COUNTY OF SANTA BARBARA

Planning and Development

Administrative Draft Mitigated Negative Declaration

Wanderment Farms LLC - Special Events

Case No. 25CUP-00024 and 26NGD-0004

July 1, 2026



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1.0 REQUEST/PROJECT DESCRIPTION

The Project is a request for a Minor Conditional Use Permit (MCUP) to allow for 12 temporary events per year, with a maximum of two per month. Each event will be limited to 150 guests. The events will consist of receptions, parties, weddings, and similar gatherings, and be conducted entirely outdoors utilizing the existing barn covered patio area, lawn area immediately south of the barn, and the residence pool deck and lawn area immediately adjacent to the residence. The interior of the barn and residence will not be used for temporary events. All facilities for the events will be portable and temporary in nature, including but not limited to: event tents, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. All temporary lighting will be fully shielded and directed downward. No cooking facilities are proposed, and all food and beverages will be provided by an event/catering company and brought to the site for each event. No permanent improvements are proposed as part of the project.

Special events may occur up to 12 days per year from 10:00 am – 8:00 pm. Amplified music is proposed at the residence pool deck and background music is proposed at the barn patio. Noise levels will not exceed 65 dBA at the property lines. All amplified noise and temporary lighting will end by 8:00 pm. Set up for events will take place two days before the event, and clean-up will be completed within 48 hours of event completion. All noise generating activities related to equipment set-up and clean-up would be limited to the hours of 8:00 am – 5:00 pm.

All proposed special events will be managed by a contracted event company which provides comprehensive event planning, preparation, event management, and post-event cleaning including temporary event structure and waste removal. A temporary catering tent will be located adjacent to the residence garage, with an adjacent bar and cocktail tent located south of the existing barn. Food preparation will be conducted entirely within the catering tent with light appetizers provided within the cocktail tent area and meal service to tables provided at the patio area south of the residence. The residential patio area will also accommodate a temporary dance floor and dining seating area, temporarily placed over the existing swimming pool. A live music (DJ/band) area will be located immediately south of the dining seating and dance floor area with the music directed north towards the residence. Temporary lighting provided by the event company will be provided in the patio area as needed. Temporary lighting will be powered using existing electrical receptacles at the patio without the need for a portable generator.

Access to the event site will be provided by an existing paved private driveway from Toro Canyon Park Road. The existing driveway is 16 feet in width, with two feet of clearance on each side. Parking for special events with up to 50 guests will be located entirely on the property. Parking for events with greater than 50 guests will be provided offsite with private transportation from local hotels or the St. Joseph Church parking lot located approximately seven miles from the property in the City of Carpinteria. The shuttle bus will be parked in the existing driveway adjacent to the residence during the event, and this location will serve as the pickup/drop-off location for guests. The shuttle service will include scheduled pickup and drop-off times, and will typically require fewer than four round trips for the largest events. A total of 41 parking spaces can be accommodated on site. These areas include a gravel parking area near the property entrance, a compacted earthen parking area along the existing paved driveway near the barn, a compacted gravel area at the northern portion of the property adjacent to the water tank (north of the vineyard), and an ADA accessible parking space located in the existing flat parking area immediately adjacent to the existing barn. The existing topography and landscaping will minimize views of all proposed parking areas. Directional and parking signs will be provided, including "No Parking" and "Fire Lane - No Stopping" signs as required by the Fire Department.

Each event will include approximately 27 employees (catering, DJ, personnel, etc.). Caterers and staff will leave the property by 9:00 pm on the evening of an event. 15 temporary parking spaces for employees and one ADA parking space will be available onsite. These parking spaces will be clearly marked and unavailable for guest parking. The property is served by the Ridgeland Mutual Water Company (RMWC), an existing private well which is used for agricultural irrigation, and a private onsite septic system. No water or wastewater treatment services will be required for the Project due to the temporary nature of facilities. The portable bathrooms will be located adjacent to the barn and will be delivered to the site for each event and removed at the end of the event (typically the next business day). No grading, no tree removal, and no landscaping is proposed with this permit. The Carpinteria-Summerland Fire Protection District will continue to provide fire service, and the Santa Barbara County Sheriff will continue to provide police services. Access to the event site will be provided off Toro Canyon Park Road via an existing driveway. The property is a 56-acre parcel zoned AG-I-40 and MT-TORO-40, and shown as Assessor's Parcel Number 155-170-035, located at 3580 Toro Canyon Park Road in the Toro Canyon Community Plan Area, First Supervisorial District.

2.0 PROJECT LOCATION

The Project is located at 3580 Toro Canyon Park Road, off of Toro Canyon Road (State Highway 192), within the Toro Canyon Community Plan area in the County of Santa Barbara. The subject parcel consists of one parcel (APN 155-170-035) that totals 56 acres. The lot is zoned AG-I-40 and MT-TORO-40. A majority of the property consists of Environmentally Sensitive Habitat. The agriculture production on site currently consists of stone fruit trees, coffee beans, and grapes. Existing development consists of a single-family dwelling, pool, accessory dwelling unit, barn, agriculture water tank, and farm animal housing. The proposed events would be held within the developed area around the single-family dwelling, pool and barn. Attachment 1 illustrates the proposed site plan and event locations.

2.1 Site Information	
Comprehensive Plan Designation	Inner-Rural, Agriculture I, 40-acre minimum parcel size (A-I-40) & Mountainous Area/Minimum Parcel Size- 40 Acres (MA-40)
Zoning District, Ordinance	Land Use and Development Code, Agriculture I, 40-acre minimum gross lot size (AG-I-40), Mountainous-Toro Canyon, 40-acre minimum gross lot size (MT-TORO-40), Toro Canyon Community Plan Area, Design Control Overlay, Environmentally Sensitive Habitat – Shrub Oak Chaparral Overlay
Site Size	56 acres
Present Use & Development	Vineyard grapes, row crops, small farm animals, single-family dwelling, pool, accessory dwelling unit, barn, agriculture water tank, solar array, small animal farm accessory structures.
Surrounding Uses/Zoning	North: AG-II-100, Orchards, irrigated South: AG-I-40, Pasture of grazing, dry; MT-TORO, Recreational East: MT-TORO, Mountainous Area, Ranch Estates (Rural Home Sites) West: AG-I-40, Rancho Estates (Rural Home Sites)
Access	Toro Canyon Park Road
Public Services	Water Supply: Ridgeland Mutual Water Company Sewage: Septic System Fire: Carpinteria-Summerland Fire Protection District, Station 61 Sheriff: County Sheriff Department

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The topography of the subject parcel varies. The two event areas are relatively flat and have no more than 10 percent slope at any point. The subject parcel is located along an east-west ridge of the Santa Ynez Foothills, north of the city of Carpinteria. The parcel sits along the south slopes, fingers, and benches of the Paredon Ridge formation. Los Padres National Forest lies to the north. The majority of the subject parcel ranges in slope from approximately 20 percent to above 30 percent, with very steep slopes on the southern portion of the property.

Fauna/Flora: The Project site is located outside of any mapped special status animal species according to the California Natural Diversity Database (CNDBB) including the California Tiger Salamander (CTS). A majority of the subject parcel is covered in environmentally sensitive habitat (ESH). The majority of the habitat is Scrub Oak Chaparral, and a small portion in the southern portion of the parcel is mapped wetland. The areas proposed for special events are located outside of ESH on developed portions of the parcel.

Archaeological Sites: The Project site would be located within a previously disturbed area adjacent to existing agricultural and residential development. No structural development is proposed. A Phase 1 Archaeological Assessment by Leftwich Archaeology (May 2021) was conducted on the parcel for previous development. No cultural resources were observed during intensive pedestrian archaeological investigations. The assessment found that given the topography and the absence of artifacts in heavily bioturbated soils, the probability of significant buried cultural deposits is low, and concluded that the potential for archaeological materials in the Project area was minimal. Further, the Central Coast Information Center of the University of California, Santa Barbara (CCIC) conducted a record search on November 19, 2025, and concluded that no known recorded archaeological sites are located on or within a 2,000-foot radius of the Project site.

Soils: The subject property is underlain by non-prime soils characterized by steeply sloping and eroded soil complexes. The predominant soil types include the Todos–Lodo complex on 30 to 50 percent slopes, the Lodo–Sespe complex on 50 to 75 percent slopes, and the Gaviota–Rock outcrop complex on 50 to 75 percent slopes. These soil types are generally associated with steep terrain, erosion potential, and limited agricultural capability.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): No surface water bodies are located on the subject parcel. Arroyo Paredon Creek flows seasonally approximately 0.5-miles south west of the Project area, and intermittent Santa Monica Creek runs approximately 0.5-miles to the east.

Surrounding Land Uses: The subject parcel is located near other agriculturally and Mountainous zoned parcels. Surrounding parcels contain land uses similar to existing development on the subject parcel, including single-family dwellings, agricultural accessory structures, orchards, irrigated crops, and vineyards.

Existing Structures: The subject parcel contains a single-family dwelling with an attached garage, a barn, accessory dwelling unit, pool, water tank, solar arrays and storage/equipment sheds.

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.

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 1.5 miles from Toro Canyon Road (State Route 192), the nearest public street connection, and accessed via Toro Canyon Park Road. Public views in this area from Toro Canyon Park Road are dominated by orchards, steep hills, and oak trees. Because of steep road cuts along Toro Canyon Park Road, existing structures onsite and the proposed event areas are not visible to the public.

Impact Discussion.
(a, b, d) No Impact. The Project is a request to allow a maximum of 12 special events per calendar year. No structural development is proposed. All facilities for events would be portable and temporary in nature, including, but not limited to, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. The reception area for events would utilize lawn space below the existing barn, existing outdoor deck, and pool area behind the existing single-family dwelling. The existing single-family dwelling is located approximately 1.5 miles from Toro Canyon

Road (State Route 192), the nearest public street connection. The Project site is not visible from any public viewing area or public street. The Project would not adversely alter the visual character of the landscape or topography.

(c) Insignificant. Existing night lighting on the Project site is associated with the existing single-family residence and accessory structures. No streetlights are located on the Project site or on surrounding roads. 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, and the vehicles would utilize existing roadways which would minimize the potential for car headlights to affect adjoining areas. The Project would provide temporary lighting for special events which would be shut off by 8:00 PM. The two event areas are near existing structural development, and they are located at least 0.1 miles away from the nearest offsite dwelling unit. Existing vegetative buffer exists between the proposed event sites and neighboring dwellings. As a result, temporary nighttime lighting used during special events would not affect neighboring areas with glare or night lighting. 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. Therefore, this impact would be insignificant.

Cumulative Impacts.
The implementation of the Project is not anticipated to result in any substantial change in the aesthetic character of the area since the Project site is not visible from any public viewing points and no development is proposed. Thus, the Project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact.
Impacts are insignificant. No mitigations are necessary.

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 parcel is 56 acres. A majority of the parcel is undeveloped, supporting ESH. Approximately 15 acres currently supports commercial agriculture including coffee, vineyards, and stone fruit trees. The

parcel is shown as Parcel C of Parcel Map 13,295, created in 1982, shown on Book 30 Page 41 of Parcel Maps. When the parcels were created the land was considered raw/vacant, however, in years prior to the parcel map the area was known to contain agriculture. The property adjoins agricultural parcels ranging from approximately 40 acres to 56 acres; these neighboring properties to the north and west are used as orchards and grapes. Soils onsite are predominately Todos–Lodo complex and the Gaviota–Rock outcrop complex. These soil types are generally associated with steep terrain, erosion potential, and limited agricultural capability. There are no prime soils located onsite.

Impact Discussion.
(a, b) Insignificant. The Project site contains active commercial agricultural operations; however, the parcel does not include Prime Farmland soils. Approximately 15 acres of the subject property are planted with stone fruit trees, coffee plants, and vineyards. The Project consists of up to 12 special events per year, each limited to a maximum of 150 attendees. The proposed special events would not interfere with ongoing agricultural production. All event-related facilities would be portable and temporary in nature. Events would occur within already developed portions of the site associated with an existing single-family residence and barn, thereby avoiding disturbance of cultivated areas. The Project would not introduce permanent structures or land use changes that would remove land from agricultural production. Therefore, the Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to non-agricultural use, nor would it conflict with existing agricultural operations. Impacts to agricultural resources 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. Thus, the Project would not cause a cumulatively considerable effect on agricultural resources.

Mitigation and Residual Impact.
Impacts are insignificant. No mitigations are necessary.

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 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. The Project would not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site would be fewer than 100). It would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere. The Project would also not generate additional smoke, ash, odors, or long-term dust after construction.

(a-c) Insignificant. The Project consists of a request to allow a maximum of twelve wedding events per calendar year, with each event limited to no more than 150 attendees. For events exceeding 50 attendees, shuttle transportation would be utilized to minimize individual vehicle trips and reduce associated emissions. All events are temporary in nature, and no expansion or modification of existing built development is proposed; therefore, no construction activities would occur. As a result, the Project would not generate construction-related air pollutant emissions such as fugitive dust (PM10), exhaust emissions, or construction equipment emissions. Event-related traffic would occur intermittently and would not exceed applicable significance thresholds (i.e., new vehicular trips to or from the site would be fewer than 110 daily trips). Additionally, implementation of shuttle services would further reduce trip generation and associated emissions. The Project would not introduce new stationary sources of emissions, including equipment, industrial processes, hazardous material storage, or other pollutant-generating uses. No ongoing sources of smoke, ash, objectionable odors, or long-term dust emissions would be created. Accordingly, the Project would not conflict with or obstruct implementation of the applicable air quality plan, nor would it result in a cumulatively considerable net increase of criteria pollutants. Impacts related to air quality would be insignificant.

Short-Term Construction Impacts. There are no Project-related construction activities. The Project does not require grading, earth moving operations, or any structural development.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the Project is a request for a temporary use to allow a maximum of twelve special events per year. The Project meets the screening criteria for small projects (i.e., projects that generate 110 or fewer average daily trips) (see Section 4.12 (Transportation) below for more

information on average daily trips). The driveway and drop-off areas are paved and will not result in a significant level of dust generation. Therefore, the Project will not have a potentially significant long-term impact on air quality.

Cumulative Impacts.
The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the 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.

Mitigation and Residual Impact.
Impacts are insignificant. No mitigations are necessary.

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)].

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 regards 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) Insignificant. The Project has been evaluated for consistency with the 2030 Climate Action Plan and found to be consistent, as demonstrated by the Climate Action Plan Consistency Checklist (Attachment 2). Therefore, the Project may tier off of the GHG emissions analysis from the 2030 CAP PEIR pursuant to CEQA Guidelines Section 15183.5. The Project is a request to allow a maximum of twelve special events per calendar year. The Project does not include any physical development, new construction, structural expansion, or reconstruction. Event activities would utilize existing developed areas of the property and would not increase operational intensity beyond temporary and intermittent use. As documented in the Climate Action Plan Consistency Checklist (Attachment 2), the Project meets applicable screening criteria for Vehicle Miles Traveled (VMT) and does not require additional transportation or emissions analysis. The Project does not include a Comprehensive Plan, Zoning Map, or Ordinance Amendment, does not include new construction or a remodel, and would not introduce 50 or more employees. Therefore, mitigation measures from the Climate Action Plan Consistency Checklist do not apply to the Project. 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.

(b) No Impact. The Project's contribution to greenhouse gas emissions would be minimal and intermittent. It would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases and, therefore, would have no impact.

Cumulative Impacts.

The Project's total greenhouse gas emissions would be less than the applicable threshold. Therefore, the Project's incremental contribution to a cumulative effect is not cumulatively considerable and the Project's greenhouse gas emissions would not have a significant impact on the environment.

Mitigation and Residual Impact.

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

References:

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U.S. Global Change Research Program, *Fourth National Climate Assessment, Volume II*: Impacts, Risks, and Adaptation in the United States, 2018.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	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	
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		

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

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

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. The subject parcel is 56.0 acres. Approximately 32 acres are covered in Scrub Oak Chaparral ESH, and small mapped riverine wetland channels are located in the southern portion of the parcel. A majority of the parcel's topography contains slopes between 20%-30%, with approximately a third of the parcel containing slopes of greater than 30%. There are no mapped special status animal or plant species according to the California Natural Diversity Database (CNDBB), including the California Tiger Salamander (CTS). The Project is a request for 12 special events annually, limited to 150 guests. No new development that would impact vegetation is proposed, as all facilities for events would be portable and temporary in nature. The event site is restricted to developed portions of the parcel, confined to a landscaped/manicured lawn portion outside of all mapped ESH.

Environmental Thresholds.

Santa Barbara County's Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Wetlands: Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, result in degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species are considered to have a potentially significant effect on the environment. Projects which substantially interrupt wildlife access, use, and dispersal in wetland areas would typically be considered to have a potentially significant impact. Projects which disrupt the hydrology of wetlands systems would be considered to have a potentially significant impact.

Native Grasslands: In general, project-created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter

acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Impact Discussion.
(a-g, j) No Impact. The Project is a request to allow temporary special events with a maximum of twelve special events per calendar year. The events would be limited to previously disturbed and developed areas of the property, including lawn areas below the existing barn, paved driveway surfaces, and the existing outdoor deck and pool area associated with the existing single-family residence. No grading, vegetation removal, land disturbance, lighting installation, or construction activities are proposed. A review of the California Natural Diversity Database (CNDDB) (February 2025) indicates the Project site is located outside the mapped presumed extent of special-status plant and wildlife species. No sensitive plant or wildlife species are known to occur within areas proposed for event activities. Environmentally Sensitive Habitat (ESH), including Scrub Oak Chaparral communities and mapped riverine wetland channels, occur on the broader property but are located well outside the areas utilized for special events. All proposed activities would occur within existing developed and previously disturbed areas. The Project would not encroach upon, modify, or disturb sensitive habitats.

(h,i,k) Insignificant. Although the proposed special events are located outside all mapped Environmentally Sensitive Habitat (ESH) areas, event activities would result in temporary increases in human presence, noise, lighting, and vehicle activity. These potential disturbances are limited by the intermittent and temporary nature of the events, which are restricted to a maximum of twelve events per calendar year and confined to previously disturbed and developed portions of the property. Because the events would be infrequent, short in duration, and would not involve habitat disturbance, vegetation removal, or construction activities, any effects on nearby biological resources would be minor, temporary, and fully reversible. The limited frequency of events would prevent impacts from accumulating over time. Therefore, the Project would result in less than significant impacts to biological resources.

Cumulative Impacts. 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 impacts are identified. No mitigation is necessary

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	

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
c. Disturb any human remains, including those located outside of formal cemeteries?				X	
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	

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

CEQA calls cultural resources that meet these criteria "historical resources". Specifically, a "historical resource" is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of

Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a "historical resource".

CEQA Guidelines Section 15064.5(b) states that "a project that may cause a substantial adverse change in the significance of a 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 a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of a 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.

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. Based on a Phase 1 Archaeological Assessment prepared by Leftwich Archaeology, dated May 2021, for the initial residential structural development, and records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), cultural resources are not located in the vicinity of the Project. The Phase 1 Archaeological Assessment identified no archaeological resources within the area of the project site and the records search conducted at the CCIC on November 19, 2025, found no recorded archaeological sites located within 2,000 feet of the project site.

The subject parcel is developed with a residence and accessory structures permitted in 2021 under Land Use Permit Case No. 21LUP-00000-00132. No other development is located on the parcel. Santa Barbara County initiated tribal consultation consistent with Public Resources Code (PRC) Section 21080.3.1 and Assembly Bill (AB) 52. On November 20, 2025, a formal notice of application completeness was transmitted to Matthew Vestuto, Chair, Barbareño/Ventureño Band of Mission Indians; Gabriel Frausto, Chair, Coastal Band of the Chumash Nation; and Kenneth Kahn, Chair, Santa Ynez Band of Chumash Indians. The notice provided an opportunity for government-to-government consultation and included a description of the proposed project along with summaries of the Phase I and Extended Phase I cultural resources investigations. No requests for consultation were received, and no Tribal Cultural Resources (TCRs) were identified on the subject parcel.

Impact Discussion.
***(a-d)* No Impact.** The Project consists of a request to allow a maximum of twelve special events per calendar year. No structural development, grading, excavation, or ground disturbance is proposed. Event activities would utilize existing developed areas of the property, including lawn space below the existing

barn and the existing outdoor deck and pool area associated with the single-family residence. Because the Project does not involve structural development or ground disturbance, implementation would not cause a substantial adverse change in the significance of a historical resource or a prehistoric or historic archaeological resource. The Project would not disturb human remains, including those interred outside of formal cemeteries, and would not impact any known or potential tribal cultural resources. Accordingly, the Project would result in no impact to cultural resources.

Cumulative Impacts.
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.
The Project would have no impact. No mitigations are necessary.

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	

Impact Discussion.
(a-b) No Impact. The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The Project is a request to allow a maximum of twelve special events per calendar year. All facilities for the events would be portable and temporary in nature, including but not limited to: event tents, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. Energy demands for lighting, DJ equipment, and catering amenities 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. The Project would have no long-term energy requirements and a negligible effect on regional energy needs. Therefore, the Project would have no adverse impacts.

Cumulative Impacts.
The project's contribution to the regionally significant demand for energy is not considerable, and is therefore insignificant.

Mitigation and Residual Impact.
No mitigation is required. 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.
According to the California Department of Forestry and Fire Protection (CAL FIRE), the Project Site is within a High Fire Hazard Severity Zone (CAL FIRE 2022). The project site is currently developed with a single-family dwelling with an attached garage, a barn, accessory dwelling unit, pool, water tank, solar arrays and storage/equipment sheds.. The project falls within the jurisdiction of the Carpinteria-Summerland Fire Protection District and is served by Station 61, located 5.1 miles from the project site.

Carpinteria/Summerland Fire Standards. The following Carpinteria-Summerland Fire Protection District standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 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) Insignificant Impact. The subject parcel is located within a High Fire Hazard Severity Zone, however, the Project does not include new structural development, grading, or installation of utility infrastructure. The Project consists solely of temporary special events occurring within existing developed areas of the property and would not introduce permanent structures, expand building footprints, or result in additional permanent human habitation within the High Fire Hazard Severity Zone. The Project complies with applicable Carpinteria/Summerland standards, including emergency response access and minimum road width requirements. Additionally, the mitigation measure below (MM 1 Onsite Parking), requires all event related parking to be located outside of road right-of-way and fire access routes ensuring that emergency vehicle access is maintained at all times. With adherence to these operational requirements, the Project's impact on fire protection measures a-b would be insignificant.

(c-f) No Impact. The Project is a request for twelve special events per calendar year and does not include new structural development, expansion of existing buildings, or installation of permanent infrastructure. The Project would not require additional fire hydrants, water system improvements, or new emergency access roads. Temporary structures would be used in accordance with applicable requirements of the California Fire Code including standards related 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 for the project site are provided by the Carpinteria-Summerland Fire Protection District, with response service available from Carpinteria/Summerland Station 61, located approximately 5.1 miles southwest of the event area. Temporary structures associated with special events would remain within the Fire District's established service area and would not be located in areas beyond safe emergency response capability. The existing main entry road provides adequate access for firefighting and emergency response vehicles. The Fire District reviewed the Project and issued a condition letter dated May 29, 2025, confirming compliance with applicable fire protection requirements. The Project would not introduce development into an area lacking adequate water supply, fire hydrants, or emergency access; would not impair wildfire management or fire prevention techniques such as controlled burns or backfiring; and would not place structures beyond acceptable Fire District response times, therefore there would be no impact on fire protection measures c-f.

Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas.

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 measure would reduce the Project's impact on Fire Protection to an insignificant level.

MM 1 Onsite Parking. All event-related vehicles, including shuttles, parking for staff, and parking for the event attendees, shall be located onsite and outside of the road right of way and designated fire access. The Owner/Applicant shall provide all clients with a written notice of this requirement and a description of approved shuttle stops. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
PLAN REQUIREMENTS: Designated parking and shuttle stops shall be depicted on project plans submitted for Zoning Clearance.
TIMING: A copy of the written notice for clients shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained for all events.
MONITORING: P&D permit processing staff shall confirm the availability of designated onsite parking areas for events and review the written notice to be provided to clients.

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	

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

Existing Setting.
The Wanderment Farms property, similar to other areas of Santa Barbara County, is susceptible to seismic activity. Under the Alquist-Priolo (A-P) Earthquake Fault Zoning Act, the California Geological Survey designated the surface traces of active faults in California (DOC 2022a). An active fault is defined as a fault that has ruptured in the past 11,000 years (DOC 2022a). The Wanderment Farms property is not located within an earthquake fault zone, however, it is located approximately 6.5 miles northeast of the nearest Alquist-Priolo fault (Red Mountain Fault - South Strand), in the Red Mountain Fault zone and approximately 1 mile north from non A-P Arroyo Parida fault, in the Mission Ridge fault system zone.

County 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 Planning and Development or the Public Works Department. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special 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) No Impact. The Project is a request to allow for up to twelve special events per calendar year and does not include structural development, grading, excavation, vegetation removal, or other ground-disturbing activities. Although portions of the subject parcel contain slopes exceeding 20 percent, all proposed event activities would occur within previously developed and disturbed areas, including lawn space below the existing barn and the existing outdoor deck and pool area associated with the single-family dwelling. The lack of ground disturbing activities minimizes the Project's potential to result in excessive grading, erosion, or changes in topography. Therefore, there would be no impact related to geological resources.

Cumulative Impacts. Since the project would not result in significant geologic impacts, and geologic impacts are typically localized in nature, it would not have a cumulatively considerable effect on geologic processes within the County.

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 2026; DTSC 2026).

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

Impact Discussion.
(a-l) No Impact. There is no evidence that hazardous materials were used, stored or spilled on site in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment. The Project is a request to allow a maximum of twelve special events per calendar year. No structural development or grading is proposed. (MM 1 Onsite Parking), discussed in Section 4.7, requires all event related parking to be located outside of road right-of-way and fire access routes ensuring that emergency vehicle access is maintained at all times, and the

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. Therefore, there would be no impacts to hazardous materials and/or risk of upset.

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 within the Toro Canyon Community Plan, approximately 1.5 miles from Toro Canyon Road (State Route 192), the closest public street. Toro Canyon is located in the South Coast of Santa Barbara, nestled to the south of the City of Santa Barbara and north of the City of Carpinteria. The subject parcel is located within the boundaries of the Los Padres National Forest, in the inner rural area.

It is a 56-acre parcel, dually zoned Agriculture (AG-I-40) in the northern portion and Mountainous (MT-TORO-40) in the southern portion. The Project proposes a maximum of twelve special events in the northern, agriculturally-zoned portion of the parcel. It is bounded by similarly agriculturally-zoned and mountainous-zoned lots. A majority of the parcel is undeveloped, characterized by steep slopes and scrub oak chaparral ESH. 8-foot-tall fencing is installed that follows the dividing line between the two zone districts. Approximately 17 acres of the parcel fall within the AG-I-40 Zone District, with approximately 15 acres being actively used for commercial agriculture, including coffee, vineyards, and stone fruit trees. Existing development onsite is located within the agriculturally-zoned portion of the parcel and includes a single-family residence with an attached garage, outdoor pool with decking, barn, accessory dwelling unit, water tank, and other scattered small accessory agricultural structures.

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) Insignificant. Special events are an allowable use in the AG-I Zone District with a Minor Conditional Use Permit. The Project is a request for intermittent special events on the subject parcel with a maximum of twelve per calendar year. All facilities for events would be portable and temporary in nature, including, but not limited to, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. The primary event areas would utilize existing disturbed and developed portions of the site, including lawn space below the existing barn, the existing outdoor deck, and the pool area located behind the existing single-family dwelling. As stated in Section 4.1 Aesthetics/Visual Resources, the Project would be required to comply with applicable provisions of the County Land Use and Development Code including height and development standards, ensuring compatibility with uses and structures permitted within the AG-I Zone District. The environmental analysis contained in this document evaluates potential impacts of the Project, and where necessary, mitigation measures reduce potentially significant impacts to less than significant levels. The Project would not introduce a new permanent land use, require construction of permanent facilities, or conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects. Therefore, impacts associated with Land use criteria identified in items a and b would be insignificant.

(c-j) No Impact. The Project consists of temporary, intermittent special events occurring on the subject parcel, with a maximum of twelve events per calendar year. The Project would not induce population growth, nor would it involve the construction or demolition of any permanent structures. As such, the Project would not result in the displacement of substantial numbers of people or housing, nor would it result in the loss of existing affordable housing. No new sewer infrastructure, access roads, or other permanent utility improvements are proposed as part of the Project. The proposed special events would be limited to existing disturbed and developed areas of the site and would not result in the conversion of open space to non-open space uses. The Project does not include roadway closures, including freeway ramps, or other actions that could result in economic or social changes that would in turn cause physical environmental effects. In addition, the Project site is not located within the vicinity of an airport and would not be subject to adopted airport safety zones or related aviation safety constraints. Therefore, no impact associated with Land Use criteria identified in items c through j, 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 mitigation is required. Impacts would be insignificant.

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 proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of agricultural uses and single-family residences.

Environmental Setting/Threshold.
Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure of noise-sensitive uses, 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) Insignificant. The Project proposes a maximum of twelve special events per calendar year. These events would be temporary and intermittent in nature and would not involve the installation of permanent noise-generating equipment or structures that could result in a substantial long-term increase in ambient noise levels in surrounding areas. While individual events may temporarily generate elevated noise levels, the limited frequency and duration of the proposed use would not result in long-term exposure of sensitive receptors to noise levels exceeding County thresholds. Noise associated with the Project would occur only during scheduled event periods and would not represent a continuous or recurring source of ambient noise. In addition, the project site is not located in proximity to an airport or other noise-generating land uses that would result in long-term exposure to excessive noise levels under applicable County standards.

The Project includes the potential for live and/or amplified music during proposed special events. Amplified music is proposed at the residence pool deck, and background music is proposed at the barn patio. All amplified and background music would be required to cease by 8:00 p.m. in accordance with Project operational limitations. An acoustical analysis was prepared to evaluate whether average A-weighted sound levels from amplified music would exceed 65 dBA CNEL at any property line (45dB Acoustics, LLC, April 10, 2025, Attachment 3). The analysis evaluated multiple operational scenarios, including background and amplified music at the barn patio, as well as amplified music at three potential stage configurations at the residence pool deck.

For the barn patio, the analysis modeled a loudspeaker system operating at 65 dBA CNEL measured at 10 feet, representing typical outdoor background music levels, as well as a higher scenario of 90 dBA CNEL at 10 feet for more amplified music conditions. In both scenarios, predicted noise levels at the property lines would remain below the 65 dBA CNEL threshold during permitted event hours (10:00 a.m. to 8:00 p.m.). For the residence pool deck, the analysis evaluated amplified music scenarios at up to 95 dBA CNEL measured at 10 feet from the stage or loudspeakers across three potential configurations. In all modeled scenarios, predicted noise levels at surrounding property lines were also shown to remain below the 65 dBA CNEL threshold during approved operating hours.

Based on the results of the acoustical study, short-term noise exposure associated with the proposed Project would remain below the applicable 65 dBA CNEL threshold under the analyzed scenarios, with operational limits of 90 dBA CNEL at the barn patio and 95 dBA CNEL at the pool deck stage areas. However, if amplified music were to occur outside of the configurations or operational parameters evaluated in the acoustical report, there is potential for short-term noise levels to exceed the 65 dBA CNEL threshold. Compliance with the approved operational limits in the project description and conditions of approval would ensure that noise impacts remain insignificant.

Cumulative Impacts.
With incorporation of the measures in the project description and standard conditions of approval, the Project is not anticipated to result in any substantial noise effects. Therefore, the Project would not contribute in a cumulatively considerable manner to noise impacts and residual impacts would be insignificant.

Mitigation and Residual Impact.
Impacts are insignificant. No mitigations are necessary.

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	
c. Significant amounts of solid waste or breach any federal, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		

Will the proposal require or result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 in the project area are provided by the Santa Barbara County Sheriff's Office. Emergency medical and fire protection services are provided by the Carpinteria-Summerland Fire Protection District. The nearest fire station serving the project site is Carpinteria-Summerland Station 61, located approximately 5.1 miles southwest of the event area. Station 61 is staffed with five personnel and typically responds with an engine and a squad unit. In addition to structural fire response, the station provides specialized capabilities, including water rescue, beach and trail rescue, and wildland fire response. The project site, Wanderment Farms, is currently served by an onsite private septic system for wastewater disposal.

Environmental Thresholds.
(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,c) Insignificant Impact. The Project is a request to allow up to twelve temporary events per year. Each event would be limited to 150 guests. The events would consist of receptions, parties, weddings and similar gatherings, and would be conducted entirely outdoors utilizing the existing barn covered patio area, lawn area immediately south of the barn, and the residence pool deck and lawn area immediately adjacent to the residence. All facilities for the events would be portable and temporary in nature, including but not limited to: event tents, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. All temporary lighting would be fully shielded and directed downward. Emergency medical attention would be provided by the Carpinteria-Summerland Fire Protection District (Fire) and police service would be provided by the Santa Barbara County Sheriff's Office. Fire reviewed the Project and provided a condition letter dated May 29, 2025. No new police protection or health care services would be required to serve the Project. Solid waste, including recycling, would be disposed of at County landfill facilities. The Project would not result in significant impacts to landfill capacity because it would generate significantly less than 196 tons per year of solid waste (operational), which would be roughly equivalent to over a million square feet of Eating and Drinking Establishment (Santa Barbara

County Environmental Thresholds and Guidelines Manual). Due to 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. Therefore, impacts to police protection, health care services, and solid waste thresholds would be insignificant.

(b, d, e) No Impact. The Project would not result in the construction of any new habitable structures or other development that could induce population growth; therefore, it would not generate an increase in demand for school services or result in the enrollment of new students within the local school district. The subject parcel is not located within a sewer service area, and wastewater generated during special events would be accommodated through the use of portable toilet facilities which would be brought onto the site up to twelve times annually to provide services for proposed special events. Environmental Health Services (EHS) reviewed the Project and provided a comment letter dated June 17, 2025. The existing development on-site utilizes a private septic disposal system for wastewater disposal, and a new system is not required to serve the infrequent events on the property. No cooking facilities are proposed, and all food and beverages would be provided by an event/catering company and brought to the site for each event. Additionally, the Project would not introduce new impervious surfaces or structural development that could increase stormwater runoff from the site. As such, the Project would not require the construction, expansion, or modification of sewer, water, or stormwater drainage facilities. Therefore, the Project would result in no impact to schools, sewer infrastructure, or stormwater/water quality control facilities.

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 public services. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is insignificant.

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

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	
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	

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.

The project site is located in an agricultural and residential area of Toro Canyon. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site.

Toro Cayon Park is located approximately two miles from the subject property, with several developed lots in between.

Impact Discussion.
(a-c) No Impact. The Project proposes to allow a maximum of twelve special events per calendar year and does not include any new development or structural improvements. The subject parcel is not located on or in proximity to any established public recreational facilities, including but not limited to hiking, biking, or equestrian trails. The Project would not result in an increase in population or otherwise generate new demand for recreational facilities or services. Accordingly, the Project would not result in any physical deterioration of existing recreational facilities, nor would it cause an increase in use of or demand for recreational opportunities within the project vicinity or Countywide. Therefore, no impacts to recreational facilities or services would occur.

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 impacts are identified. No mitigation is 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		
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.
Access to the event site is provided via an existing paved private driveway connecting to Toro Canyon Park Road. The driveway is approximately 16 feet in width, with approximately 2 feet of clearance on each side. On-site parking for special events of up to 50 guests would be accommodated entirely within the property. For events exceeding 50 guests, parking would be provided off-site, with guests transported via private shuttle service from local hotels or from the St. Joseph Church parking lot located approximately seven miles away in the City of Carpinteria. During events, the shuttle bus would be staged on the existing driveway adjacent to the residence and would serve as the designated pickup and drop-off location for guests. Shuttle operations would consist of scheduled pickups and drop-offs, with fewer than four round trips typically required for the largest events. The site can accommodate a total of approximately 41 on-site parking spaces.

These parking areas include a gravel parking area near the property entrance, a compacted earthen parking area along the existing paved driveway near the barn, a compacted gravel area in the northern portion of the property adjacent to the water tank (north of the vineyard), and one ADA-accessible parking space located within the existing flat parking area adjacent to the barn.

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 SBCAG's 2040 Regional Transportation Plan and Sustainable Communities Strategy (SBCAG, 013) and the County's Comprehensive Plan, zoning ordinances, capital improvement programs, and other planning documents contain transportation and circulation programs, plans, ordinances, and policies. A transportation impact occurs if a project conflicts with the overall purpose of an applicable transportation and circulation program, plan, ordinance, or policy, including impacts to existing transit systems and bicycle and pedestrian networks pursuant to Public Resources Code Section 21099(b)(1).
b. **Potential Impact to VMT.** The County expresses thresholds of significance in relation to existing, or baseline, county VMT. Specifically, the County compares the existing, or baseline, County VMT (i.e., pre-construction) to a project's VMT. The County's Project-Level VMT Calculator incorporates screening criteria, thresholds of significance, mitigation measures, and data from the Santa Barbara County Association of Governments' (SBCAG) Regional Travel Demand Model (RTDM).

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

Screening Category	
Small Projects	A project that generates 110 or fewer average daily trips
Locally Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, such as specialty retail, shopping center, grocery/food store, bank/financial facilities, fitness center, restaurant, or café. If a project also contains a non-locally serving retail use(s), that use(s) must meet other applicable screening criteria.
Projects Located in a VMT Efficient Area	A residential or office project that is located in an area that is already 15 percent below the county VMT (i.e., "VMT efficient area"). The County's Project-Level VMT Calculator determines whether a proposed residential or office project is located within a VMT efficient area.
Projects near Major Transit Stop	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.

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

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

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

[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."

	regionally serving. For projects that generally produce job-related travel (i.e., employment), the analysis can compare the project's VMT (i.e., home-based work VMT per employee) to existing county VMT. For projects that serve the region, the analysis can compare the project's total VMT to existing VMT, or compare the project's net increase in total VMT to the study area VMT.

Projects with VMT below the applicable threshold would normally result in a less than significant VMT impact and, therefore, would not require further analyses or studies. Projects with a VMT above the applicable threshold would normally result in a significant VMT impact and, therefore, would require further analyses and studies, and, if necessary, project modifications or mitigation measures. CEQA Guidelines Section 15064.3 establish VMT as the most appropriate measure of transportation impacts under CEQA.

c. **Design Features and Hazards.** A transportation impact occurs if a project would result in potential roadway hazards, such as a driveway that would not meet site distance requirements, a new traffic signal, or a new use and substantial traffic that would create potential safety problems.
d. **Emergency Access.** A significant impact occurs if a project will potentially impede emergency access vehicles.

Impact Discussion:
(a, c-d) No Impact. The Project is consistent with applicable programs, plans, ordinances, and policies related to circulation and transportation. The Project is limited to a maximum of twelve temporary special events per calendar year and does not include any permanent development or structural improvements. All event-related facilities would be temporary in nature. Access to the Project site is provided by existing roads that are established and designed to accommodate current residential and agricultural uses, including emergency response vehicles. The Carpinteria-Summerland Fire Protection District reviewed the Project and confirmed that adequate fire protection services are available to serve the site, as documented in their conditions letter dated May 29, 2025. In addition, Mitigation Measure 1 (MM 1 Onsite Parking) requires that all on-site parking be located outside of the road right-of-way and designated fire access areas.

The Project would not introduce new roadway design features, incompatible uses, or operational conditions that would result in transportation hazards. Trip generation associated with the limited number of annual events would be temporary and intermittent and would result in a negligible increase over existing traffic levels. This minor increase would not affect traffic flow, roadway capacity, or safety on surrounding roads. Therefore, the Project would result in no impact related to transportation circulation, hazards, or emergency access.

(b) Insignificant. Pursuant to CEQA Guidelines Section 15064.3(b)(3), a lead agency may rely on a qualitative assessment of project-related transportation impacts, including Vehicle Miles Traveled (VMT). Consistent with the County of Santa Barbara's VMT thresholds and screening criteria for small projects (County of Santa Barbara 2024), a project is presumed to have a less-than-significant VMT impact if it generates 110 or fewer average daily trips. The Project qualifies under the County's screening criteria for small projects, as it consists of a maximum of twelve temporary special events per calendar year, with up to 150 attendees per event. On-site parking for events of up to 50 guests would be accommodated entirely on the property. For events exceeding 50 guests, off-site parking would be utilized in conjunction with a

shuttle service to reduce on-site parking demand. Approximately nine on-site parking spaces would be provided for staff, event hosts, and limited mobility guests.

To assess the potential maximum number of average daily trips per twelve events annually, a conservative trip generation scenario assumes 50 guest vehicle trips per event (50 guests arriving individually), and 27 employees generating approximately 14 vehicle trips per event (employees would arrive in groups of two or more) resulting in an estimated total of 64 trips per event. Over twelve events annually, this equates to approximately 768 trips per year or approximately two average daily trips, consistent with the County's definition of a small project.

For larger events with up to 150 attendees, trip generation is further reduced through the use of off-site parking and shuttle service. For events with over 50 attendees, onsite parking is restricted to event employees, immediate members of the event, and limited mobility guests. Other attendees would park offsite and arrive via shuttle therefore reducing the number of average daily trips per event. For events with up to 150 attendees approximately 35 average daily trips are anticipated (3 shuttles with up to 30 passengers would make 10 average daily trips and up to 50 attendees considered immediate members of the event, and limited mobility guests would arrive with their plus ones and/or in groups would make 25 average daily trips). Trips associated with these events would be infrequent and primarily occur on weekends, outside of peak commute periods. Overall, the Project would result in a negligible increase in vehicle travel, would not substantially affect roadway capacity or level of service, and would not adversely impact parking, transit, bicycle, or pedestrian facilities. Accordingly, the Project would result in an insignificant VMT impact.

Cumulative Impacts.
The County's Environmental Thresholds were developed, in part, to define the point at which a Project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the 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 policies and MM 1 Onsite Parking, 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 Toro Canyon groundwater basin. The Project Site is not located in a flood hazard area as defined by the Federal Emergency Management Agency (FEMA) (FEMA 2012). Arroyo Paredon Creek flows seasonally approximately 0.5 miles southwest of the Project area, and intermittent Santa Monica Creek runs approximately 0.5 miles to the east.

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 overdrafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well 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 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-k) No Impact. The Project consists of a request for approval of up to twelve special events per year with a maximum of 150 attendees per event. The Project does not include any structural development, ground-disturbing activities, or changes to existing site improvements, and would not increase impervious surface coverage on the Project site. As a result, the Project would not alter existing drainage patterns, percolation rates, or the rate, volume, or direction of surface water runoff nor would it change the amount of surface water in any receiving water body. Additionally, the Project would not affect surface water quality, groundwater levels, or groundwater recharge, nor would it alter the course, flow, or quantity of floodwaters.

The Project site is located in the inland portion of the County, approximately two miles north of the coastline, and is not subject to coastal hazards such as tsunamis, sea level rise, or seawater intrusion. Furthermore, the site is not located within a Federal Emergency Management Agency (FEMA)-designated flood hazard area (FEMA 2012), and the Project would not expose people or property to flood risks or other water-related hazards. Accordingly, the Project would result in no impacts related to hydrology, water quality, drainage, groundwater, or flooding.

(l) Insignificant. The Project has the potential to generate nominal quantities of stormwater pollutants associated with limited vehicle use, including incidental vehicle leaks that could introduce small amounts of oil and other hydrocarbons into surface runoff. The Project consists of up to twelve special events per calendar year with a maximum of 150 attendees per event and does not include any structural development,

[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.

grading, or other ground-disturbing activities. Vehicle activity on the site would be limited and intermittent, occurring primarily during scheduled event days. For events exceeding 50 attendees, shuttle service would be utilized to reduce individual vehicle trips and further minimize on-site vehicle presence. Given the temporary and infrequent nature of event-related traffic, any potential pollutant contributions would be minor in quantity and highly dispersed. As such, the potential for release of waterborne pollutants would be minimal and is not expected to result in a significant degradation of water quality or create a public health hazard. Therefore, the Project's impact related to stormwater pollutants would be less than significant.

Cumulative Impacts.
Cumulative impacts to water resources can occur if cumulative special events projects would discharge substantial pollutants such that a waterbody could become impaired. 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 water resources. Therefore, the Project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is insignificant.

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

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Carpinteria-Summerland Fire Protection District, Public Works, Flood Control, Project Clean Water, Parks, Environmental Health, Air Pollution Control District,
Regional Programs, Other : CALTRANS

5.2 Comprehensive Plan

____	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	____	Ag Preserve maps
X	Calculations	X	Flood Control maps
X	Project plans	____	Other technical references
____	Traffic studies		(reports, survey, etc.)
X	Records	X	Planning files, maps, reports
X	Elevation, architectural renderings	X	Soils maps/reports
____	Published geological map/reports	____	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: **Aesthetics, Air Quality, Fire Protection, Geologic Processes, Transportation, and Water 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		
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 Project activities would minimize the potential to cause a substantial impact to biological resources. The Project would not include components which would substantially impact wildlife habitats or cause wildlife populations to drop below self-sustaining levels. The 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 Project would not contribute significantly to greenhouse gas emission or significantly increase energy consumption. The 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 Project to the disadvantage of long-term environmental goals.
3. As discussed within each environmental issue area identified in this document, the Project's contribution to cumulative impacts would not be cumulatively considerable.
4. Impacts to human beings are typically associated with air quality, fire protection, 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 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. With incorporation of the measures in the project description and standard conditions of approval, the Project is not anticipated to result in short-term exposure of people to noise levels exceeding County thresholds. Mitigation Measure, MM 1 Onsite Parking, would restrict all event-related parking to onsite locations, outside of the road right of way and designated fire access. The Project would not have environmental effects which would cause substantial adverse effects on human beings.
5. The Project would be consistent with the County's Land Use and Development Code which permits special events in AG-I 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

N/A

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Zoning

The Project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (County of Santa Barbara 2026). The AG-I 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 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 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
4. Toro Canyon Community Plan policies and development standards

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 ____ Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Kathleen Volpi **DATE:** May 4, 2026

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: Willow Brown Digitally signed by Willow Brown DN: C=US, E=wbrown@countyofsb.org, O=County of Santa Barbara, OU=Planning and Development, CN=Willow Brown **INITIAL STUDY DATE:** June 22, 2026

SIGNATURE: Willow Brown Digitally signed by Willow Brown DN: C=US, E=wbrown@countyofsb.org, O=County of Santa Barbara, OU=Planning and Development, CN=Willow Brown **NEGATIVE DECLARATION DATE:** July 1, 2026

SIGNATURE:_____ **REVISION DATE:** _____

SIGNATURE:_____ **FINAL NEGATIVE DECLARATION DATE:** _____

12.0 ATTACHMENTS

1. Project Plans
2. Climate Action Plan Consistency Checklist
3. Acoustical Analysis