilities needed for special events would be used on a temporary and intermittent basis in compliance with LUDC requirements, and because visibility of the event area is limited due to the existing topography and distance between the project site and public roads, 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 (d) would be **significant but mitigable** with the implementation of the project description and the mitigation measure below.

Cumulative Impacts. The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since no permanent development is proposed. As discussed above, the implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area. Additionally, the distance between potential cumulative special events would be far enough such that the cumulative special events with temporary facilities would not result in cumulative obstruction of any 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. Thus, the project's contribution to visual resource impacts would not be cumulatively considerable, and cumulative impacts would be **insignificant**.

Mitigation and Residual Impact. The following mitigation measures would reduce the project's aesthetic impacts to an insignificant level:

MM 1 - Clearing of Site Following Event. The area used for a temporary event shall be left in a clean and orderly manner with all structures, signs, and other material removed within 24 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.

With the incorporation of these measures, residual impacts would be **insignificant.**

4.2 AGRICULTURAL RESOURCES

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

Setting:

Background

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 $1.6 billion (Santa Barbara County Agricultural Production Report, 2019). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

Physical

The existing 52-acre parcel currently supports an existing winery, tasting room, agricultural barn and approximately 18.34 acres of existing vineyards. The site also has historically been used for residential use and contains an existing residence and guesthouse. The property adjoins agricultural parcels ranging from approximately 20 to 90 acres. The neighboring properties to the north are used for equestrian uses, the property to the west is farmed with an existing vineyard, the property to the south (across the Santa Ynez River) contains existing pastures, and the neighboring property to the east contains dry farming and equestrian type uses. The soils on the subject property primarily consist of Ballard gravelly fine sandy loam (0% to 9% slope), Terrace Escarpments, Metz loamy sand (2% to 9 % slope), and Corducci and Typic Xerofluvents (0% to 5% slope). Approximately 51% of the subject parcel is covered by prime soils.

Regulatory County Thresholds Manual

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is intended to measure the productive ability of an existing parcel as compared to proposed parcels. The tool compares availability of resources and prevalent

uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies are to use this Point System in conjunction with any additional information regarding agricultural resources. The Initial Study assigns values to nine particular characteristics of agricultural productivity of a site. These factors include parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, that parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the division of land of a viable parcel would result in parcels that did not either score over 60 in themselves or resulted in a score with a significantly lower score than the existing parcel. Any loss or impairment of agricultural resources identified using the Point System could constitute a potentially significant impact and warrants additional site-specific analysis.

Impact Discussion:
(a, b) The subject property contains approximately 26 acres in prime soils and is operated agriculturally with onsite vineyard. It is agriculturally viable, however, impacts to agricultural viability are insignificant because the proposed project will result in infrequent temporary use of an already developed portion of the property and all existing agricultural operations onsite will continue. The proposed project will not result in the division of parcels or the permanent conversion of existing agriculture onsite. Special event activities would be limited to the event and parking areas depicted on the site plan, and the temporary and intermittent special events consisting of up to 200 attendees within the event area would not preclude or otherwise result in the substantial disruption of surrounding agricultural operations. Proposed temporary events will primarily utilize existing access and improved/landscaped areas for staging, event and parking areas. There is no development proposed and therefore no vineyard removal or earth disturbance is proposed. Event related uses, including reception and ceremony areas are within the landscaped areas, lawn, and other open areas. No structural development is proposed and the event uses proposed are temporary in nature, thus no conversion of prime soils or important agricultural land will occur. Additionally, the event use area is confined to an existing manicured lawn area and existing, disturbed parking areas within the developed 1.56-acre personal use envelope established as part of the agricultural preserve contract (3% of the parcel). The proposed project would not result in potentially significant effects regarding the conversion of prime agricultural land to non-agricultural use or impairment of land productivity. Therefore, adverse agricultural resources impacts would be **insignificant.**

Cumulative Impacts. The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant 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 **insignificant**.

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	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		

Existing Setting. 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 (PM_{10}) (Santa Barbara APCD 2022a).

Environmental Threshold. Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in August 2024) addresses the subject of air quality. 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 240 pounds per day for NO_x and ROC, and 80 pounds per day for PM_{10});
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) 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 project would not result in significant new vehicle emissions. Aside from occasional generator use that may be required by food vendors and other equipment rentals, the proposed events would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would significantly increase the amount of pollutants released into the atmosphere. There are no construction or permanent improvements proposed. Therefore, the project

would not require grading or earth disturbance. No proposed project components would generate objectionable smoke, ash, odors, or excessive dust.

The proposed project is not the 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 trips per day, which would not result in an exceedance of Santa Barbara County APCD's threshold of 25 pounds per day of NOx 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 NOx) (Santa Barbara County APCD 2022). 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 NOx or ROC from vehicle trips, and would be consistent with Santa Barbara County APCD air quality plans. The proposed project's impacts on air quality would be **insignificant**.

Cumulative Impacts. The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. 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. In this instance, the project has been found **not to exceed** the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is insignificant. 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. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is insignificant.

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	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Existing Setting. Greenhouse gases (GHG) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past

80 years and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2023).

The largest source of GHG emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2022* (U.S. Environmental Protection Agency 2024) states that the primary sources of GHG emissions from fossil fuel combustion in 2022 included electricity production (25%), transportation (29%), industry (30%), agriculture (10%), and commercial and residential end users (31%, combined).

The County of Santa Barbara's 2030 Climate Action Plan (2030 CAP) and the accompanying Programmatic Environmental Impact Report (PEIR) contain a detailed description of the proposed project's existing regional setting as it pertains to GHG emissions. Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 48% of the total emissions, followed by natural gas used in buildings and facilities (21%), agriculture (14%), electricity used in buildings and facilities (7%), off-road equipment (5%), and solid waste (4%) sectors (2030 CAP).

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

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

CEQA Guidelines Section 15064.4(b) states that a lead agency "should focus its analysis on the reasonably foreseeable incremental contribution of the project's [GHG] emissions to the effects of climate change." A project's individual contribution may appear small but may still be cumulatively considerable. Therefore, it is not appropriate to determine the significance of an individual project's GHG emissions by comparing against state, local, or global emission rates. Instead, the Governor's Office of Planning and Research recommends using an established or recommended threshold as one method of determining significance during CEQA analysis (OPR 2008, 2018). A lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)].

There is an overflow area onsite next to proposed parking that could accommodate up to five additional vehicles. It is not anticipated that events would use this area on a regular basis. If these spaces are used they can contribute an additional ten trips to certain events. This would not change the level of significance of transportation impacts or greenhouse gas emission impacts.

Environmental Threshold. In 2024, Santa Barbara County adopted its 2030 Climate Action Plan (2030 CAP), with an emission reduction goal of 50 percent below 2018 levels by 2030 and achieving carbon neutrality by 2045 or sooner, which are in line with the State's GHG emission reduction goals. The 2030 CAP is a qualified greenhouse gas emissions reduction plan pursuant to CEQA Guidelines Section 15183.5, which allows discretionary non-industrial projects to tier their GHG emissions analysis off the 2030 CAP Programmatic

Environmental Impact Report (PEIR) if the project is found consistent with the 2030 CAP. To aid in determining a project's consistency with the 2030 CAP, the County has developed the Climate Action Plan Consistency Checklist (Checklist). A project found to be consistent with the 2030 CAP that tiers GHG emissions analysis off the 2030 CAP PEIR will have an insignificant environmental impact in regard to GHG emissions.

Concurrent with adoption of the 2030 CAP, Santa Barbara County adopted new GHG emissions thresholds of significance (Thresholds) for non-industrial stationary source projects based on the County's 2030 GHG target (i.e., 50 percent below 2018 levels by 2030). The thresholds were developed and adopted consistent with CEQA Guidelines Section 15064.7, Thresholds of Significance. The thresholds are designed to identify (1) a cumulatively considerable contribution to an existing adverse condition, and (2) a cumulatively significant impact in combination with other projects causing related impacts. A CEQA lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis (CEQA Guidelines Section 15130, Discussion of Cumulative Impacts, Subsection (a)(2)). The CEQA Guidelines direct that a project's contribution to a significant cumulative impact will be rendered insignificant if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact (CEQA Guidelines Section 15130(a)(3)). Any non-industrial stationary source project that does not demonstrate consistency with the 2030 CAP shall be subject to the following applicable threshold based on project type: 2.68 metric tons CO_2 equivalent (MT CO_2e) per year per resident for residential projects; 2.63 MT CO_2e/year per employee for non-residential projects; and 2.67 MT CO_2e/year per service person for mixed-use projects. If the estimated GHG emissions are less than the applicable threshold, staff can conclude that the project will have an insignificant environmental impact, and the project would require no further analysis. For projects that exceed the threshold, mitigation measures are needed.

Impact Discussion.

(a-b) The proposed project has been found consistent with the 2030 Climate Action Plan, as demonstrated by the Climate Action Plan Consistency Checklist (Attachment 1). 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. The proposed project can therefore tier GHG emissions analysis from the 2030 CAP PEIR pursuant to CEQA Guidelines Section 15183.5. Based on the 2030 CAP measures included in the proposed project description and with the implementation of shuttles for events over 50 guests as described in Mitigation Measure No. 2 (onsite parking from Section 4.7), the project would result in less than significant GHG emissions and would not result in a cumulatively considerable impact related to GHG emissions and climate change. Most of the 2030 CAP measures do not apply to the proposed project since no development is proposed. The only applicable CAP measure is TR-2 which applies to Reduction of Vehicle Miles Traveled. The proposed project is projected to produce up to 98 ADT at maximum capacity, which meets the screening criteria for a small project that is 110 ADT or fewer and thus does not require further analysis.

A total of 34 event parking spaces are proposed to be reserved for special event vendors, staff and members of the event party with available surrounding overflow areas. Each of the twelve events, at maximum capacity of 200 guests, would require approximately 98 new trips (up to 68 from vendors, staff, and bridal party, and 15-30 from shuttles), for a total of up to approximately 1,176 new trips annually, or less total trips than a new single-family dwelling. Using the U.S. EPA's Greenhouse Gases Equivalencies calculator for approximately 1,200 trips from the Santa Ynez Valley or Los Alamos over the course of a year, the projects emissions would be approximately 7.1 MT CO_2e/year total, significantly less emissions than the County's former 300 MT CO_2e/year screening threshold for significance and the new significance threshold of 2.67 MT CO_2e/year per service person (up to 200 guests and approximately five staff members to serve each event). 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 former screening threshold of 300 $MTCO_2e$/year as well as the new significance threshold of 2.67 MT CO_2e/year per service person (approximately 200 guests and five staff members per event), 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 **insignificant.**

Cumulative Impacts: The proposed project's total GHG emissions will be significantly less than the applicable service person threshold of 2.67 $MTCO_2e$/person/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 a significant impact on the environment.

Mitigation and Residual Impact: Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Therefore, residual impacts would be **insignificant.**

References:

County of Santa Barbara Sustainability Division, Community Services Department, *Climate Action Plan*, August 2024.

County of Santa Barbara Sustainability Division, Community Services Department, *Final Environmental Impact Report for the Climate Action Plan*, May 2024.

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised August 2024).

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review,* June 2008.

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change Advisory, Discussion Draft,* December 2018.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?			X		
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that 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 Plant and Animal Communities/Conditions.

Background and Methods:

Santa Barbara County has a wide diversity of natural habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, the County's biological records, Photo Mapper layers and maps in the Santa Ynez Community Plan were consulted. The following analysis is based on this information.

The Santa Ynez Valley is surrounded by rolling hills, oak woodlands and located between the Santa Ynez Mountains to the south and the San Rafael Mountains to the north. The Santa Ynez River flows east to west along at the base of the valley which are located along the Santa Ynez Mountains to the south. The land in this southern region of Santa Ynez contains several of the above-mentioned ecosystems, along with open land in agricultural production, such as grazing, equestrian uses, dry farming, and irrigated crops. The 52-acre project site contains both native vegetation and agricultural land. Approximately 18.34 acres of existing vineyard are cultivated onsite. The residential development is clustered within 1.5 acres over the northern portion of the parcel and adjacent to the proposed event area. Additionally, the site contains existing winery development which is clustered within 3 acres in the center of the property. The site also contains approximately 16 acres of open space/undeveloped land within the Santa Ynez River corridor and an additional 4 acres of steep terrain not feasible for cultivation (over 30% slopes). The remaining areas, approximately 10 acres, consist of internal circulation roads, perimeter ag roads, fallow agricultural land and other open undeveloped areas.

Flora:

The proposed event area and parking areas are primarily covered in non-native grasses and landscaped groundcovers such as gravel, pavers/flatwork, and irrigated lawn. The event area and parking area also

surrounded by existing vineyard and existing structural development. No special status plants are known to occur within the event area or parking area, which have been previously disturbed and developed. However, County resources and the California Natural Diversity Database (CNDDB) identified the larger subject property as being within the potential range of the Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub. Both of these habitats have the potential to occur within the Santa Ynez River along the south of the site, approximately 300 feet from the proposed event area. The proposed event area and associated areas are not likely to contain any rare natural plant communities or special status plant species because they are already developed and/or landscaped.

Fauna:
No known threatened or endangered animal species are known to exist on the event site or the larger subject property. Wildlife species expected to inhabit the site include common species such as raccoons, fox, coyote, deer, skunk, and common birds and raptors. The project site is located within potential range of certain special status animal species according to the California Natural Diversity Database (CNDBB). The site is located within the boundaries of where California Red Legged Frog is presumed to have the potential to occur in this region, with the most recent potential documented sighting in this area being in 1960. P&D consulted with USFWS and CDFW, neither agency expressed any concerns with the proposed project. Additionally, the proposed event uses are temporary and confined to existing lawn areas as well as other improved areas.

Environmental Threshold. Santa Barbara County's Environmental Thresholds and Guidelines Manual (2021) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Impact Discussion.
(a-e) No special status vegetation communities or plant species are known to occur within the proposed event area or parking area, which have been previously disturbed and developed. The CNDDB identifies two special status vegetation communities (Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub) that have the potential to occur on the subject parcel, but potentially suitable habitat is over 300 feet away from the proposed event spaces. According to CNDDB data, no instances of either vegetation community have been mapped on the project site. Additionally, the event use area is confined to an existing manicured lawn area and existing, disturbed parking areas within the developed 1.56 acre personal use envelope established as part of the agricultural preserve contract (3% of the parcel); no development is proposed. The proposed events will utilize two existing driveways and existing parking areas. Both of the existing driveways, as shown on Attachment D, will remain the same with no improvements proposed. As previously indicated, the event area is over 300 feet from the Santa Ynez River and the proposed project will not involve ground disturbing activities, 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 will 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 because all areas utilized for proposed events are already landscaped in association with existing use of the approved single-family dwelling or used for access and parking.

While the temporary introduction of human presence from proposed events could potentially result in impacts to vegetation, the event area is primarily a manicured lawn area outside of an existing permitted residence within the 1.56-acre personal use area established as part of compliance with the agricultural preserve contract onsite. 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 **insignificant**.

(g-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 within or immediately surrounding the proposed event areas since the existing residence and lawn area are surrounded by vineyards, ornamental landscaping, and an existing winery facility that are located between the event site and the Santa Ynez River. The CNDDB identifies one special status animal species (California red legged frog) that has potential to occur on the subject parcel. Under existing conditions, the project site (i.e., residences, winery, access, parking, landscaping, vineyards) is already developed and was previously disturbed within the proposed event area. The proposed project would not introduce permanent development or create new ground disturbance, and events are intermittent and limited in nature to no more than twelve special events per year. Temporary structures will be installed up to two days prior to each event and removed following the completion of a special event within 24 hours. The proposed project would not introduce new permanent barriers to movement which could potentially hinder the movement of wildlife species. As discussed above, USFWS and CDFW both reviewed the proposed scope of the project and did not express 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 red legged frog, the event area is isolated and is 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 **insignificant**.

(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 events per year; additionally, events have been held in the proposed event location without permits and the proposed Conditional Use Permit proposed in order to come into compliance with permitting requirements. Although project activities would temporarily introduce light and noise, these activities would be temporary and infrequent, ceasing at or prior to 1:30 AM (post event clean up the following day until 2 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 **insignificant**.

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. Since the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact. No mitigation measures are required.

4.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?			X		
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?			X		
c. Disturb any human remains, including those located outside of formal cemeteries?			X		

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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: 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 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.			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 September 30, 2025, a formal notice of application completeness for the proposed project was sent to Matthew Vestuto, Chair, Barbareño/Ventureño Band of Mission Indians; to Kenneth Kahn, Tribal Chairman, Santa Ynez Band of Chumash Indians; and to Gabriel Frausto, Chair, Coastal Band of the Chumash Nation (CBCN), 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. As of October 30, 2025, no response was received by the local tribes therefore there is no requirement for further consultation on the project pursuant AB-52 which allows for a 30-day response window that ended on October 30, 2025. An Archaeological Report was not prepared, as no ground disturbance is proposed as part of the proposed project.

The subject property has been historically farmed and contains approximately 18.34 acres of existing vineyard. The residential development is clustered within 1.5 acres in the northern portion of the parcel, adjacent to the proposed event area. Additionally, the site contains existing winery development which is clustered within 3 acres in the center of the property. The site also contains approximately 16 acres of open space/undeveloped land within the Santa Ynez River corridor and an additional 4 acres of steep terrain, not feasible for cultivation (over 30% slopes). The remaining areas, approximately 10 acres, consist of internal circulation roads, perimeter ag roads, fallow agricultural land and other open undeveloped areas.

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, as discussed above, there are no known existing historical resources/structures present in the event areas. 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 would not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the significance of a tribal cultural resource. Impacts would be **insignificant.**

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. Since the project would not significantly impact cultural resources, it would not have a cumulatively considerable effect on the County's cultural resources with implementation of the mitigation measures described below.

Mitigation and Residual Impact. No mitigation measures are required.

4.6 ENERGY

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Existing Setting. The Pacific Gas and Electric (PG&E) company provides electricity to the project site. The property currently contains an existing single-family residence, guesthouse, winery, wine tasting room, and agricultural accessory barn.

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 2021).

Impact Discussion:
(a-b) Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The Pacific Gas and Electric (PG&E) company provides electricity to the subject property. 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 4.3b, the proposed project would generate up to 98 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 **insignificant.**

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 insignificant.

Mitigation and Residual Impact. No mitigation is required. Residual impacts would be **insignificant**.

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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		
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. The project site, due to its location in a rural area with significant amounts of open space and flammable vegetation, is designated a high fire hazard area. High fire hazard areas are those regions of the County that are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Department and is served by Fire Station #32, located in Santa Ynez. Emergency access to the site would be provided by the existing private northernmost driveway off Refugio Road. The second driveway, closer to the center of the property will be used by patrons/guests when leaving the site. Santa Barbara County Fire Department requirements for commercial development in designated high fire hazard areas are applicable to this property.

County Standards. The following County Fire Department standards are applied in evaluating impacts associated with proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 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 urban single family dwellings in urban and rural developed neighborhoods, and 500 gpm at 20 psi for dwellings in rural areas (lots larger than five acres).

- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would 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 the project site allows for adequate ingress and egress in an emergency situation via two existing driveways from N. Refugio Road. 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. As a result, the proposed project would not result in a substantial fire hazard. Impact (a) would be **insignificant**, and impact (b) would be **insignificant with mitigation**.

(c-f) 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 32, which is approximately 7.8 miles northeast of the project site. 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. The 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 **insignificant**.

Cumulative Impacts. Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

Mitigation and Residual Impact. The following mitigation measures would reduce the project's fire hazard impacts to an insignificant level:

> **MM 2 - Onsite Parking.** All event-related vehicles, including shuttles, parking for staff, and parking for the event 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 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.

With the incorporation of these measures, residual impacts would **insignificant.**

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 project site, like 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 designated the surface traces of active faults in California. An active fault is defined as a fault that has ruptured in the past 11,000 years. The property is located approximately 10 miles south of the nearest Alquist-Priolo fault (Zaca Creek Fault). Additionally,

the County of Santa Barbara Seismic Safety and Safety Element Maps indicate the project site is within low risk of liquefaction.

Environmental Threshold. Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. 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 Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion.
(a-l) The proposed project site does not 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. The proposed project would not result in excessive grading on slopes over 20%. The lack of ground disturbing activities also minimizes the proposed project's potential to result in the destruction, covering, or modification of geologic, paleontological, 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, it 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 **insignificant,** 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 **insignificant.**

Mitigation and Residual Impact. No impacts are identified. No mitigations are necessary.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	
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 2024; DTSC 2024).

Impact Discussion.
(a-h) There is no evidence that hazardous materials were used, stored or spilled on site in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment. Review of the GeoTracker and EnviroStor databases did not identify any listed hazardous materials sites on the event site (DTSC; SWRCB). 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). 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.

Mitigation and Residual Impact. No impacts are identified. No mitigations are necessary.

4.10 LAND USE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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	
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 is located approximately 1.3 miles south of the Mission Dr. and N. Refugio Road intersection in Santa Ynez. Events would take place within an exterior open lawn area and other exterior areas outside the existing residence, including a motor court/courtyard area, on a 52-acre agricultural parcel located on APN 141-460-012. The property currently contains an existing single-family residence, a guesthouse, winery, wine tasting room, and an existing agricultural accessory barn. The project site is surrounded by land zoned for agricultural use. Surrounding parcels contain similar uses to existing development on the project site, including wineries, single-family residential dwellings, and vineyards.

Environmental Threshold. The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project would 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 in a timely manner following the conclusion of a special event (MM-1). 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. The environmental effects of the proposed project are analyzed throughout this document, 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 **insignificant.**

(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, construct new structures 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 into non-open space uses. The event area is primarily limited to an existing disturbed and developed area of the site adjacent to the existing residence. 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. The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards or have significant growth inducing effects. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact. No impacts are identified. No mitigation is necessary.

4.11 NOISE

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

Existing Setting:

The project site is located approximately 1.3 miles from Highway 246 and adjacent to the Santa Ynez River. The project site is located outside of 65 dBA noise contours for roadways, public facilities, and airport approach and take-off zones. Nearby sensitive receptors consist of a single-family dwelling located on the adjacent northern parcel, approximately 320 feet from the proposed event area.

Environmental Thresholds:

Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, 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 **insignificant.**

(b) Special events may include both un-amplified and amplified music provided by amplified audio equipment, which would be required to be shut off by 10:00PM. The 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 320 feet north of the proposed event area and is separated from said event area by accessory structures, mature trees and vineyards. The short-term noise generated by special events hosted at the project site has limited potential to result in short-term noise exposure, however, it is possible amplified music could exceed acceptable County thresholds at the subject property line on a short-term/temporary basis.

An acoustical report (Kuntz Acoustical Engineering Consultants, March 7, 2025; Attachment E) was conducted to determine if the average A-weighted sound levels from the amplified music would exceed 65 dBA at any of the property lines. The report evaluated both the un-amplified music proposed at the villa entrance and the amplified music proposed within the lawn area. The use of both single and multiple loudspeakers were used to analyze the proposed event area. The acoustical engineer concluded that the musician playing un-amplified music at the northern Villa entrance (290 feet from the northern property line) could have a maximum sound level at the nearest property line (north) of 30 dBA or less. The acoustical engineer also 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 amplified music in order for the average, amplified music sound levels not to exceed 65dBA CNEL at the property lines, including the nearest sensitive receptor property line located to the north of the project site.

In conclusion, if music is used at events in the way, location, and orientation studied in the acoustical report, which indicates up to four speakers operating at 92dBA, the noise levels will not exceed the 65 dBA sound

level at any property line. Amplified sound is required to comply with the specifications in the aforementioned study (MM No. 3). As a result, this impact would be **potentially significant, but mitigable.**

Cumulative Impacts:

Cumulative impacts on noise could occur if cumulative projects would result in a substantial increase in ambient noise levels exceeding County thresholds. There is one other winery, Brave & Maiden Estate, that is within one-mile of the project site that currently hosts special events located at 675 N. Refugio Road, Santa Ynez CA. Brave & Maiden Estate received entitlements for events in October, 2013 through 11DVP-00000-00009 and similar to the proposed project, is required to maintain noise levels property line noise levels at or below 65 dBA. The temporary nature of proposed events, limited scope of residential development in the area, large parcel sizes in the area, restrictions on event noise, and review of all 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 3: Amplified Sound.** Amplified sound associated with special events shall not exceed 65 dBA at the exterior property boundary of the Canvinia Vineyard 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 No. 3, the Proposed project would not exceed acceptable County thresholds, and this impact would be reduced to an **insignificant** level.

4.12 PUBLIC FACILITIES

Will the proposal require or result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?				X	

Will the proposal require or result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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		
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 services 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 the project site is County Station 32, located approximately 7.8 miles northeast of the project site. County Station 32 is a dedicated Advanced Life Support station staffing one Captain, one Engineer, and two Firefighter/Paramedics at all times (Santa Barbara County Fire Department 2025).

This area of the Santa Ynez Valley is serviced by Marborg and utilizes the Tajiguas Landfill. Solid waste clean-up would be the responsibility of the special event client by signed agreement. Excess solid waste to be disposed of by Sunstone Winery utilizing existing Marborg service, which typically uses Tajiguas Landfill.

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.

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

(Solid Waste) A project is considered to result in significant impacts to landfill capacity if it generates 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 project would allow twelve special events per year with a limit of 200 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 32. Consequently, no new police protection

or health care services facilities would be required to serve the proposed project. The project would not result in the need for new or altered police protection and/or health care services. This impact would be **insignificant.**

(c) The proposed project would generate a minimal amount of solid waste which would be contained via a private dumpster. Solid waste from events, including recycling, would be disposed of at the Santa Ynez Valley Recycling and Transfer Station. Pursuant to Assembly Bill 939 requirements, recycled materials would be diverted from landfill in accordance with normal operating procedures. The proposed temporary and infrequent special events 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 40 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). Events would utilize portable toilet facilities that would be picked up after each of the twelve events annually. 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 **insignificant.**

(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 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 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 **insignificant**.

Mitigation and Residual Impact. No mitigation measures are required.

4.13 RECREATION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?			X		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 project site is located on a private agricultural property. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on the project site. Near the project site, the County's Parks, Recreation, and Trails map (PRT-1 Santa Barbara County) depicts an existing on-road trail along N. Refugio Road, which intersects and merges with both existing and proposed on road and off-road trails to the north in Santa Ynez, approximately 1.3 miles to the north of the subject property.

Environmental Setting/Threshold. The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Impact Discussion.
(a-c) The subject property does not have any onsite established recreational uses. There are no public biking, equestrian, or hiking trails onsite. An on-road trail is designated on N. Refugio Road, fronting the project site. This road intersects Highway 246 to the north, approximately 1.3 miles of the subject property, and is frequently used for recreational purposes by bicyclists and runners. The proposed project would propose up to twelve special events per year. As discussed in Section 4.14 of this document, the proposed events would generate minimal additional traffic because of proposed shuttling. All shuttles and cars for events is required to be located onsite (MM 2) and away from the on-road trail. The project does not include any new residential uses, and would not result in any population increase. As a result, conflicts with established recreational trails, and impacts as a result of a marginal increase in the number of people seeking recreational opportunities in this area of the County would be **insignificant.**

Cumulative Impacts. Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact. No mitigation measures are required.

4.14 TRANSPORTATION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?			X		
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?			X		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 access will be provided via two existing private driveways onsite directly accessible from N. Refugio Road. The first driveway, located at the north end of the property, is a 28-foot wide all-weather paved driveway accessible from N. Refugio Road. The second driveway, located near the center of the property along N. Refugio Road, ranges in width from 24~~7~~ feet to 29~~33~~ feet wide. A total of 34 parking spaces are proposed and located adjacent to and near the proposed event area. The project proposes to use shuttling from local hotels to reduce the number of trips to the project site.

County Environmental Thresholds.
According to the County's Environmental Thresholds and Guidelines Manual, a significant transportation impact would occur when:

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 4.14-1, 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: – 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. 2 requires all onsite parking to be located outside of the road right-of-way and fire access. Existing driveways on the project site provide adequate access to the project site. The proposed project would not result in the construction of new or altered driveways/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,

[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."

plan, ordinance, or policy addressing the circulation system. Impacts (a) and (c) would be **insignificant**, 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 2024). The proposed project would be limited to twelve temporary special events per year accommodating a maximum of 200 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 for events of over 50 persons. Each event would have the potential to include approximately 98 new trips (up to 68 from vendors, staff, and bridal party, and 15-30 from shuttles), for a total of approximately 1,176 new trips annually. Additionally, no new structural development or construction is proposed and no construction is required; therefore, as discussed in Section 4.3, *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 **insignificant.**

Cumulative Impacts. The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for transportation. Therefore, the project's contribution to the regionally significant transportation impacts is **not considerable, and is insignificant.**

Mitigation and Residual Impact.
With the implementation of existing policy and Mitigation Measure No. 2 (onsite parking from Section 4.7), **impacts would be less than significant**. Therefore, no additional 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	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?				X	
c. Change in the amount of surface water in any water body?				X	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?				X	
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?			X		
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
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 served by an existing onsite well. A portion of the project site is located in a flood hazard area as defined by the Federal Emergency Management Agency (FEMA) (FEMA 2012). The Santa Ynez River bisects the parcel along the south portion of the site, over 300 feet from the proposed event area. No portion of the event area is within the floodway or flood hazard overlay.

County Environmental Thresholds:

Water Resources Thresholds

A project is determined to have a significant effect on water resources if it would exceed established threshold values which 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.

Water Quality Thresholds

A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would 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 uses[3] 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-e) 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. **No impacts** would occur.

(f) The Santa Ynez River bisects the project site along the southern portion of the parcel. Additionally, the flood hazard overlay associated with the Santa Ynez River spans that portion of the site. The proposed event area is positioned to the north of the river, at the highest elevation on site, over 50 feet higher than the base flood hazard elevation from the Santa Ynez River. Additionally, the flood hazard area is over 300 feet from the proposed event area and parking areas. Due to the distance and elevation difference between event area

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

and flood hazard area, the events would not expose people or property to water related hazards such as flooding. The project site is also over eight miles east of the coastline and would not be subject to tsunamis, sea level rise, or sea level intrusion. The proposed project would result in either **insignificant impacts** to these water resources/flooding onsite.

(g-k) The proposed project does not propose development and does not involve any activities which would alter the direction or flow rate of groundwater or groundwater quality, therefore no impacts are anticipated to groundwater. Water for the site is 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, as required by Environmental Health Services. Additionally, EHS requires the use portable restrooms for the 12 proposed events. Should the applicant propose more than 12 events in the future, EHS would require permanent commercial restroom facilities and impacts related to an expanded proposal would be analyzed upon receipt of a revised project. EHS requires all the 12 events serving more than 50 persons to use vendor supplied potable water. Therefore, the project will not create a significant increase in groundwater demand onsite since most, if not all, proposed events are anticipated to host over 50 and up to 200 guests. The project does not require additional water connections or permanent wastewater treatment because only 12 events are proposed. Therefore, the proposed project would not require substantial groundwater pumping, and would not substantially change the quantity of groundwater, overdraft or substantially overcommit, or significantly increase existing overdraft of a groundwater basin, degrade water quality, or substantially reduce the amount of groundwater otherwise available for public water supplies. The proposed project would result in no **impacts** or **insignificant impacts** to these water resources (see table above).

(l) 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 over 50 persons. Special events would occur on a maximum 12 event days per year, with possibility of set up and take down by vendors around the event days. Therefore potential for fuel leaks from vehicles on a limited number of days per year would not introduce a substantial amount of storm water pollutants into the groundwater or surface water. This impact would be **insignificant.**

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

Fire, Public Works, Flood Control, Parks, Environmental Health

5.2 Comprehensive Plan

X	Seismic Safety/Safety Element		Conservation Element
	Open Space Element	X	Noise Element
	Coastal Plan and Maps	X	Circulation Element
	ERME		

5.3 Other Sources

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

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

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?			X		

Discussion

1. 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 the environment and biological resources. 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. 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.
2. There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.
3. As discussed within each environmental issue area identified in this document, the proposed project's contribution to cumulative impacts would not be cumulatively considerable.
4. 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 No. 3 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 document 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 document, 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 insignificant levels have been identified.

No Action Alternative: If the proposed project were not implemented, the project site would continue to operate with existing activities, however, as discussed above, 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 2025). 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.

_X_ 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 _X_ Without Public Hearing

PREVIOUS DOCUMENT: N/A

PROJECT EVALUATOR: Francisco Vargas **DATE:** 10/31/25

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: _____ **DRAFT MND DATE:** 11/4/25

12.0 ATTACHMENTS

1. GHG Checklist
2. Acoustical Report (Kuntz Acoustical Engineering Consultants, March 7, 2025)

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