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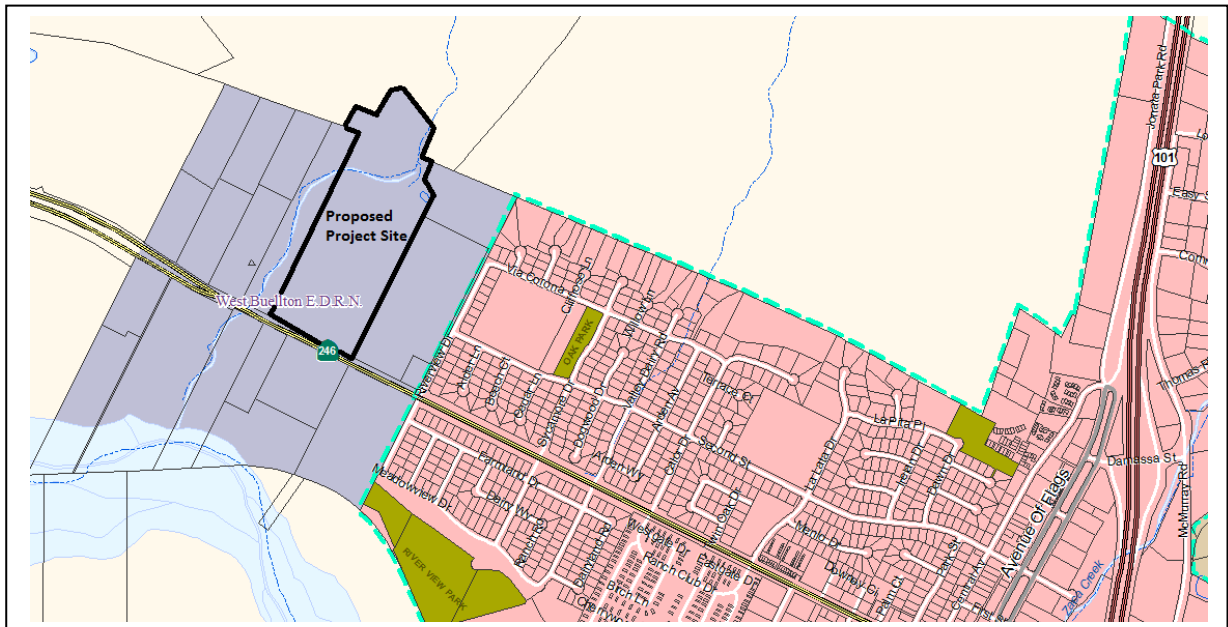
## Draft Mitigated Negative Declaration

### Williams Tier II Winery

14DVP-00000-00003

16NGD-00000-00017

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**Owner/Applicant**

Norman Williams  
1113 West Highway 246  
Buellton CA 93427

**Agent**

Courtney Taylor  
6465 Nursery Way  
San Luis Obispo, CA 93405  
805-234-2706

For More Information Contact Florence Trotter-Cadena, Senior Planner, Development Review Division, (805) 934-6253

## **1.0 REQUEST/PROJECT DESCRIPTION**

The proposed development consists of the conversion of an existing Tier I Winery to a Tier II winery of approximately 15,245 square feet. The project proposes to convert an existing Tier I winery to a Tier II winery. The conversion would consist of the following:

- Converting the existing 1,410 square foot barrel room would be converted to the 1,410 square foot tasting room; and,
- Increasing the number of special events from four to eight. Eight special events are allowed with the approval of a Tier II winery.

With the proposed conversion the height of the building would remain at 30 feet. The project does not propose any grading or vegetation removal.

### **Winery Facility**

The proposed Tier II winery would be located on a 35.61 (gross) acres parcel. The proposed project consists of the conversion of an existing 15,245 square foot Tier I winery into a Tier II winery with a tasting room. The height of the existing building is 30 feet. The Winery building would include a support laboratory for wine process testing and related quality control procedures. The winery would also include an office for business activities associated with a winery, including marketing, promotion, wholesale and retail wine sales, financial and business record keeping, and other activities customary to the processing and sale of wine products.

The 117 square foot catering preparation area would be used solely for the preparation of food for the on-site organized gatherings of less than 80 people, appetizers to complement daily public wine tasting, and for special events. No commercial restaurant use is allowed. It would not be used to prepare food off-site consumption. The kitchen would not be used for cooking or separate food sales (restaurant or meal service), but would be limited to food preparation in association with activities that are incidental and subordinate to the tasting of wine onsite.

### **Wine Production**

Wine production is currently 35,000 cases annually with an increase to 50,000 cases annually upon planting of additional vineyards. At least 51 percent of the winery case production would be from grapes grown on (099-251-069 and 099-400-069) the premises and/or from other contracted land under the same ownership in Santa Barbara County. Winery production would include grape crushing, de-stemming, fermenting, wine settling, wine finishing, bottling, cleaning, and storing. Winery production would normally occur daily and between the hours of 8 a.m. to 6 p.m. However, during harvest and crush season (September through November) extended hours may be necessary. During regular operation, wine production would require a one winemaker and cellar workers and 1-2 part time cellar workers, with 2-3 additional cellar workers for harvest and crush.

### **Wine Tasting**

The 1,410 sq. ft. public tasting room would be open to the public from 10 a.m. to 6 p.m. seven days a week. Retail sales of wine grape products shall be limited to those produced by the winery operator or bottled or grown on the winery premises. Only limited food preparation to complement daily public wine tasting is proposed (finger food only, no utensils and no table service). All food service in association with wine tasting activities would be clearly incidental to the wine tasting and would be limited to appetizers and appetizer-size servings which complement the wine tasting and no remuneration for food would occur. Four full time and three part time employees are employed to work in the wine tasting building.

### **Special Events**

A maximum of eight special events per year is proposed with a maximum of 150 attendees per event. The special events would be held to promote operations at the winery. Hours of operation for the proposed special events would be from 10 a.m. to 11 p.m. In accordance with LUDC Section 35.42.280.D.8(1), amplified music associated with special events would be allowed to occur between the hours of 10 a.m. to 10 p.m., and would not exceed 65 dBA at the exterior boundary of the winery premises. Gatherings consisting of 79 attendees or less, would be limited to fifty (50) per year. Food associated with special events would be prepared offsite by catering companies and assembled for serving in the proposed catering kitchen. Events would not happen concurrently with tasting room operations.

**Caterer's Preparation Area.** The winery building would include a small caterer's preparation area of 117 sq. ft. No commercial restaurant use is allowed. The small area would be used to assemble food to complement daily public wine tasting (finger food only, no utensils and no table service) and for gatherings of less than 80 people. Meal service in conjunction with Special Events would be prepared offsite by outside catering companies. All uses of the kitchen would be secondary to the wine processing and selling activities of the winery.

### **Parking**

Currently, a minimum of 25 parking spaces, plus an additional 60 onsite for special events exist onsite. Below is a breakdown of the spaces provided.

- Production, storage and warehousing (10,427 sq. ft.); 1 space per 1,000 sq. ft. required (11 permanent)
- Tasting room (1,410 sq. ft.) and other areas used by patrons (3,300 sq. ft. total); 1 space per 300 sq. ft. (11 permanent) plus 1 space per 2 employees (4 employees; required 2 permanent spaces)
- Bus/limo (10' x 30'), 1 per each 20,000 sq. ft. of winery structural development (1 permanent space)
- 60 additional spaces are available for overflow parking.

### **Wastewater.**

Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board (RWQCB) approved waste discharge system. Domestic wastewater would be directed to a proposed septic system in conformance with Environmental Health Services (EHS) requirements. Solid waste from wine production (leaves, stems, skins) would be composted and distributed in the vineyard as fertilizer in accordance with an EHS approved Solid Waste Management Plan.

### **Water.**

Water for the project would continue to be provided by an existing water well system. The water well produces water at 350 to 400 gallons per minute (gpm).

### **Grading and Access**

Since this is a conversion of a Tier I Winery to a Tier II Winery no additional grading would be required. Public access to the winery and production would be provided by an existing all-weather driveway of approximately 20 feet wide with an approximate length of 1,000 feet. No tree or vegetation removal is proposed as a part of this project.

**Lighting**

All exterior lighting approved with the Tier I winery would remain as part of the conversion. All existing lighting is hooded and directed downward and away from adjacent properties and roadways.

**Modification**

The applicant proposes a modification to the setback requirements under Section 35.42.280.D.2.a of the Land Use and Development Code. Specifically the applicant requests that the setback be reduced from 200 feet to 72 feet 10 inches in conjunction with the Development Plan. The requested reduction in the setback area would allow for the continued use of the legally permitted existing building to be used for winery offices, employee break room, and a restroom. All wine events associated with the winery are located approximately 200 feet to the east of this property line.

**Existing Development:**

The site is currently developed with a single family dwelling, pool, detached garage, solar panels, barn and covered arena.

**2.0 PROJECT LOCATION**

The application involves Assessor’s Parcel Number 099-251-069, located approximately 1 ½ miles northwest of the intersection of Highway 101 and Highway 246, known as 799 Highway 246, Buellton area, Third Supervisorial District.

<b>2.1 Site Information</b>	
Comprehensive Plan Designation	Rural Area, A-I-40, Agriculture 40 acres minimum parcel size
Zoning District, Ordinance	Land Use and Development Code, AG-I-40, Agriculture, 40 acres minimum parcel size
Site Size	35.6 acres
Present Use & Development	The site is currently developed with a single family dwelling, pool, detached garage, solar panels, barn and covered arena
Surrounding Uses/Zoning	North: AG-II-100, Agriculture South: AG-I-5, Residential Ranchette East: AG-I-5, Residential Ranchette West: AG-I-5 and AG-I-40, Residential Ranchette
Access	Highway 246
Public Services	Water Supply Private Water Well Sewage: Private Septic System Fire: S.B. County Fire, Stn: 31 Police: S.B. County Sheriff

**3.0 ENVIRONMENTAL SETTING**

**3.1 PHYSICAL SETTING**

799 West Highway 246 is a 35.6-acre parcel previously used for a horse operation. Approximately 35 acres are planted in vineyards (099-251-069 and 099-400-069). Development associated with the winery is approximately 2 acres.

The developed portion of the property is located approximately 2,046 feet south of the Santa Ynez River crossing Highway 246 in an area with slopes ranging from 2% to 9%. Soils onsite are identified as Corralitos loamy sand, 2% to 9% slopes. No sensitive plant or animal species or archaeological sites are known to exist within the development area.

Surrounding land uses include cultivated agriculture, cattle grazing and open space. Existing structural development onsite is detailed in the project description above.

### 3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project’s impacts are measured consists of the on the ground conditions described above.

## 4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

**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:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No 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 ½ miles northwest of the intersection of Highway 101 and Highway 246, in a rural area bounded by agriculture. Most of the subject parcel is not visible to travelers on Highway 246, although the existing Winery Building and associated driveway and parking are visible. Land uses on surrounding parcels consist primarily of single-family homes, equestrian uses, and cultivated agriculture.

**County Environmental Thresholds.** The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

**Impact Discussion:**

*(a-d) No Impact.* The existing Tier I winery and parking area were previously permitted, and partially visible from Highway 246. The Tier I winery received final approval from the Central Board of Architectural Review on December 11, 2015. No additional lighting or exterior changes are proposed as part of the Tier II winery. The current application is not requesting additional development or additional uses that would be visible from public viewing places. The conversion of the winery from a Tier I to a Tier II would not have increased visual impacts or change the visual character of the project site, or be incompatible with the surrounding development.

**Cumulative Impacts:** The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area. Thus, the project would not have a cumulatively considerable effect on aesthetics.

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

**4.2 AGRICULTURAL RESOURCES**

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

**Existing Setting:** Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County’s major producing industry with a gross production value of over \$1.2 billion (Santa Barbara County 2012 Agricultural Production Report). 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 35 acre parcel currently supports 35 plus acres of vineyards on Assessor Parcel Numbers 099-251-069 and 099-400-069. The site also has historically been used as a horse operation. The property adjoins agricultural parcels ranging from approximately 8 acres to 440 acres; these neighboring properties to the north, east and west are used as horse operation and ranchettes. Soils onsite are Corralitos loamy sand, 2% to 9% slopes.

**County Environmental Thresholds:** The County’s Agricultural Resources Guidelines (republished October 2008) describes a methodology, the weighted point system, to determine the agricultural productivity and suitability of a parcel. As a general guideline, an agricultural parcel of land should be considered to be viable if it is of sufficient size and capability to support an agricultural enterprise independent of any other parcel. The guidelines utilize a weighted point system to serve as a preliminary screening of a project’s

potential impacts during the Initial Study process. The point system evaluates physical environmental resources rather than economics or production units. This approach is consistent with CEQA emphasis on physical environmental impacts and not social or economic impacts (State CEQA Guidelines Section 15131). Values are assigned to nine physical characteristics including parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, the parcel is considered viable for the purposes of analysis. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The requested proposal does not include land subdivision, nor would it impair agricultural uses onsite, therefore, the weight system was not utilized for this project.

**Impact Discussion:**

**(a-b) No Impact.** As discussed in Section 1.0, the proposed project would be the conversion of an existing Tier I winery to a Tier II winery. The conversion includes a new tasting room that would be located within an existing barrel room. No additional development is required. The existing building site is underlain by a non-prime soil. The winery would obtain at least 50 percent of its grapes from on-site. The property (APNs 099-251-069 and 099-400-069) currently has approximately 35 acres planted in vineyard, which is sufficient for a Tier II Winery. Because the project is a conversion of an existing building, no prime agricultural land would be converted to non-agricultural use nor would it impair agricultural land productivity (whether prime or non-prime) or conflict with the agricultural preserve programs. Impacts would be less than significant.

**Cumulative Impacts:** The proposed winery would secure long term use of the property for agriculture and would contribute to the region’s agriculture and wine making industry. The project would have beneficial impacts on agriculture and any potential for adverse impacts would be negligible. Therefore, the project would not contribute to the regionally significant loss of agricultural resources.

**Mitigation and Residual Impact:** The proposed project does not have potential adverse impacts on agricultural resources. No mitigation is required.

**4.3 AIR QUALITY**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No 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:**

The premises currently contains 35 acres of vineyard (APNS: 099-251-069 and 099-400-069), and a Tier I Winery, single family dwelling garage, barn and pool.

**County Environmental Threshold:**

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a

significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NO<sub>x</sub> and ROC, and 80 pounds per day for PM<sub>10</sub>);
- emit less than 25 pounds per day of oxides of nitrogen (NO<sub>x</sub>) 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, paints, solvents, 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. The project's contribution to global warming from the generation of greenhouse gases would be negligible.

#### ***(a-c) Less Than Significant Impact***

**Short-Term Construction Impacts.** Project-related construction activities would not require any additional grading for a change of use from a Tier I winery to a Tier II winery with a tasting room.

**Long-Term Operation Emissions.** Long-term emissions of criteria pollutants would result from both mobile emissions sources (vehicle trips by employees, visitors, administrative functions, special events, and organized gatherings) and area emissions sources such as fermentation, boilers and electricity/consumer products. These emissions were calculated for the proposed project using trip rates specified in the project's traffic study (Section 4.15 and Attachment 6), worksheets provided by the APCD (a worksheet was required to calculate CO<sub>2</sub> emissions from fermentation) and use of the CalEEMod Air Quality model. The CalEEMod calculations and APCD emissions worksheet are provided in Attachments 3, 4, and 5. Long-term operational emissions are summarized below in Table 4.3-3.

***Emissions from Vehicle Trips.*** The traffic associated with the proposed project has been evaluated in the following report: Traffic Analysis for the Williams Tier II Winery (Steve Orosz, OEG dated April 28, 2016) (Attachment 6). The analysis indicates that the proposed project would be expected to generate 26 Average Daily Trips (ADTs) and 5 PM Peak Hour Trip (PHT) on weekdays and 149 ADTs and 40 Midday PHTs on weekends. With the assumed occupancy of 2.5 per vehicle, Winery Special Events (8 events per year with a maximum of 150 attendees, employees and service vehicles) would be expected to generate up to 140 ADT's during the highest travel period (number of vehicle trips 60 x 2: 120 ADTs for special events, 10 ADTs service vehicles, and 10 ADTs for additional employees). In addition, the proposed winery would be used to host 50 private organized gatherings annually with a maximum of 79



guests per gathering. These gatherings would be expected to generate up to 80 ADT’s (assuming 2.5 guests per vehicle) and could occur on the same day as wine tasting and a winery special event.

**Table 4.3-1: Project Trip Generation – Proposed Project**

Scenario	Weekday		Weekend	
	Average Daily Trips (ADT)	PM Peak Hour Trips (PHT)	Average Daily Trips (ADT)	Midday Peak Hour Trips (PHT)
Proposed Winery	26	5	149	40
<b>New Trips</b>	<b>26</b>	<b>5</b>	<b>149</b>	<b>40</b>

The vehicle emissions calculations were performed using a vehicle trip rate representing a worst-case scenario day with a winery special event of 150 guests occurring on the same day that the winery was open for wine tasting, and a private organized gathering occurred. Based on these assumptions, the proposed project’s mobile source emissions of criteria pollutants would be 1.81 lb/day of NOx, .75 lb/day of ROC, and 1.08 lb/day of PM10 (Table 4.3-2). Because NOx and ROC are less than 25 lbs/day, the long-term operational air quality impacts from motor vehicle trips are considered **less than significant**. There is no vehicle emission threshold for PM10; however this number will be added to long term operational emissions from all sources (Table 4.3-2).

*Emissions from Fermentation.* Fermenting and aging wine produces ethanol emissions that are considered reactive organic compounds (ROC). The fermentation period begins when the grapes are harvested and lasts until the wine is produced. White wine ferments for a longer period of time than red wine. However, red wine produces more ethanol emissions than white wine. Additional ethanol emissions are produced while the wine is being aged throughout the year.

Fermentation of a maximum of 50,000 cases (118,900 gallons of wine, approximately 50% red and 50% white) would occur in stainless steel tanks and oak barrels within the fermentation room, with the majority later being moved to other containers for long-term aging. There are a number of variables involved when calculating the amount of reactive organic compounds that are produced from the wine making process. Fermentation emissions were calculated using the Air Pollution Control District’s Annual Winery Emissions Calculation Worksheet (Attachment 5). According to this worksheet, the project’s annual emissions resulting from wine fermentation would be a maximum of 10.30 lbs/day (1.88 tons/year x 2,000 lbs/ton)/365 days/year.

*Emissions from Other Sources.* Other sources of criteria pollutants are stationary combustion equipment such as boilers, and area sources such as natural gas usage and consumer products. These were calculated using the CalEEMod model (Attachments 3 and 4).

**Table 4.3-2 Summary of Long-Term (Operational) Emissions**

Emission Source	Criteria Pollutants (lb/day)		
	NOx	ROC	PM10
Mobile Sources (Vehicles) (CalEEMod)	1.70	.74	1.08
<i>Greater than 25 lbs/day?</i>	<i>No</i>	<i>No</i>	<i>N/A</i>
Area Sources (Energy/Natural Gas, Consumer Products) (CalEEMod)	0.11	0.01	N/A

Emission Source	Criteria Pollutants (lb/day)		
	NOx	ROC	PM10
Area Sources (Fermentation) (APCD Worksheet)	N/A	0.	N/A
<b>Totals</b>	<b>1.81</b>	<b>.75</b>	<b>1.08</b>
Threshold	55 lb/day	55 lb/day	80 lb/day

*Summary of long-term operational impacts.* As shown in Table 4.3-3, the total criteria pollutants generated by from all project sources would be .75 lb/day NOx, 1.81 lb/day ROC, and 1.08 lb/day PM10. These amounts are less than the daily trigger for offsets of 55 pounds per day for NOx and ROC and 80 pounds per day of PM10. In addition, the project would emit less than 25 pounds per day of NOx or ROC from motor vehicle trips only. The proposed project would not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. Impacts would be **less than significant**.

The project’s long-term emissions would not exceed air quality thresholds, based on CalEEMod computer modeling for the project (including project related vehicle trips). The CalEEMod modeling results are available for review, upon request in the project file. Therefore, the proposed project would 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, including GHGs, is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

**Mitigation and Residual Impact:**

Implementation of standard conditions placed on the grading plan as implemented through Chapter 14 (Grading Ordinance) of the County Code, along with standard APCD conditions would minimize potential short-term dust impacts. The project would not result in significant project-specific short-term or long-term air quality impacts. No further mitigation measures are required.

**4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS**

Greenhouse Gas Emissions - Will the project:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No 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 include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>). The largest source of greenhouse gas 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 Gases and Sinks* (U.S. Environmental Protection Agency, 2013) states that the primary sources of greenhouse gas emissions in 2013 included electricity production (31%), transportation (27%), industry (21%), commercial and residential (12%), and agriculture (9%). This release of gases creates 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,” there is strong evidence to support that human activities have accelerated the generation of greenhouse gases beyond natural levels. The overabundance of greenhouse gases in the atmosphere has led to a warming of the earth and has the potential to severely impact the earth’s climate system. For instance, Santa Barbara County is projected to experience an increase in the number of wildfires, land vulnerable to 100-year flood events, and temperature increases, even under a low-emissions scenario (California Energy Commission, 2015).

Climate change results from greenhouse gas emissions “...generated globally over many decades by a vast number of different sources” rather than from greenhouse gas emissions generated by any one project (County of Santa Barbara Planning and Development, 2008). As defined in CEQA Guidelines Section 15355 and discussed in Section 15130, “...a cumulative impact consists of an impact which is created as a result of the combination of the [proposed] project...evaluated...together with other projects causing related impacts.” Therefore, by definition, climate change under CEQA is a cumulative impact.

The County of Santa Barbara’s [\*Final Environmental Impact Report for the Energy and Climate Action Plan\*](#) (EIR) (PMC, 2015) contains a detailed description of the proposed project’s existing regional setting as it pertains to greenhouse gas emissions.

**Environmental Threshold:** CEQA Guidelines Section 15183.5(a) states,

Lead agencies may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level, such as in...a separate plan to reduce greenhouse gas emissions. Later project-specific environmental documents may tier from...that existing programmatic review...a lead agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan.

In May 2015, the County of Santa Barbara Board of Supervisors adopted the *Energy and Climate Action Plan* (ECAP) (County of Santa Barbara Long Range Planning Division, 2015) and certified the accompanying EIR (SCH# 20144021021) (PMC, 2015). The ECAP includes a greenhouse gas emissions forecast for unincorporated Santa Barbara County to 2035 and otherwise meets the criteria in CEQA Guidelines Section 15183.5(b) for a “plan to reduce greenhouse gas emissions.” The ECAP commits the County to reduce community-wide greenhouse gas emissions by 15 percent below 2007 levels by 2020 consistent with the California Global Warming Solutions Act of 2006 (AB 32) and the related *Climate Change Scoping Plan* (California Air Resources Board, 2008). The ECAP concludes that the County can meet this emission reduction target by implementing 53 existing and new County projects, policies, and programs (“emission reduction measures”), such as an energy checklist for residential building permits (BE 2), energy efficiency education and outreach programs (BE 4), and additional opportunities to recycle cardboard, glass, paper, and plastic products (WR 2). As a result, specific projects included in the ECAP’s emission forecast are not currently required to incorporate emission reduction measures listed in the ECAP or any other mitigation measures to reduce greenhouse gas emissions. Concurrent with the ECAP, the Board of Supervisors also adopted an amendment to the Energy Element of the Comprehensive Plan that requires the County to monitor progress meeting the emission reduction target and, as necessary, update the ECAP.

The growth estimates used in the ECAP’s greenhouse gas emissions forecast were based on the *Santa Barbara County Regional Growth Forecast 2005-2040* (Santa Barbara County Association of Governments, 2007) and the 2010 U.S. Census. The growth estimates were based on factors such as population projections, vehicle trends, and planned land uses. The sources of greenhouse gas emissions included various sectors,

such as transportation, residential energy, commercial energy, off-road, solid waste, agriculture, water and wastewater, industrial energy, and aircraft. As a result, most residential and commercial projects that are consistent with the County’s zoning (in 2007) were included in the forecast. However, certain projects were not included in the emissions forecast, such as stationary source projects (e.g., large boilers, gas stations, auto body shops, dry cleaners, oil and gas production facilities, and water treatment facilities), Comprehensive Plan amendments, and community plans that exceed the County’s projected population and job growth.

A proposed project that was included in the ECAP’s emissions forecast may tier from the ECAP’s EIR for its CEQA analysis of greenhouse gas emissions. A project that tiers from the ECAP’s EIR is considered to be in compliance with the requirements in the ECAP and, therefore, its incremental contribution to a cumulative effect is not cumulatively considerable (Class III).

While climate change impacts cannot result from a particular project’s greenhouse gas emissions, the project’s incremental contribution of greenhouse gas emissions combined with all other sources of greenhouse gases may have a significant impact on global climate change. For this reason, a project’s contribution to greenhouse gas emissions is analyzed below under “Cumulative Impacts.”

**Impact Discussion:**

*(a-b) Less Than Significant:* Based on the project description above, the proposed project would not result in any greenhouse gas emissions, either directly or indirectly, as compared to the existing environmental setting. This individual project’s expected GHG emissions were included in the ECAP’s forecasted 2020 emissions as it is an allowable use in the agricultural zone district and consistent with the growth projections for the County. Therefore, the project is accounted for in the ECAP. As a result, no impacts related to greenhouse gas emissions are anticipated.

As shown in Table 4.3-3 below, analysis of the project concludes that the GHG’s produced from area emissions and mobile emissions would contribute 89.23 and 82.69 metric tons, respectively, for an annual total of 171.92 metric tons of CO<sub>2</sub>e/year. The total project GHG emissions would be less than the significance criteria of 1,100 metric tons/year for other than stationary sources. Impacts would be **less than significant**.

**Table 4.3-3 Summary of Greenhouse Gas Emissions**

<i>Emission Source</i>	<i>Greenhouse Gas Equivalent (CO<sub>2</sub>e) In Metric Tons CO<sub>2</sub>/year (MTCO<sub>2</sub>/yr)</i>
Mobile Emissions (Vehicles) (CalEEMod)	89.23
Area Emissions (Energy, Consumer Products, Solid Waste, Water Conveyance, & etc.) (CalEEMod)	82.69
<b>Totals</b>	<b>171.92</b>
Threshold	1,100 MTCO <sub>2</sub> /yr

**Cumulative Impacts:** The ECAP quantifies and forecasts greenhouse gas emissions for certain non-stationary sectors within unincorporated Santa Barbara County through 2020. As discussed under “Impact Discussion” above, the proposed project was included in the ECAP’s greenhouse gas emissions forecast. As a result, the project will tier from the ECAP’s certified EIR for its cumulative impact analysis of greenhouse gas emissions. The EIR contains a programmatic analysis of greenhouse gas emissions for unincorporated Santa Barbara County.

The ECAP contains 53 County and community-wide programmatic emission reduction measures to achieve the 15 percent greenhouse gas emissions reduction target by 2020. The County recently created the Energy and Sustainability Initiatives Division and is taking other steps to implement and monitor the effectiveness of

these measures throughout the unincorporated county. The ECAP does not require the proposed project to incorporate any project-specific emission reduction measures or any mitigation measures to reduce greenhouse gas emissions. Therefore, the project complies with the requirements of the ECAP and, as provided in CEQA Guidelines 15183.5(b), its incremental contribution to the cumulative effect is not cumulatively considerable and would not have a significant impact on the environment (Class III).

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

#### 4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Flora</b>					
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	
<b>Fauna</b>					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

**Existing Setting:**

*Vegetation and Flora:* The 35.6-acre project site is currently planted with 20 acres of vineyards, 15 acres are planted on APN 099-251-069, and the applicant has immediate plans to plant additional vineyards on the adjacent parcel (APN 099-400-069). The subject property is currently developed with a Tier I winery (described above), a single family dwelling, pool, detached garage, solar panels, barn and covered arena. Total existing development is approximately 23,974 square feet. No additional development is proposed

but an overflow parking area has been designated that could be used for overflow parking during the eight (8) special events per year. The overflow parking would not require grading or vegetation removal.

**Impact Discussion:**

*(a-k) No Impact.* The proposed project consists of the conversion of an existing 15,245 square foot Tier I Winery into a Tier II winery with a tasting room. The height of the existing building is 30 feet. An existing 1,410 square foot barrel room would be converted to the 1,410 square foot tasting room. All of the structural development associated with the winery use including the patio area identified for special events and gatherings is located within this developed area. No new structural development is proposed. No natural plant communities or habitats would be removed or impacted by the conversion of the Tier I winery to a Tier II winery. Additionally, no native or specimen trees are located in the project area. As a result, no significant impacts to biological resources are anticipated.

**Mitigation and Residual Impact<sup>1</sup>:** No impacts are identified. No mitigation is necessary.

**4.5 CULTURAL RESOURCES**

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>Archaeological Resources</b>					
<b>a.</b> Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?			X		
<b>b.</b> Disruption or removal of human remains?			X		
<b>c.</b> Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?			X		
<b>d.</b> Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?			X		
<b>Ethnic Resources</b>					
<b>e.</b> Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?			X		
<b>f.</b> Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
<b>g.</b> The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

**Existing Setting:**

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), a map and records search at the CCIC dated May 18, 2016, no cultural resources are located in the vicinity of the proposed project. Previous ground disturbance on the subject parcel includes development of a single family dwelling, pool, detached garage, solar panels, barn and covered arena. No new development is proposed as part of this project.

**County Environmental Thresholds:** The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological*,

<sup>1</sup> May require payment of fees to the California Department of Fish and Game

*Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), “Has yielded, or may be likely to yield, information important in prehistory or history”. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

**Impact Discussion:**

**(a-g) Less Than Significant Impacts:** The proposed project is for the conversion of an existing Tier I winery to a Tier II winery with a tasting room. Based on records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), a map and records search at the CCIC dated May 18, 2016, no cultural resources are located in the vicinity of the proposed project. Previous ground disturbance on the subject parcel includes development of a single family dwelling, pool, detached garage, solar panels, barn and covered arena. No new development or grading is proposed as part of this project. The potential for undiscovered cultural resources to exist onsite is low.

**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 as no conversion of agricultural land to non-agricultural uses is proposed. Therefore, the project’s contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is less than significant.

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

**4.6 ENERGY**

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Substantial increase in demand, especially during peak periods, upon existing sources of energy?				X	
<b>b.</b> Requirement for the development or extension of new sources of energy?				X	

**Existing Setting:** The subject property is currently developed with the Tier I winery described in Section 1.0 above. In addition, the site contains a single family dwelling, pool, detached garage, solar panels, barn and covered arena. Total existing development is approximately 23,974 square feet. No additional development is proposed, although wine production and the number of special events may increase.

**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. Increased development associated with the proposed project consists of a minor addition to the existing winery to accommodate longer term barrel storage and documenting historic and existing winery related uses. Increased energy use would be negligible (not significant).

**Cumulative Impacts:**

The project’s contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

**Mitigation and Residual Impact:**

No mitigation is required. Residual impacts would be less than significant.

**4.7 FIRE PROTECTION**

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

**Existing Setting:** The project site, due to its location in an inner rural area with significant amounts of open space, and flammable vegetation, is designated a high fire hazard area. High fire hazard areas are those regions of the County which are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Department and is serviced by the Buellton Fire Station located at 168 West Highway 246, Buellton CA 93427. Emergency access to the site would be provided via a private driveway accessed from Highway 246. Standard Santa Barbara County Fire Department requirements for commercial development in designated high fire hazard areas are applicable to this property.

**County Standards**

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

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.
- The ability of the County’s engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department’s response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking 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-e) No Impact.* Although the project site is located within a designated high fire hazard area, irrigated crop land, and cattle grazing serve to reduce the amount of dry vegetation in the surrounding area, particularly on the east and west side of the winery. The Fire Department would have a response time of approximately 5 minutes. The existing project access has been signed off by Fire Department. Any access issues associated with the conversion of the Tier I winery to a Tier II winery would need signoff before any additional work can begin onsite (Fire Department letter dated March 27, 2014). With this regulatory requirement for Fire Department access sign-off, the proposed conversion to a Tier II Winery would not interfere with emergency response capabilities to the project site or to other properties in the project area. In addition, the special events would not alter off-site or onsite fire prevention techniques including controlled burns or standard onsite vegetation fuel management (e.g., 100 feet from habitable structures). The project would not result in significant impacts related to fire protection.

Compliance with the Fire Department’s condition letter would ensure that fire code requirements for High Fire Hazard areas are met and that impacts would be less than significant.

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:**

No mitigation is required. Residual project specific and cumulative impacts would be less than significant.

**4.8 GEOLOGIC PROCESSES**

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?			X		
<b>c.</b> Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?			X		
<b>d.</b> The destruction, covering or modification of any unique geologic, paleontologic or physical features?			X		
<b>e.</b> Any increase in wind or water erosion of soils, either on or off the site?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?			X		
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?			X		
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X		
j. Sand or gravel removal or loss of topsoil?			X		
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?			X		

**Existing Setting:** The project site is located in a vicinity of the County which has been given an overall Category II Low Problem Rating for geologic hazards by the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for landslides, soil creep, liquefaction, expansive soils, and compressible/collapsible soils. The project site has a moderate potential for high groundwater and high potential for seismic activity.

**Threshold**

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

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

**Impact Discussion:**

*(a) Less Than Significant Impact.* The Seismic Safety and Safety Element characterizes the project site as containing a geologic hazard designation of Category II, which “have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development.” Furthermore, no new development is proposed. Therefore, the proposed project would not be exposed to, or create, significant geologic hazards. Impacts would be **less than significant**.

**(b, e) Less Than Significant Impacts.** The proposed project would not include grading, additional development, or other activity that could significantly increase compaction or erosion. Therefore impacts would be **less than significant**.

**(c-d, i, j, l) Less Than Significant Impacts.** There are no significant geologic, paleontological, or physical features in the project area which would be disturbed. Standard building code provisions require seismic standards in construction although no new development is proposed. Impacts would be **less than significant**.

**(f) Less Than Significant Impact.** There is a designated watercourse located on the property but it would not be impacted by people wine tasting or attending special events. Potential impacts are **less than significant**

**(g) Less Than Significant Impact.** No public sanitary sewer lines are currently established in this area of the County to provide sewer services at the site. The Tier II winery and associated tasting room would be served by a proposed commercial septic system in accordance with Environmental Health Services requirements. Production wastewater from the development would be directed to a new California Regional Water Quality Control Board (CRWQCB)-approved waste discharge system. Percolation tests all suggest adequate septic capability. Final review and approval of the septic system design by EHS would be required prior to P&D issuance of the associated Zoning Clearance after approval of the Development Plan for the winery. Adherence to Environmental Health Services, and the Regional Water Quality Control Board requirements for new systems would ensure that impacts would be **less than significant**.

**(h) No Impact.** No extraction of mineral or ore is proposed as part of the proposed project.

**(k) Less Than Significant Impact.** The proposed project does not have the potential to produce ground vibration because no new development is proposed. Impacts would be **less than significant**.

**Cumulative Impacts:** Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic hazards within the County.

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

#### 4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>a.</b> 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>b.</b> The use, storage or distribution of hazardous or toxic materials?			X		
<b>c.</b> 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		
<b>d.</b> Possible interference with an emergency response plan or an emergency evacuation plan?			X		
<b>e.</b> The creation of a potential public health hazard?			X		
<b>f.</b> Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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:** The proposed project site does not contain any known hazardous materials in sufficient quantities to pose a public health risk. For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department’s Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

**Impact Discussion:**

*(a, c-e) Less Than Significant Impacts.* There are no known toxic disposal sites or active oil wells located on the subject parcel. The proposed project would not involve the exposure to hazards from oil or gas pipelines or oil well facilities. The project would not establish any interference with emergency evacuation plans. As a result, impacts to public health or safety resulting from the proposed project would be **less than significant**.

*(b) Less Than Significant Impact.* Wine production operations as well as vineyard cultivation typically involves the use of several materials classified as hazardous in the California Health and Safety Code, including nitrogen, carbon monoxide, and sulfur dioxide gases. County Fire Department regulations require the establishment of a Hazardous Materials Business Plan (HMBP), which specifies the use, quantities, storage, transportation, disposal, and upset procedures for hazardous materials in accordance with State and County regulations, by requiring: 1) Owner / Operator Identification; 2) Chemical Description Page 3) Map of storage 4) Emergency Response Plan; and 5) Employee Training.

Since the project includes storage areas and fermentation areas, impacts would be potentially significant, and therefore, an HMBP would be required. Adherence to the HMBP requirements would ensure that no significant public exposure hazard or contamination of air, water or land would result from potential use of hazardous materials at the project site, and would reduce potentially significant impacts to **less than significant** levels.

*(f-h) No Impacts.* There are no existing oil and/or gas pipelines and/or oil well facilities located on the subject parcel. Therefore, the proposed project would not be expected to adversely impact public safety, exposure to hazards, or contaminate the public water supply.

**Cumulative Impacts:** Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

**Mitigation and Residual Impact:** No mitigation is required. Residual impacts would be less than significant.

#### 4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

**Existing Setting:** The subject parcel does not contain any historical structural development.

**County Environmental Threshold:** Historic Resource impacts are determined through use of the County’s Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

**Impact Discussion:**

*(a, b) No Impacts.* The subject parcel does not contain any potentially historical structural development. Therefore, there would be **no impacts** to historical resources as a result of the proposed project.

**Cumulative Impacts:** Since the project would not result in any substantial change in the historic character of the site, it would not have any cumulatively considerable effect on the region’s historic resources.

**Mitigation and Residual Impact:** No mitigation measure is required. Residual impacts would be **less than significant**.

#### 4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>e.</b> Loss of existing affordable dwellings through demolition, conversion or removal?				X	
<b>f.</b> Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
<b>g.</b> Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
<b>h.</b> The loss of a substantial amount of open space?				X	
<b>i.</b> 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	
<b>j.</b> Conflicts with adopted airport safety zones?				X	

**Existing Setting:**

The project site is located in the inner rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including vineyards, ranchettes, equestrian uses, and low intensity residential development. The subject parcel contains a single family residence, garage, pool, Tier I winery and vineyard.

**Table 4.11-1: Existing and Approved Wineries  
 Located within 5 miles of the proposed Williams Winery**

<b>Name &amp; Address</b>	<b>Case No.</b>	<b>Winery Sq. Ft.</b>	<b>Max. No. of Cases Produced</b>	<b>Tasting Room</b>	<b>Acres</b>	<b>Number of Special Events</b>	<b>Production Hours</b>
Mosby Winery 9496 Santa Rosa Road	77-CP-93	Not Specified	8,500	Not Specified	208.02	Not Specified	Not Specified
Lafond Winery 6855 Santa Rosa Road	96-DP-023 97-RZ-009	7,582	24,000	Yes	38.45	12 events, 50 guests (no amplified music, no music after 6:00 p.m., events end at 10:00 p.m.)	8:00 a.m. to 5:00 p.m.
Terlato Winery (previously Sanford/Rancho Rinconada)	97-DP-013 99-DP-023 01DVP-00047 06SCD-00011	85,756	80,000	Yes	934.47	Approved: 7 special events (5 events with 100 guests, 1 event with 250 guests on one weekend).	7:00 a.m. - 6:00 p.m. 24 hours daily during harvest (two months in the

5010 Santa Rosa Road	07SCD-00014 11RVP-00038 11CUP-00008					Weekends and holidays only. No amplified sound.	Fall)
Arita Hills Winery 7020 Santa Rosa Road (approved, and not yet constructed)	08DVP-00000-00003	20,000	33,000	Yes	132.30	6 events, 150 guests (Amplified music to cease at 10:00 p.m.)	7:00 a.m. to 6:00 p.m.
Dierberg 6645 Highway 246	06DVP-00000-00020	14,000	25,000	Yes	136.34	No Special Events	Not Specified
Foley Highway 246	00-DP-035	17,100	100,000	Yes	448.33	24 events, 200 guests, 10:00 a.m. to 10 p.m.	9:00 a.m. to 5 p.m.
Spear Tier I 6700 East Highway 246	15LUP-00000-00065	17,060	5,000	No	152.34	No	8:00 a.m. to 5:00 p.m.
Shoestring 800 E. Highway 246	99-DP-033	8,094	40,000	Yes	60.31	12 events, 50 guests, no outside amplified music, 5:00 p.m. to 10:00 p.m.	7:00 a.m. to 5:00 p.m.
Lavender Oak Winery 9450 Santa Rosa Road	13LUP-00000-00066	990	1,800	No	14.6	None	Not Specified
Peake Ranch (Santa Rosa)	13DVP-00000-00015	13,960	9,500	Yes	101.66	5 events, 150 guests. No amplified music	11:00 a.m. to 5:00 p.m.
Casa Cassara	00-DP-033	3,600	5,000	No	34.47	None	8:00 a.m. to 5:00 p.m.
<b>Pending Winery Projects</b>							
Pence	13DVP-00000-00012	19,979	50,000	Yes	203.52	8 events, 80-150 guests	8:00 a.m. to 5:00 p.m.

**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.

**Regulatory:** The property is subject to the provisions of: 1) the County Comprehensive Plan, including the Santa Ynez Valley Community Plan (SYVCP); and 2) the Santa Barbara County Land Use and Development Code (LUDC) including **Section 34.42.280, Wineries**.

The LUDC currently regulates allowable winery uses and sets standards for development for special uses at wineries, such as wine-tasting, food service and events. Section 35.42.280 of the existing ordinance sets a three-tier permit track for such uses.

LUDC Section 34.42.280 contains specific provisions for the permitting and orderly development of wineries in the inland area of the County. In order to ensure compatibility with surrounding land uses, protect public health and safety, and preserve natural and visual resources, these provisions establish wine-making as the primary purpose of the winery, and identify setbacks and design standards for winery structures and outdoor use areas, including parking. Tasting rooms are required to be “clearly incidental, accessory and subordinate to the winery”, and limitations are placed on retail sales, signage, and noise. Special event use limitations address amplified music, location, parking, fire safety, water supply and sanitation facilities, and dust control.

### **Impact Discussion:**

**(a, b) Less Than Significant Impact.** The project is compatible with existing land uses. The proposed project consists of the conversion of an existing Tier I Winery into a 15,245 square foot Tier II winery with a tasting room with an existing height of 30 feet. No new development or grading is proposed. The winery building would include a support laboratory for wine process testing and related quality control procedures. The winery would also include an office for business activities associated with a winery, including marketing, promotion, wholesale and retail wine sales, financial and business record keeping, and other activities customary to the processing and sale of wine products.

The LUDC limits the hours of any outdoor amplified music from 10:00 a.m. to 11:00 p.m. The LUDC also requires that any existing or proposed amplified music shall cease by 10:00 p.m. As proposed, the project would comply with these requirements.

The proposed project also includes an increase in special events from four to eight per year. Tier II wineries allow for a maximum of eight special events per year with a maximum of 150 attendees per event. The special events would be held to promote operations at the winery. The winery would also host a maximum of 50 Private Gatherings per year, each with less than 80 attendees. Special Events and Private Gatherings would not be held on the same day. The tasting room would not operate during Special Events. Examples of Special Events and Private Gatherings include, but are not limited to, winemaker dinners, futures tastings, industry gatherings, promotional parties, wine club member gatherings and wine/agricultural-related events.

In summary, the project would involve the cultivation, importation, processing, marketing and sale of agricultural products. It would be conditioned to comply with all applicable County requirements and standards. Operation of the proposed winery, tasting room and special event uses to promote and market the winery’s products and support the existing agricultural operation would be compatible and consistent with the existing agricultural uses of the property and in the project vicinity.

**(c) Less Than Significant Impact.** A total of 1 full time and 2 part time employees (2 full time and 2 part time during annual crush activities) are currently employed onsite for wine production. Therefore, the proposed project would not be considered a significant growth-inducing project nor would it concentrate population. Impacts would be **less than significant**.

**(d) No Impact.** Production wastewater from the winery would be directed to a proposed California Regional Water Quality Control Board (RWQCB) existing approved waste discharge system. Domestic wastewater



would be directed to an existing septic system in conformance with Environmental Health Services (EHS) requirements. Solid waste from wine production (leaves, stems, skins) would be composted and distributed in the vineyard as fertilizer in accordance with an EHS approved Solid Waste Management Plan. The proposed project would not require an extension of sewer trunk lines or access roads with capacity to serve new development beyond the proposed project. Therefore, the project would not result in growth inducing impacts.

**(e, f, g) No Impacts.** The proposed project would not result in the loss of any affordable dwellings, displace substantial numbers of existing housing or displace substantial numbers of people.

**(h) No Impact.** The proposed project would not cause the loss of a substantial amount of open space.

**(i) No Impact.** Operation of the winery, tasting room and proposed special events would not cause an economic or social effect that would result in a physical change.

**(j) No Impact.** The proposed project does not conflict with any airport safety zones.

**Cumulative Impacts:** The operation of a winery on the proposed project site would be consistent with existing development in this region of the county. The project site is located in the rural area bounded by agriculturally zoned parcels which are developed with agricultural uses including wineries, vineyards, and residential ranchettes.

The proposed project includes a request to hold organized gatherings and winery special events. County requirements for private and commercial events vary, in some instances requiring a Land Use Permit (LUP), and others, such as charitable functions, no permit requirement. In the agricultural zone districts, private events with up to 300 attendees may be conducted without an LUP (LUDC 35.42.260.F). As a result, there may be numerous permit-exempt events occurring within the vicinity of the proposed project at any given time. Restrictions on winery special events vary, based on the specific conditions imposed as part of the approved permit (i.e., Development Plan, Land Use Permit, or Conditional Use Permit). Many wineries conduct special events during the Vintner's Festival in April and the Harvest Celebration in October in support of the wine tourism industry during specific weekends.

Table 4.11-1 above identifies existing, proposed, and pending wineries, and surrounding vineyards respectively, in the vicinity of the proposed project. According to the table, there are 11 existing wineries, and 1 pending (Pence) winery located within 5 miles of the project site. Of these wineries, the nearest existing winery (Pence) is located approximately 2 miles west of the project site. The Pence winery is proposed to host 8 annual special events with a maximum of 150 people per event. Amplified music is allowed, and no music after 10:00 p.m. is allowed. Pence winery also includes wine a tasting room for public wine tasting activities.

A project is considered a future probable project once an application has been filed. Where future development is unspecified and uncertain, no purpose can be served by requiring environmental review to engage in sheer speculation as to the future environmental consequences. As a result, the cumulative impact analysis for the proposed project did not assume the construction of wineries on parcels containing vineyards. The implementation of the proposed project, with incorporation of identified Mitigation Measures, is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards. This conclusion is based on the low number of existing wineries located near the project site area, the lack of proposed new wineries and new projects, and the low traffic volumes on Santa Rosa Road. Thus, the project would not cause a cumulatively considerable effect on land use.

**Mitigation and Residual Impact:** No impacts to Land Use are identified. Therefore, no mitigations are necessary.

## 4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No 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 subject property is designated inner rural and is surrounded by lands designated inner rural. The proposed project site is located outside of 65dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. The closest off-site sensitive noise receptor to the winery facility, tasting room or outdoor event area are private residence located approximately 300 feet west of the subject winery building.

**Setting/Threshold:** Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level ( $L_{dn}$ ) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

The 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 single family dwellings.

### Impact Discussion:

**(a) Long-term. Less Than Significant Impact.** The proposed project consists of increased production, tasting winery-related special events. Wineries are not considered a noise-sensitive use as defined by the County's Threshold and Guidelines Manual. The proposed project would not provide outdoor living areas. However, tasting activities and special events could occur outdoors. The outdoor areas proposed for use at special events are outside of the closest 65dB(A) noise contour (Highway 246) and there are no other noise producing uses nearby that may cause outdoor patrons to be exposed to noise levels in excess of 65dB(A).

The operation of the wine processing facility would not raise ambient noise levels substantially. Wine production would occur between 8 a.m. and 6 p.m. and the majority of the time the winery operation would not involve crushing or processing of wine. During the harvest season (approximately September through November) when the crushing of grapes and processing of wine does occur, the hours of operation would extend into nighttime and weekend hours as harvested grapes must be processed in a timely fashion to ensure the proper sugar content.

The winery building is approximately 73 feet from the closest residence. However, all their proposed events would be located on the east side of the building which is approximately 200 feet from the residence. No new development or grading is proposed as part of this project.

The project is proposing a maximum of eight Winery Special Events per year with a maximum of 150 attendees per event. The winery special events would typically be held within the tasting facility or adjacent courtyard area and would include gatherings such as weddings, school or charity fundraisers, etc. Examples of the smaller events are vineyard tours, blending seminars, benefit dinners, musical events, art shows, association meetings and winemaker dinners. These events could potentially involve the use of amplified sound. The proposed winery would host no more than 50 private organized gatherings of less than 79 attendees per gathering. The LUDC section on winery use limitations addresses the issue of the impact of winery special event-related amplified music on residential receptors. The LUDC specifies that amplified music associated with special events shall not exceed 65 dBA at the exterior boundary of the winery premises. For wineries located within Inner Rural Areas, outdoor amplified music is restricted from 10 a.m. to 11 p.m., and the amplified music shall cease by 10 p.m.

A modification to the setback requirement from 200 feet to approximately 73 feet has been requested. The LUDC allows for a reduction in this setback for a legally constructed existing structure by the review authority if: a) It can be clearly demonstrated that the structure was intended to be used for a legitimate agricultural or residential use, and b) The use of the structure as part of a winery operation shall not adversely affect neighboring properties. If the modification is approved, it would allow for the location within the existing building for offices, employee breakroom, and restroom for the winery to be located approximately 73 feet for the closest residence. In addition, all wine events associated with the winery are located either within the existing building or on the adjacent courtyard (patio) which is approximately 200 feet to the east of the closest sensitive receptor.

These ordinance requirements would ensure noise impacts would be **less than significant**.

**(b) Short-term. No Impact.** No new construction or grading is proposed with the conversion of the existing Tier I winery to a Tier II winery. The crush pad is located approximately 200 feet from the closest sensitive receptors.

**(c) Ambient. Less Than Significant Impact.** Noise created from wine processing is expected to occur mainly during normal business operations (8:00 a.m. – 5:00 p.m.). During harvest season some nighttime harvesting activities may occur and the outdoor crush pads could be used during late evening and early morning hours. This noise would be short-term, is not expected to exceed 65 dBA and would have little potential to create nighttime disturbances. Impacts would be less than significant.

**Cumulative Impacts:** The implementation of the project, in compliance with zoning regulations, is not anticipated to result in any potentially significant noise effects. Thus, the project would not result in a cumulatively considerable adverse noise impact in the area.

**Mitigation and Residual Impact:** No mitigation is required. Residual project specific and cumulative impacts would be less than significant.

### 4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?			X		
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

**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 would generate 196 tons per year of solid waste. 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 remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

**Impact Discussion:**

*(a) No Impact.* The project involves the conversion of an existing Tier I winery to a Tier II winery with a tasting room. No new development, including grading is proposed as part of this project. These changes would not alter existing uses onsite or generate demand for increased police or health services.

*(b) No Impact.* The project would not result in significant impacts to schools. The project would not generate an increase in the number of students and therefore would not generate demand for an additional classroom. School fees would be paid as required by State Law.

*(c, d) Less Than Significant Impact.* The project would be the conversion of a Tier I Winery to a Tier II Winery with tasting room. No new development, including grading is proposed onsite. The table below estimates solid waste generation from the overall winery operations at approximately 20.82 tons/yr, well below the County’s solid waste threshold of 196 tons per year. With regard to solid waste from wine production, the waste (leaves, stems, skins) is composted and distributed in the vineyard as fertilizer.

**Table 4.13-1 Estimated Solid Waste Generation For 799 West Highway 246 Tier II Winery**

WINERY SQ. FT.	ANNUAL GENERATION RATE TONS/YR PER SQ. FT.	SOLID WASTE TONS/YR
Production (10,427 sq. ft.)	0.0016	16.68
Office Use ( 364 sq. ft.)	0.0013	.47
Tasting Room ( 1,401 sq. ft.)	0.0026	3.67
<b>Total</b>		<b>20.82</b>

Furthermore, the County LUDC winery development standards require the submittal of a winery solid waste management plan for review and approval by Environmental Health Services (EHS). The plan would be submitted for review and approval by EHS and would include a green waste reduction program that includes the disposal of stems, leaves, and skins of grapes by drying, spreading, and disking the waste into the soil on the winery premises or other agriculturally zoned property. As such, **Mitigation Measure**

#1 (below) is included to ensure compliance with this ordinance requirement and to ensure proper disposal of green waste from the wine production of the new Tier II winery.

(e) **No Impacts.** The project would accommodate wastewater on site as described in Section 4.8 above. No new sewer facilities would be required.

**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 less than significant.

**Mitigation and Residual Impact:** With the implementation of the mitigation measure below, potential public facilities impacts would be reduced to levels below significance. Residual impacts would be less than significant.

1. **Waste Sp-01 Solid Waste Disposal.** The Owner / Applicant shall develop a winery solid waste management plan. The plan shall include a green waste reduction program that includes the disposal of stems, leaves, and skins of grapes by drying, spreading, and disking the waste into the soil on the winery property or other agriculturally zoned property. Pomace may be used as fertilizer or as a soil amendment provided that the use or other disposal shall occur in compliance with applicable County standards.

**PLAN REQUIREMENTS:** The Owner / Applicant shall develop a winery solid waste management plan for review and approval by P&D and the EHS. All applicable elements of the approved plan shall be reflected on grading and building plans as required.

**TIMING:** The Owner / Applicant shall submit the winery solid waste management plan for review and approval prior to approval of zoning permits.

**MONITORING:** Permit Compliance and Mitigation Monitoring staff shall ensure adherence to the solid waste management plan for the life of the project.

With the incorporation of this measure, impacts to public facilities would be less than significant.

**4.14 RECREATION**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No 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	

**Existing Setting:** No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site. The proposed project site is not located near any properties or features designated by the County for public recreational activity. The parks, recreation, and trails section of the Santa Barbara County Comprehensive Plan show an existing trail along Highway 246.

**Impact Discussion:**

*(a, b) No Impact.* The proposed project would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. As a result, there would be no impact.

*(c) No Impact.* The population increase associated with project implementation would result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be **less than significant**.

**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:** Impacts would be less than significant. No mitigation measures are required.

**4.15 TRANSPORTATION/CIRCULATION**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?			X		
e. Alteration to waterborne, rail or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?			X		
g. Inadequate sight distance?			X		
ingress/egress?			X		
general road capacity?			X		
emergency access?			X		
h. Impacts to Congestion Management Plan system?			X		

**Existing Setting:** The proposed project site is located on Highway 246, approximately 1 mile west of the City of Buellton. The site would take access via an existing private driveway extending from Highway 246 that is improved in conformance with Cal Trans standards. The project site is currently accessed via a drive off Highway 246.

**Setting/Thresholds:**

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

a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
<b>A</b>	<b>0.20</b>
<b>B</b>	<b>0.15</b>
<b>C</b>	<b>0.10</b>
	<b>Or the addition of:</b>
<b>D</b>	<b>15 trips</b>
<b>E</b>	<b>10 trips</b>
<b>F</b>	<b>5 trips</b>

b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.

d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

**Impact Discussion:**

*(a,b) Less Than Significant Impacts.* The following trip generation rates and factors are used, as averaged, to predict future traffic levels for wineries by the Santa Barbara County Public Works Transportation Division. These same trip generation rates were used in the April 28, 2016 Traffic Study that was prepared for this project by OEG (attached and included herein by reference).

**Table 4.15-1: Winery Traffic Generation Rates**

Criteria	ADT	PHT
Facility Size (per 1,000 s.f.)	2.49	0.61
Full Time Employees	4.79	0.61
Vineyard Acreage	0.44	0.15
Per 1,000 cases	1.85	0.46

The proposed project would employ a maximum of 4 full time employees who would be at the site between the hours of 8:00 a.m. and 5:00 p.m. daily. Additional vehicle trips would include deliveries to the site, and visitors to the winery. The vehicle trips associated with the employees, deliveries to and from the facility, and visitors to the winery are identified in Table 4.15-2 using the traffic generation rates in Table 4.15-1 as discussed in the April 28, 2016 Traffic Study prepared by OEG (Attachment 6). The truck traffic associated with normal shipping of case good (export of wine) and receiving (import of bottling equipment, etc.) are already accounted for in the basic trip generation rates used to estimate project traffic.

**Table 4.15-2: 799 West Highway 246 Winery Total Project Related Traffic (ADT & PHT)**

Criteria	Average Daily Trips (ADT)	Peak Hour Trips (PHT)
Weekday	26	5
Weekend	149	40

The results of the traffic report conclude that the proposed project would be expected to generate a net increase of 26 Average Daily Trips (ADTs) and 5 PM Peak Hour Trip (PHT) on weekdays, and 149 ADTs and 40 Midday PHTs on weekends. Winery Special Events would be expected to generate up to 120 trips per event, and Organized Gatherings would be expected to generate up to 80 trips per gathering. Traffic that would be generated by the project is estimated to be less than 100 vehicle trips on weekdays, less than 150 for weekend days, and less than 150 additional trips for Special Events. These volumes are considered low and would not result in significant impacts to public streets or roadway LOS that would require new roads or a significant amount of increased road maintenance. Therefore, impacts from projected vehicle trips generated by the proposed project would be less than significant.

*(c) Less Than Significant Impact.* The project would be required to provide all required parking spaces on-site, and out of the road right-of-way. Since the parking is already located onsite with the original Tier I winery, sufficient space exists on-site to accommodate project parking demand. Primary parking for the winery and tasting room would be provided by 25 formal parking spaces, including two ADA spaces, located adjacent to the winery. Overflow/secondary parking for events and gatherings would be provided by an additional 60 spaces located north of the winery buildings and adjacent to an existing maintenance building. As such, although areas for new and formal parking spaces are required for the project, the effects on existing parking facilities and demand for new parking is less than significant.

*(d) Less Than Significant Impact.* The proposed project would have **less than significant impacts** upon existing transit systems (e.g. bus service), and would not alter the present patterns of circulation or movement of people and/or goods.

*(e) No Impact.* The proposed project would not cause an alteration to waterborne, rail or air traffic.

*(f) Less Than Significant Impact.* The proposed project would have **less than significant impacts** upon existing transit systems (e.g. bus service), and would not alter the present patterns of circulation or movement of people and/or goods.

*(g) Less Than Significant Impact.* The project does not include an unsafe access driveway and would not create a traffic hazard for motorists, pedestrians, bicyclists, or transit users, or affect emergency access. Visibility and stopping sight distance for vehicles traveling along Highway 246 approaching the project site and its driveway entrances would remain adequate to serve the new winery. Ingress and egress to the site would be provided by an existing 20-foot wide private driveway of approximately 850 feet in length, accessed from Highway 246 that would meet or exceed County Fire standards. As analyzed in the traffic report prepared for the project, the project site enjoys adequate roadways and intersection LOS to serve the site and the existing roadways would remain unchanged. However increase traffic levels of the project may result in congestion at the site entrance.

*(h) Less Than Significant Impact.* The project would not generate more than the 500 ADT and 50 PHT identified in the Congestion Management Plan (Chapter 5, p. 47) as the threshold for evaluation of potential impacts to the “off site” CMP system.

**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 traffic. Therefore, the project’s contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Other than the proposed project, there are two permit applications in process to build new wineries on Highway 246. These pending applications are the Pence Tier II Winery and the Spear Tier II Winery.

A project is considered a future probable project once an application has been filed. Where future development is unspecified and uncertain, no purpose can be served by requiring environmental review to engage in sheer speculation as to the future environmental consequences. As a result, the cumulative impact analysis for the proposed project did not assume the construction of wineries on parcels containing vineyards. The Traffic Analysis report prepared for the project (OEG dated April 28, 2016), includes an analysis of cumulative impacts. The cumulative conditions were assessed based on the traffic analysis contained in the Santa Ynez Valley Community Plan Environmental Impact Report. The report concludes that the proposed project would not generate any cumulative impacts based on County standards since under the 20 year build-out conditions, the ADT volume on Santa Rosa Road west of U.S. Highway 101 is forecast to remain 1,800 ADT and would continue to operate under a LOS A range. The Transportation Division of the County Public Works Department reviewed and concurred with the analysis contained in this traffic report.

The implementation of the proposed project, with incorporation of identified Mitigation Measures, would not result in cumulatively considerable impacts associated with transportation/circulation. This conclusion is based on the low number of existing wineries located near the project site area, the lack of proposed new wineries and new projects on Highway 246. Therefore, the project’s contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

**Mitigation and Residual Impact:**

No mitigation is required. Residual impacts would be less than significant.

**4.16 WATER RESOURCES/FLOODING**

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
<b>b.</b> Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			X		
<b>c.</b> Change in the amount of surface water in any water body?			X		
<b>d.</b> 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		
<b>e.</b> Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
<b>f.</b> 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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>g.</b> Alteration of the direction or rate of flow of groundwater?			X		
<b>h.</b> 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		
<b>i.</b> Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
<b>j.</b> The substantial degradation of groundwater quality including saltwater intrusion?				X	
<b>k.</b> Substantial reduction in the amount of water otherwise available for public water supplies?			X		
<b>l.</b> Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?			X		

**Setting:**

**Buellton Uplands Basin:** A portion of the Buellton Uplands Groundwater Basin is located in the southwest corner of the Plan Area. It extends westward from Ballard Canyon Road just east of Buellton to a topographic divide outside the Planning Area about one mile west of Drum Canyon Road. According to the SYVCP, Agriculture irrigation accounts for about 80% of the water demand within the basin; the remaining demand is mostly from urban consumers (including City of Buellton) and scattered farmsteads around the rural area.

The 2011 SB County Groundwater Report indicated this basin was in a state of surplus equivalent to 800 AFY. This surplus represents the average annual amount of groundwater from the Buellton Uplands Basin that discharges annually into the Santa Ynez River Riparian Basin.

**Water Resources Thresholds**

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over drafted groundwater basin. These values were determined based on an estimation of a basin’s remaining life of available water storage. If the project’s net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project’s impacts on water resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well. According to the Thresholds Manual, the Buellton Uplands Groundwater Basin is not subject to overdraft.

**Impact Discussion**

**Water Quality Thresholds:**

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses<sup>2</sup> 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) No Impact.** The proposed project would not result in a change in the course or direction of nearby bodies of water. The proposed project would generate minimal amounts of storm water runoff associated with the development of minimal impervious surfaces on a currently unpaved portion of the project site. Impacts on surface water quality, including storm water runoff, direction or course of surface or ground water or the direction, volume, or frequency of runoff would be less than significant.

**(b-d) Less Than Significant Impact.** The project would create minor amounts of additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc.). Construction activities such as grading could also potentially create temporary runoff and erosion problems. Application of standard County grading, erosion, and drainage-control measures would ensure that no significant increase of erosion or storm water runoff would occur.

**(e, f) No Impacts.** The project would not alter the flow of flood waters and would not cause the need for public flood control improvements. The project would not impact watercourses or expose people or property to water related hazards, accelerated runoff, or tsunamis, sea level rise, or sea water intrusion.

**(g, h, i, k) Less Than Significant Impact.** Water for the proposed winery operations and domestic uses would continue to be provided by a private onsite water well. The project site is located within the Buellton Upland Groundwater Basin. According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, this basin has an established threshold of 22 AFY. The project would continue to be supplied water from an onsite well, which draws from the Buellton Upland groundwater basin. As identified in Table 4.15-1 below, project water demand is estimated at 5.65 AFY. The Buellton Upland

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<sup>2</sup> 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.

groundwater basin is not considered to be in overdraft. Therefore, there is no threshold of significance for increased groundwater pumpage from this basin. The project would not result in significant impacts to the direction, rate of flow, or quantity of groundwater, nor would the project result in overdraft or over-commitment of the groundwater basin.

**Table 4.15-1 Estimated Water Demand for Winery**

<b>WINERY COMPONENT</b>	<b>ANNUAL WATER CONSUMPTION</b>	<b>ACRE FEET PER YEAR (AFY)</b>
Wine Production	50,000 cases/year x 2.4 gallons/case x 15 gallons water/ 1 gallon of wine = 360,000 gallons/year	1,800,000 gallons per year / 325,000 gallons per acre foot = <b>5.53 AFY</b>
Employees	20 gallons/day/employee (Uniform Plumbing Code) x 4 employees x 365 days per year = 29,200 gallons/year	29,200 gallons per year / 325,000 gallons per acre foot = <b>0.09 AFY</b>
Special Events	150 guests / special event x 9 gallons/guest (Uniform Plumbing Code) x 8 events per year = 10,800 gallons/year	10,800 gallons per year / 325,000 gallons per acre foot = <b>0.03 AFY</b>
<b>TOTAL</b>		<b>5.65 AFY</b>

*(j) No Impact.* Wastewater disposal is provided by existing septic systems. The new industrial waste water system is subject to Regional Water Quality Control Board approval. It will utilize water quality BMPs that focus on reusing the effluent for the system to spray on agricultural fields in lieu of the traditional tank and leach field design. No significant impacts would result from use of onsite septic systems.

*(l) Less Than Significant Impact.* The project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. Furthermore, the County LUDC winery development standards require the submittal of a winery solid waste management plan for review and approval by EHS. This plan has been reviewed and approved with the Tier I winery project by EHS. The plan includes a green waste reduction program that includes the disposal of stems, leaves, and skins of grapes by drying, spreading, and disking the waste into the soil on the winery property or other agriculturally zoned property. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. However, the project would be expected to generate only minor amounts of storm water pollutants. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard.

**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 water resources. Therefore, the project’s contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

**Mitigation and Residual Impact:**

No mitigation is required. Residual impacts would be less than significant.

## 5.0 INFORMATION SOURCES

### 5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts,  
 Regional Programs, Other : \_\_\_\_\_

### 5.2 Comprehensive Plan

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

### 5.3 Other Sources

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

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

- I. Project-Specific Impacts which are of unknown significance levels (Class I): None
- II. Project Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics / Visual Resources, Noise, Public Facilities, Transportation / Circulation and Water Resources.
- III. Potentially significant adverse cumulative impacts: None

## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

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

1. The project involves minor increases to development onsite and continuation of existing uses. These uses and additional structural development would not result in significant impacts to onsite or offsite biological resources or 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal, as described in Section 4.4 (Biological Resources). The project would not contribute significantly to greenhouse gas emissions as described in Section 4.3 (Air Quality) or significantly increase energy consumption (as described in Section 4.6). The project also would not eliminate important examples of the major periods of California history or prehistory as there are no known archaeological resources within the development area and no changes are proposed to potentially historic resources, including no alterations or demolition.
2. The project does not have the potential to achieve short-term goals at the cost of long-term environmental goals. The project involves the conversion of an existing Tier I winery to a Tier II winery with a tasting room and increasing the special events from four to eight events.
3. The project would not result in any impacts which are cumulatively considerable.
4. The project involves the conversion of an existing Tier I winery to a Tier II winery with a tasting room and increasing the special events from four to eight events. As discussed in this document, the project will not directly or indirectly cause substantial adverse effects on human beings.
5. Planning & Development is not aware of any disagreement supported by facts or expert opinion supported by facts over the significance of any project effects.

**8.0 PROJECT ALTERNATIVES: N/A**

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

## **Zoning**

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The AG-I-40 zoning of the site allows for the uses and densities proposed.

## **Comprehensive Plan**

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County's Comprehensive Plan, and the Santa Ynez Valley Community Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be included but are not limited to the project:

1. Land Use Development Policy #4
2. Hillside & Watershed Protection Policies # 1, 7
3. Historical and Archaeological Policies # 2
4. Visual Resources Policies # 2
5. Agricultural Element
6. Santa Ynez Valley Community Plan

## 10.0 RECOMMENDATION BY P&D STAFF

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

Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

With Public Hearing       Without Public Hearing

PREVIOUS DOCUMENT:     N/A    

PROJECT EVALUATOR:     Florence Trotter-Cadena    

DATE:     9-26-16    

## 11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

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

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

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

SIGNATURE: \_\_\_\_\_ INITIAL STUDY DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ NEGATIVE DECLARATION DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ REVISION DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ FINAL NEGATIVE DECLARATION DATE: \_\_\_\_\_

## 12.0 ATTACHMENTS

1. Vicinity Map
2. Site Plan, Elevations, Landscape
3. CalEEMod Annual Report
4. CalEEMod Summer Report
5. OEG Traffic Report dated 4-28-16



**ATTACHMENT 1**  
**Vicinity Map**

**ATTACHMENT 2**  
**Reduced Plans**

**ATTACHMENT 3**  
**CalEEMod Annual Report**

**ATTACHMENT 4**  
**CalEEMod Summer Report**

**ATTACHMENT 5**  
**OEG Traffic Report dated 4-28-16**