



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

NOTICE OF PREPARATION

DATE: November 22, 2021

TO: State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: County of Santa Barbara
Planning and Development Department
Long Range Planning Division
123 East Anapamu Street
Santa Barbara, CA 93101-2058
(805) 568-2000

SUBJECT: Notice of Preparation and Scoping of an Environmental Impact Report (EIR)

PROJECT NAME: Agricultural Enterprise Ordinance

PROJECT CASE NO.: 20ORD-00000-00013 and 20ORD-00000-00014

PROJECT LOCATION: The Agricultural Enterprise Ordinance (project) involves lands zoned Agricultural in the rural unincorporated areas of Santa Barbara County (inland and coastal).

LEAD AGENCY: The County of Santa Barbara is the lead agency preparing the EIR with the purpose of informing decision-makers and the public regarding the potential environmental effects related to the project in compliance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.).

PROJECT DESCRIPTION: The Agricultural Enterprise Ordinance proposes to allow a variety of small-scale uses that would be incidental to and compatible with traditional agriculture uses on land zoned AG-II. The goal is to expand economic opportunities for farmers and improve the County's overall agricultural land viability while maintaining the function and character of the County's rural agricultural areas. The primary use of the land must continue to be agriculture (e.g., crop cultivation, ranching/grazing); however, this project would allow local farmers and ranchers to pursue incidental small-scale and compatible agricultural enterprises that support their existing agricultural operations.

The project description, location, and potential environmental effects are included in the attached *Environmental Scoping Document for the Agricultural Enterprise Ordinance*, or if not attached, it may be downloaded from the Planning and Development Department, Long Range Planning Division webpage at: www.countyofsb.org/AgEnterprise.

VIRTUAL PUBLIC ENVIRONMENTAL SCOPING MEETING: The Planning and Development Department will hold one virtual environmental scoping meeting using Zoom on

Monday, December 6, 2021 at 5:30 pm. To join on your computer or mobile app, please follow the link below:

<https://countyofsb.zoom.us/j/98727752404>

Or One tap mobile:

US: +12133388477,,98727752404# or +16699006833,,98727752404#

Or Telephone Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833 or +1 346 248 7799 or +1 602 753 0140 or +1 720 928 9299 or +1 971 247 1195 or +1 206 337 9723 or +1 253 215 8782 or +1 646 518 9805 or +1 651 372 8299 or +1 786 635 1003 or +1 929 205 6099 or +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 470 250 9358 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 987 2775 2404

The purpose of the meeting is to receive comments on the scope and content of the environmental issues to be addressed in the EIR.

PUBLIC AND AGENCY COMMENTS: We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. Members of the public are also encouraged to provide comments on the scope of the proposed EIR.

Agency and public **comments must be received no later than 5:00 p.m. on Tuesday, December 21, 2021.** Please send your comments and the name of a contact person in your agency to the Project Manager, Julie L. Harris, at the address provided below.

Planner: Julie L. Harris
Long Range Planning Division
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

Telephone: (805) 568-3543

Email: jharris@countyofsb.org

Additional information regarding the project will be posted to the project's webpage as it becomes available at: www.countyofsb.org/AgEnterprise

cc: County of Santa Barbara Clerk of the Board

Enclosure: Environmental Scoping Document



one
COUNTY **COUNTY OF SANTA BARBARA**
one
FUTURE Planning & Development

Environmental Scoping Document

for the Agricultural Enterprise Ordinance

Project Website:

www.countyofsb.org/AgEnterprise

Contact:

Julie Harris, Senior Planner

(805) 568-3543

jharris@countyofsb.org

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123 E. Anapamu St. • Santa Barbara, CA 93101
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1.0 Purpose

This environmental scoping document describes the proposed Agricultural Enterprise Ordinance (Ag Enterprise or the project) and provides a preliminary review of the project's potential environmental impacts in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.). This scoping document, along with comments received in response to the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the project, will assist the County of Santa Barbara, as the lead agency for the preparation of the EIR for the project, in identifying environmental impacts that must be evaluated in the EIR.

2.0 Background

CEQA requires the preparation of an EIR to inform the public and decision-makers of the potential environmental effects of the proposed regulations. According to CEQA Guidelines Section 15151, an EIR should include a “sufficient degree of analysis, or scope, to provide decision-makers with information that enables them to make a decision which intelligently takes account of environmental consequences.”

The EIR for the project will evaluate the environmental impacts of anticipated activities resulting from the implementing ordinance language. The environmental analysis will be based on the project description and will set forth mitigation measures to be included as development standards or requirements in the ordinance amendments, in order to avoid or reduce significant impacts identified in the environmental analysis.

3.0 Project Description

This section describes the proposed project, including the applicant/lead agency, project location, project summary, and project adoption and implementation actions.

The following project description is based on general direction from the Board of Supervisors (Board) at its hearing on November 17, 2020, and input provided to staff as part of the following outreach efforts:

- Responses from 137 people to a public survey that was available during the month of March, 2021.
- Three virtual public workshops held on March 24, July 15, and August 30, 2021.
- Two meetings of the Agricultural Advisory Committee held on February 4 and April 1, 2021.
- One meeting of the Land Stewardship and Carbon Farming Coalition (a subcommittee of the Santa Barbara County Climate Collaborative) on May 12, 2021.

The project description is written broadly to include a range of permitting options; from an exemption (no permit required), Zoning Clearance, or Land Use Permit/Coastal Development Permit to a Minor Conditional Use Permit/Conditional Use Permit, so the Board may rely on the Final EIR when considering a range of ordinance options that the public and others may recommend.

The project description set forth in this scoping document does not constitute a staff recommendation to the Board on the ordinance options to be evaluated in the EIR. Staff will formulate a recommendation upon completion of the EIR. The development standards set forth in

the description below may be modified and/or augmented by mitigation measures that may be identified in the EIR.

3.1 Project Applicant/Lead Agency

The County of Santa Barbara is both the project applicant and the lead agency for the proposed project.

3.2 Project Location

The project would affect lands zoned Agricultural II (AG-II) in the unincorporated areas of Santa Barbara County, including the coastal zone. The project would not include lands within Montecito, or lands under the jurisdiction of incorporated cities, the federal government (Los Padres National Forest and Vandenberg Space Force Base), and the University of California (Figure 1). In addition, one of the proposed small-scale uses (incidental food service) would also be considered for winery tasting rooms on lands zoned Agricultural I (AG-I) (Figure 2).

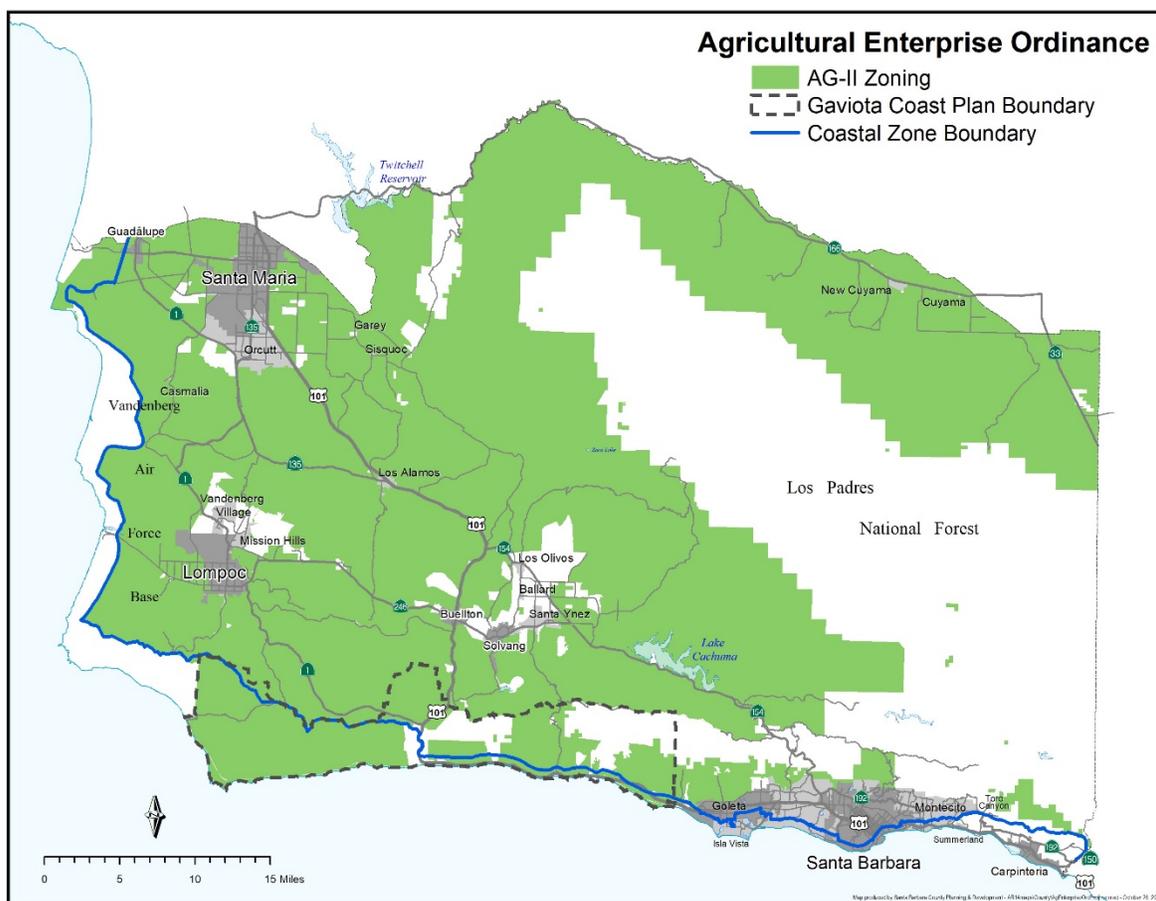


Figure 1. Agricultural Enterprise Ordinance – Location

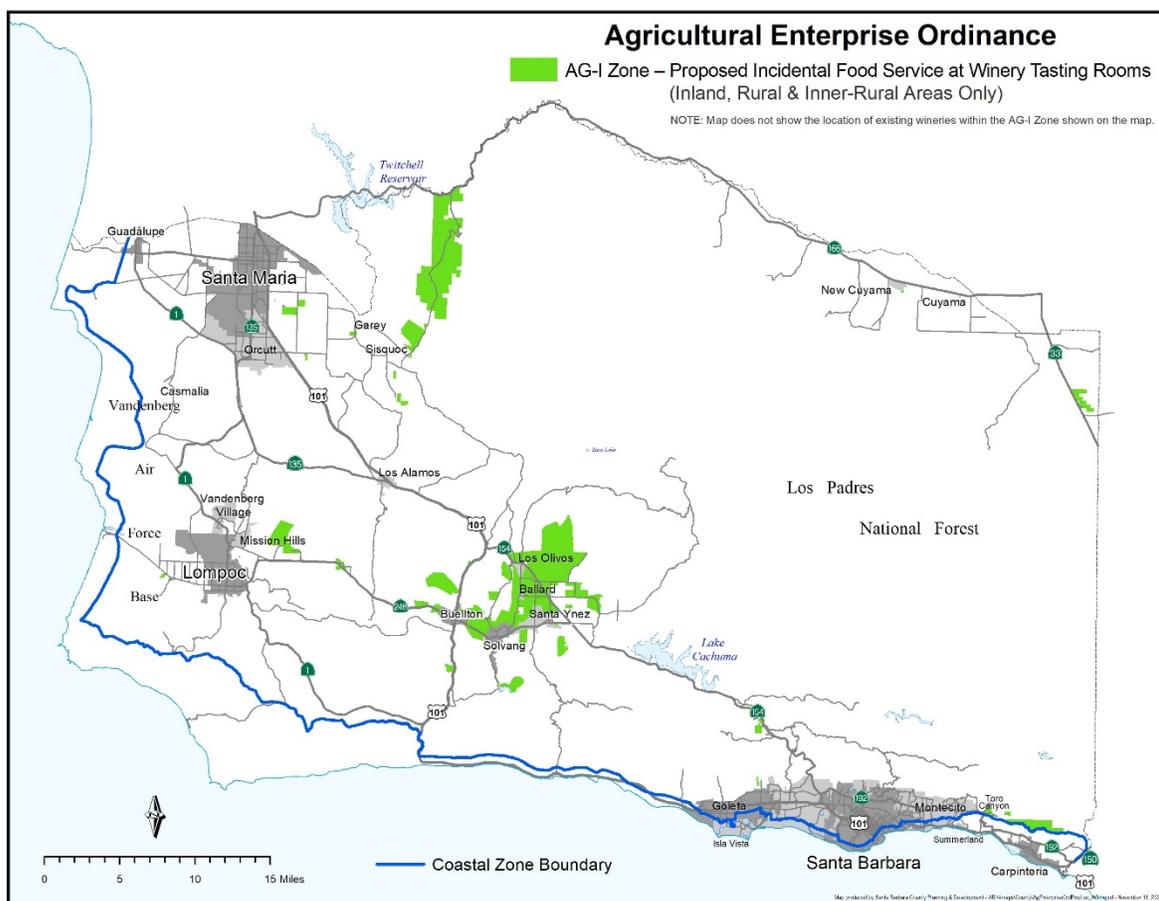


Figure 2. AG-I - Winery Tasting Rooms Only

3.3 Project Overview

The Agricultural Enterprise Ordinance (Ag Enterprise) project is a set of ordinance amendments that consist of two components: (1) a tiered permitting structure that would allow new and incidental, compatible, and small-scale agricultural enterprise uses on certain agricultural lands, and (2) a streamlined permit process for larger structural agricultural developments. Proposed uses include supplemental agricultural support activities, small-scale rural recreation, and small-scale agricultural tourism. The objectives of the project area to:

- Allow compatible, small-scale uses that support and encourage the continuation of local agricultural operations by allowing farmers and ranchers the opportunity to generate supplemental income.
- Allow landowners to explore small-scale uses (e.g., composting or camping) without incurring the higher permitting costs associated with the same uses, which currently may be allowed at any size or scale with a Conditional Use Permit.
- Employ a tiered permitting structure that would increase flexibility in permitting – that is, allow small-scale uses with a permit exemption, Zoning Clearance or Land Use Permit (Inland Area), or Coastal Development Permit (Coastal Zone).

3.4 Summary of Proposed Ordinance Changes

3.4.1 *Incidental and Compatible Small-scale Agricultural Enterprise Uses*

The Ag Enterprise project would amend the County Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (Article II) to expand a tiered permitting structure, first adopted for the Gaviota Coast Plan area, to all lands zoned AG-II. The Gaviota tiered permitting structure allows incidental and compatible small-scale uses that support and encourage viability for the long-term continuation of local agricultural operations. The relatively small scale of the allowed uses is intended to support, or be compatible with, agricultural activities. It would allow landowners to develop incidental, small-scale uses with an exemption or “low-level” permit (e.g., ministerial entitlement). Similar but higher intensity uses would require in some cases a Minor Conditional Use Permit or Conditional Use Permit.

The Ag Enterprise project is modeled after the amendments that established the permitting regulations for a variety of small-scale incidental and supplemental uses in the Gaviota Coast Plan area. The Ag Enterprise project would build on the Gaviota Coast Plan amendments by allowing the uses approved for the Gaviota Coast Plan area on all lands zoned AG-II countywide. These uses include:

Ag processing beyond the raw state (small-scale)	Firewood processing and sales
Ag product preparation	Fishing operation
Aquaponics	Horseback riding
Campground (small-scale)	Lumber processing/milling
Composting (small-scale)	Tree nut hulling
Farm stand	

These uses are proposed to be allowed following the same regulations as adopted for the Gaviota Coast Plan, with the exception of campgrounds, where amended standards are proposed based on public input; and composting, where amended standards are proposed to comply with changes to State law.

In addition, the project would add several new uses pursuant to the Board’s direction on November 17, 2020:

Cooking classes (small-scale)	Incidental food service
Educational experiences or opportunities	Small-scale events
Farm-to-table dinners (small-scale)	

The proposed new uses would be allowed on lands zoned AG-II countywide. In addition, incidental food service would be considered at winery tasting rooms on lands zoned AG-I. The proposed ordinance amendments would employ a tiered permitting structure that would provide flexible permitting based on the size, scale, and level of intensity of the use and compliance with development standards. Small-scale uses in the Inland Area might be exempt from zoning permits or allowed with a Zoning Clearance or Land Use Permit. In the Coastal Zone, due to the Coastal Act definition of “development” and “principal permitted use,” a Coastal Development Permit would be required for all uses except farm stands that meet specific standards.

These new uses would be allowed when incidental to, and supportive of, the agricultural operations on the property. In addition, to qualify for the exemption or low-level permit the use would need to comply with size and scale criteria, as well as standards similar to those adopted for the Gaviota

Coast Plan area uses, such as no additional structural development that would otherwise require a Land Use Permit or water/wastewater permit from County Environmental Health Services.

For most of the proposed Ag Enterprise uses, if the use is not allowed with an exemption, Zoning Clearance, or Land Use Permit, an applicant would have the option to apply for a Minor Conditional Use Permit or Conditional Use Permit to allow the use. A summary of proposed permitting requirements for the agricultural enterprise uses is presented in Table 1 – Summary of Proposed Ordinance Amendments, located at the end of this scoping document.

3.4.2 Permit Streamlining for Larger Agricultural Structural Developments

The Ag Enterprise project also includes an additional amendment to provide consistent permit streamlining for larger structural development throughout the AG-II zone. In 2010, the Board adopted an ordinance amending the County LUDC that revised the Development Plan thresholds for larger structural agricultural development on lands zoned AG-II. In 2016, the Board adopted, and in 2018, the Coastal Commission certified, this same amendment to Article II with minor modifications, thereby applying it to the Coastal Zone of the Gaviota Coast Plan area. The Ag Enterprise project would amend Article II to apply the same Development Plan thresholds to the remainder of the AG-II zone within the Coastal Zone, an area of approximately 6,327 acres that is located west of Guadalupe (Figure 3).



Figure 3.

Currently, in the Coastal Zone on AG-II zoned lands outside of the Gaviota Coast Plan area, a Development Plan is required when the gross floor area of all structural development cumulatively amounts to 20,000 square feet or more per lot. The proposed Development Plan thresholds would be the same as those adopted and certified for the Gaviota Coast Plan area, and are based on several combinations of agricultural and non-agricultural structural development and lot size. In brief, a Development Plan would be required when any one of the following gross floor area thresholds is met:

- Non-agricultural structural development would total 15,000 square feet or more, cumulative;
- An individual agricultural structure is proposed to be 15,000 square feet or larger;
- An individual agricultural structure is proposed to be at least 10,000 square feet and there is another 10,000-square foot agricultural structure on the site (i.e., resulting in at least two 10,000-square foot agricultural structures on the lot); or
- The proposed structure(s) will result in a total gross floor area on a lot that exceeds the development plan threshold listed for the applicable lot area as shown in Table 18-1 of Article II. Total gross floor area includes the gross floor area of agricultural structural development and non-agricultural structural development, both existing and proposed. [Article II Subsection 35-430.E.4.a.]

3.5 Adoption and Implementation

The County Planning Commission will consider and advise the Board regarding the adoption of the Ag Enterprise Ordinance. The Board will need to take the following actions in order to implement the project:

1. Adopt environmental findings, certify the EIR, and, if needed, adopt a Statement of Overriding Considerations for any unavoidable, significant environmental impacts that will result from the Project; and
2. Adopt amendments to the County LUDC and Article II to establish the land use regulations for the proposed ag enterprise uses.

In addition to the actions set forth above, the Coastal Commission must certify any amendments to the Local Coastal Program (LCP) – including Article II, as the implementing ordinance of the LCP.

4.0 Scope of the Environmental Review

4.1 Overview

CEQA requires the preparation of an EIR to inform the public and decision-makers of the project's potential environmental effects. This includes any potential environmental effects resulting from the allowance of the supplemental uses described in the project description. According to CEQA Guidelines Section 15151, “[a]n EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences.”

4.2 Environmental Topics to be Analyzed in the EIR

CEQA Guidelines Section 15060(d) states that an initial study is not required in cases where preparation of an EIR is determined to be clearly required by the lead agency. Accordingly, an initial study for the project is not provided herein. However, preliminary review of the project identified the following issue areas for evaluation in the EIR. Additional environmental topics beyond what is set forth below might be added to the EIR, based on comments received in response to the NOP for the EIR and Draft EIR that will be prepared for the project.

4.2.1 Aesthetics and Visual Resources

Santa Barbara County supports a wide range of aesthetic resources, including scenic highways (e.g., State Routes 1 and 154, portion of U.S. Highway 101), scenic natural resources such as the Santa Ynez Mountains, oak woodlands, historic buildings, and areas with panoramic ocean views. As uses accessory and supplemental to agriculture, the proposed uses are intended to blend into the rural landscapes of the County, particularly when they occur within existing structures or do not require physical installations. However, grading or construction to allow some of the uses, and increased activities and visitation that could increase lighting if uses were allowed to occur during evening hours, could affect the visual character of an area. The EIR will assess the project's potential impacts on visual and scenic resources and identify mitigation measures as necessary. This includes a characterization of the existing physical setting; identification of potential impacts upon the character of scenic areas, gateways, relevant aspects of the built environment, public open spaces, and recognized landmarks; evaluation of consistency with routes in the County designated for protection under California's Scenic Highway Program; and cumulative effects to public vistas and scenic routes.

4.2.2 Agricultural Resources

The EIR will describe the existing agricultural operations in the County, including cultivated agriculture, grazing operations, equestrian operations, crop types and acreages, and general

locations based on available data from existing sources. The EIR will assess whether the proposed project is consistent with existing agricultural preservation policies and programs or has the potential to result in potentially significant adverse effects to prime soils, State designated important farmlands (Prime, Statewide, Local, or Unique), or grazing lands. The EIR will also assess whether the project will cause potential impacts to agricultural resources, including potential conversion of agricultural land, including Williamson Act lands, to non-agricultural uses or result in land-use conflicts that impact onsite or nearby agricultural operations. The project EIR will identify mitigations for potentially significant impacts, where feasible.

4.2.3 *Air Quality and Greenhouse Gas Emissions*

The EIR will describe existing conditions within the South Central Coast Air Basin and in the project vicinity, including attainment status for criteria pollutants, climatic conditions, local emissions sources, and sensitive receptors, such as schools, elder care facilities, park visitors and adjacent neighborhoods. The EIR will provide a brief description of the current regulatory setting regarding air quality and greenhouse gas emissions, and assess the potential air quality impacts from possible additional development and/or operations that could generate emissions, as well as potential impacts to air quality and greenhouse gas emissions from project-related vehicle miles traveled (VMT). The EIR will identify the need for mitigation or development standards, as necessary, to reduce significant impacts to the maximum extent feasible. It will also assess consistency with the County's 2019 Ozone Plan (previously published as the Clean Air Plan or Air Quality Attainment Plan) and Energy and Climate Action Plan.

4.2.4 *Biological Resources*

Santa Barbara County supports a wide range of habitats, including oak and riparian woodlands, chaparral and coastal sage scrub, vernal pools, native grasslands, and coastal wetlands, which together support dozens of special status or sensitive species. These include rare wildlife species such as the California tiger salamander (*Ambystoma californiense*), southern steelhead trout (*Oncorhynchus mykiss*), and arroyo toad (*Anaxyrus californicus*), among others, and rare plants such as Gaviota tarplant (*Deinandra increscens ssp. Villosa*). Some proposed uses, such as small-scale fishing operations, would require special review of the existing biological setting and applicable State and local regulations.

The EIR will discuss the special status plant and wildlife species and habitat found within the project area and analyze the potential for significant project-specific and cumulative effects on biological resources. The analysis would be based largely on desktop research using tools such as the California Natural Diversity Data Base, National Wetlands Inventory Maps, habitat maps (e.g., Environmentally Sensitive Habitats maps in the Coastal Zone) or other data from adopted general and community plans, as well as regional plans or State and federal data. The EIR will also identify feasible mitigation measures necessary to reduce or avoid significant impacts to these resources.

4.2.5 *Cultural & Tribal Cultural Resources*

The EIR will assess the potential for archaeological and historical resource impacts from the project including cumulative impacts and identify mitigation measures as necessary. The EIR will summarize the County's Assembly Bill 52 (Public Resources Code Sections 21080.3.1, 21080.3.2, and 21082.3) tribal consultation as needed.

4.2.6 *Geology and Soils*

The EIR will describe the existing geologic setting, including a general characterization of County terrain, soils, seismicity, and other geologic features, such as groundwater basins and faults; and describe the existing regulatory setting, including the Alquist-Priolo Fault Maps, Dibblee Geologic Maps, Natural Resource Conservation Service soils maps, the County's Seismic Safety and Safety Element, Land Use Element, community plans, and Grading Ordinance. The EIR will assess direct, indirect, and cumulative geologic hazards and impacts posed by the project's potential new uses and development, including grading for access roads, and operations of new agricultural enterprise uses; and will identify recommended mitigation measures as needed to address geologic impacts, building from the California Building Code and the County Code.

4.2.7 *Hazards and Hazardous Materials*

The EIR will describe the hazards and hazardous materials setting for the County based on existing reports, databases, and maps; assess impacts associated with hazards and hazardous materials where new agricultural enterprise uses may require a heightened level of review (e.g., processing), expose visitors to existing hazards such as pesticides, or create new hazards such as exposing visitors to potential foodborne illnesses. The EIR will identify mitigation measures, if necessary, to address hazards and hazardous materials, including consideration of existing regulations and best management practices or development standards to address how and where hazards and hazardous materials would occur in relation to the new agricultural enterprise uses. The EIR will further assess the project for consistency with requirements of federal, state, and county regulations of hazardous materials.

4.2.8 *Hydrology & Water Quality*

New development and/or operation of several of the supplemental and accessory ag enterprise uses may impact surface water quality and hydrology through increased grading, vegetation clearing, erosion, and sedimentation or be impacted by flood flows from nearby rivers and creeks. In addition, some ag enterprise uses would require additional water use and wastewater disposal, which might affect surface water quality and/or groundwater quality and resources. The EIR will describe the existing regulatory setting for management of groundwater and surface waters within the County and the existing hydrologic setting, estimate current water use, analyze potential impacts to water supply (including groundwater) and water quality, and identify potential impacts associated with hydrology. The EIR will also review the potential for significant impacts related to water quality and/or drainage/flooding and identify mitigation measures where necessary.

4.2.9 *Land Use and Planning*

The Ag Enterprise Ordinance would apply to the unincorporated rural lands of the County – specifically to all lands zoned AG-II, and to wineries with tasting rooms on lands zoned AG-1, which would be allowed one of the ag enterprise uses. Land use is governed by a range of County policies included in the Comprehensive Plan, as well as a range of County and state regulations and ordinances. The EIR analysis will examine the project and identify potential land use conflicts and impacts. Potential land use conflicts between agriculture and residences may result from normal agricultural practices, such as noise, dust, light, and odors. The addition of agricultural enterprise uses may create additional noise, traffic, and light concerns. The EIR analysis will also address potential policy consistency issues regarding land use compatibility, resource preservation, rural road geometrics and safety, and other land use issues of possible community concern. The

ordinance amendments will also apply in the Coastal Zone; thus, the EIR will assess the consistency of the project with coastal land uses and policies, and any potentially significant adverse effects on coastal resources resulting from the project. Finally, the EIR will identify potential mitigation measures as needed to address any adverse land use impacts.

4.2.10 Noise

Santa Barbara County's rural area is generally quiet, though agricultural operations can generate noise associated with equipment use, employment, and visitors. The project has the potential to introduce new noise generating uses into rural agricultural areas, including vehicle travel, small-scale events (e.g., use of amplified sound systems), and educational and recreational activities. The EIR will describe the existing noise setting, focusing on noise associated with roadway corridors and agricultural operations, particularly in relation to proximity to sensitive receptors. The EIR will analyze and identify the noise level impacts for the range of agricultural enterprise uses, including identifying the maximum potential construction and operational noise associated with the project to compare against noise standards. Mitigation measures will be identified for locations where sensitive receptors would be exposed to noise levels that exceed regulatory standards or where agricultural enterprise uses would cause a substantial increase in the ambient noise levels for adjoining areas.

4.2.11 Public Services, Utilities, and Recreation

New uses allowed by the proposed project may increase demand for public services, including fire protection and law enforcement, as well as other services, such as water, wastewater management, and solid waste disposal. While ag enterprise uses would most likely occur on rural agricultural lands served by private onsite wells, some uses may occur on agricultural lands served by water districts (e.g., Goleta Water District). Additionally, most rural areas of the County are designated high fire hazard areas. Response and access to rural agricultural areas can be challenging for first responders. Small-scale agricultural tourism and rural recreation (e.g., small-scale campgrounds, horseback riding) would introduce a larger albeit temporary human population onto rural lands farther from first responders.

The EIR will analyze public service, recreation, and utility issues, focusing on services that could be affected by the proposed project. Incremental increases in demand for code enforcement along with other services (e.g., road maintenance) may also occur. The EIR will assess existing service capabilities of applicable public services such as schools, police protection, and fire protection; assess potential increases in demand for other public services associated with the expansion of accessory agricultural and agricultural enterprise uses; and identify project impacts to established service standards, including emergency response standards. Where feasible, mitigation measures will be proposed to reduce or eliminate significant impacts.

4.2.12 Transportation

The County supports a diverse transportation network, including U.S. Highway 101, State Routes 1, 154, 166, and 246, and rural roads accessing agricultural areas in the county. Public transit service, pedestrian, and bicycle facilities are present in virtually all communities in the County, although these become much less prevalent in the more rural AG-II zoned lands of the County. Most rural agricultural roads contain incomplete or no pedestrian and bike facilities and lack safe links to urban communities. Though the scale of the proposed uses under the project is small, they would result in new uses in these rural areas, with the potential for increases in new vehicular trip

generation, vehicle miles traveled (VMT), possible safety hazards associated with increased traffic and pedestrian or bicycle use, and limited increases in demand for active transportation linking these new facilities to the communities. These issues may increase if more than one accessory use is allowed on a site.

Transportation impacts may result from the expansion of agricultural enterprise uses as would be allowed by the proposed project. Many of the County's existing AG-II lands and AG-I winery tasting rooms are located in the Rural and Inner-Rural areas accessed by rural roads that are often characterized by narrow travel lanes and limited sight distances. The rural roads also serve a variety of land uses, including agricultural (horse trailers, tractors, etc.), recreational (cyclists), and rural residential uses. The EIR will evaluate existing County traffic volume data, project trip generation/distribution, level of service calculations, VMT impacts, geometric hazards, accident data, and safety issues including evacuation/emergency access; identify potential construction-related traffic impacts; assess the project's long-term operational impacts associated with the expansion of agricultural enterprise uses; evaluate the project's cumulative effects to transportation based on regional development trends; and identify feasible mitigation measures to address significant impacts.

4.2.13 Wildfire

The California Department of Forestry and Fire Prevention (CAL FIRE) identifies much of Santa Barbara County's rural lands as being located within High and Very High Fire Hazards Severity Zones. The project would include a variety of uses that would increase visitation and temporary human populations on rural agricultural lands and increase wildfire ignition sources. The EIR will assess existing conditions as they relate to wildfire risk and evaluate the potential increase in wildfire danger that could result from the project. The EIR will identify mitigation measures where necessary to reduce or eliminate impacts to these resources.

4.2.14 Cumulative Impacts

CEQA Guidelines Section 15355 defines "cumulative impacts" as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

The EIR will assess the significant cumulative impacts to which the project may make a "cumulatively considerable" contribution (CEQA Guidelines Section 15130).

4.3 Alternatives Analysis

The EIR will describe a reasonable range of alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, as required by CEQA Guidelines Section 15126.6. The

alternatives discussion in the EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the project. The EIR will programmatically describe the major characteristics and significant environmental effects of each alternative. The EIR analysis will also include a brief discussion of each alternative considered but rejected from further analysis in the EIR (CEQA Guidelines Section 15126.6).

4.4 Other CEQA Required Discussions

The EIR will include a section that addresses other issues for which CEQA Guidelines Section 15126 requires analysis beyond the environmental topical areas described above. In this section, the EIR will analyze the project's additional possible impacts, including growth inducement and significant irreversible environmental changes.

Table 1 – Summary of Proposed Ordinance Amendments

Use ¹	Description	Exempt ^{2, 3}	ZC or LUP (Inland) CDP (Coastal Zone) ⁴	Minor CUP (ZA) or CUP (PC) ⁴
<i>Rural Recreation Uses</i>				
Campground (small-scale)*	A site for temporary occupancy by campers which may include individual campsites. May include accommodations for recreational vehicles unless prohibited within the applicable zone.	N/A	10 campsites 2 vehicles per campsite RVs/trailers 25’ max length <u>Landowner may provide no more than one of the following semi-permanent accommodations per campsite:</u> <ul style="list-style-type: none"> • <u>park trailer</u> • <u>yurt or tent cabin</u> • <u>Airstream or other RV trailer (25’ max length)</u> <u>No more than 50% 1/2 of total campsites may host RVs/trailers/yurts/tent cabins at one time</u> 14 day max stay	Larger campgrounds or those otherwise not complying with standards for LUP/CDP may be allowed with CUP per existing regulations (LUDC Subsection 35.42.240.B)

¹ All uses are proposed for AG-II zone only, unless otherwise stated.

² Unless it is an exempt use (i.e., farm stands), all uses in the Coastal Zone require a Coastal Development Permit; a Zoning Clearance is not an option.

³ In the Inland Area, the Board may allow a use with a Zoning Clearance or Land Use Permit, rather than as an exempt use.

⁴ ZC = Zoning Clearance, LUP = Land Use Permit, CDP = Coastal Development, CUP = Conditional Use Permit, ZA = Zoning Administrator, PC = Planning Commission

* Use currently allowed within the Gaviota Coast Plan area. Proposed changes identified with strikethrough and underline text.

Use ¹	Description	Exempt ^{2, 3}	ZC or LUP (Inland) CDP (Coastal Zone) ⁴	Minor CUP (ZA) or CUP (PC) ⁴
Educational Experience or Opportunity	<ul style="list-style-type: none"> • Academic and technical training for farmers and ranchers in all areas of the agricultural sciences and agricultural business • Educational workshops for the general public regarding agricultural and natural resources including: <ul style="list-style-type: none"> • guided farm tours; including, walking, bicycle, and e-bike tours • botany • bird and wildlife viewing and studies • photography • astronomy 	<p>Not more than 50 attendees</p> <p>Not more than 24 times per year</p>	<p>51 to 80 attendees</p> <p>Not more than 24 times per year</p>	<p>Education activities that do not comply with standards for exemption or LUP/CDP may be allowed with a Minor CUP per existing regulations as a “similar gathering”</p> <p>(LUDC Subsection 35.42.260.F.9)</p>
Fishing Operation*	<p>The activity of catching fish, either for food or as a sport.</p>	<p>20 participants daily maximum</p> <p>No new structures or additions requiring planning or water/wastewater permits</p>	<p>20 participants daily maximum</p> <p>Gross floor area of any new structures is less than 600 sq. ft.</p>	<p>Operation that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP</p>

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Use ¹	Description	Exempt ^{2, 3}	ZC or LUP (Inland) CDP (Coastal Zone) ⁴	Minor CUP (ZA) or CUP (PC) ⁴
Horseback Riding*	Rental of horses for riding on the farm or ranch.	20 participants daily maximum No new structures or additions requiring planning or water/wastewater permits	20 participants daily maximum Gross floor area of any new structures is less than 1,200 sq. ft.	Operation that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP
Incidental Food Service (not at winery tasting rooms)	Provision of food that is incidental and subordinate to the primary agricultural use of the property. Incidental food service only allowed in conjunction with another ag enterprise activity that brings the public to the farm or ranch, such as farm stand, u-pick, educational experience or opportunity, horseback riding, fishing operation.	Non-potentially hazardous pre-packaged food (CA Retail Food Code Section 113871.(c) and 114365.5.(b)) (e.g. shelf stable, refrigeration not required) Potentially hazardous pre-packaged food (CA Retail Food Code Section 113871) (e.g., perishable, may require refrigeration or other temperature control) Prepackaged meals or picnics (e.g., salads & sandwiches) Food truck	Outdoor BBQ or pizza oven that is not part of a food truck operation but is incidental to another ag enterprise use that brings the public to the farm or ranch.	N/A

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Use ¹	Description	Exempt ^{2, 3}	ZC or LUP (Inland) CDP (Coastal Zone) ⁴	Minor CUP (ZA) or CUP (PC) ⁴
Incidental Food Service at Winery Tasting Rooms in AG-I and AG-II	Provision of food that is incidental and subordinate to the winery tasting room. ⁵	<p>Non-potentially hazardous pre-packaged food (CA Retail Food Code Section 113871.(c) and 114365.5.(b)) (e.g., shelf stable, refrigeration not required)</p> <p>Potentially hazardous pre-packaged food (CA Retail Food Code Section 113871) (e.g., perishable, may require refrigeration or other temperature control)</p> <p>Prepackaged meals or picnics (e.g., salads & sandwiches)</p> <p>Food truck</p>	Provision of foods that exceed those allowed through an exemption including an outdoor BBQ or pizza oven that is not part of a food truck operation. Any additions for incidental food service must comply with LUDC size limits for winery tasting rooms. May require a change to the winery tasting room’s operational Development Plan.	N/A

⁵ The California Department of Alcoholic Beverage Control does not allow food service at a winery that has a duplicate license to allow a tasting room that is not on the same site as the winery. Consistent with the State regulations, an offsite and duplicate tasting room would not be allowed food service.

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Small-Scale Events (Mix and Match)	May include any combination of the following: <ul style="list-style-type: none"> • farm-to-table dinners • cooking classes • weddings • receptions • parties • writing or yoga workshops • similar gatherings Small-scale events may be commercial	Not more than 50 attendees Not more than 8 times per year Not more than 2 times per month	51 to 80 attendees Not more than 12 times per year Not more than 3 times per month	Events that do not comply with standards for exemption or LUP/CDP may be allowed with Minor CUP pursuant to existing regulations (LUDC Subsection 35.42.260.F.9)
Supplementary Agricultural Uses				
Ag Processing Beyond the Raw State (small-scale)*	Small-scale processing beyond the raw-state of agricultural products produced on the same site or from other properties. Does not include winery <u>or cannabis processing</u> .	Incidental to the ag operations located on same lot All material to be processed originates from the premises No new structures or additions that would require planning permit or water/wastewater permits	Incidental to the ag operations located on same lot All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties No more than 49% of total volume of processed products may originate from off the premises Any new structures limited to 3,000 sq. ft. net floor area	Ag processing that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP.

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Ag Product Preparation*	Drying, freezing, pre-cooling, packaging of ag products, and milling of flour, feed, and grain.	Incidental to the ag operations located on same lot All material originates from the premises No new structures or additions that would require planning permit or water/wastewater permits	Incidental to the ag operations located on same lot All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties No more than 49% of total volume of processed products may originate from off the premises Any new structures limited to 3,000 sq. ft. net floor area	Ag product preparation that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP.
Aquaponics*	A closed system of aquaculture in which the waste produced by farmed fish or other aquatic creatures supplies the nutrients for plants grown hydroponically, which in turn purify the water in the system.	No new structures or additions that would require planning permit or water/wastewater permits	Operation that requires new structures or additions that would require planning and/or water/wastewater permits	N/A

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Composting (small-scale)*	A commercial facility that produces compost from the organic material fraction of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.	<p>Update regulations to be consistent with current state law:</p> <p>Reduce the amount of compost on site at any one time from 500 cubic yards to 100 cubic yards</p> <p>Limit offsite transfer of compost to 1,000 cubic yards annually</p> <p>Remove limitation that only 10 percent of compostable material be sourced from food matter (or allow more than 10 percent food matter as feed stock)</p> <p>All compost feedstock from the site <u>premises</u></p>	<p>Update regulations to be consistent with current state law:</p> <p>Reduce the amount of compost on site at any one time from 500 cubic yards to 100 cubic yards</p> <p>Limit offsite transfer of compost to 1,000 cubic yards annually</p> <p>Remove limitation that only 10 percent of compostable material be sourced from food matter (or allow more than 10 percent food matter as feed stock)</p> <p><u>All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties</u></p> <p><u>No more than 49% of total volume of processed products may originate from off the premises</u></p> <p>All compost feedstock from Santa Barbara County</p>	Larger operations may be allowed with CUP pursuant to existing regulations (LUDC Section 35.42.100)

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Farm Stand*	Revises regulations for farm stands on AG-II to be consistent with Gaviota Coast Plan overlay and state law regulating farm stands (CA Retail Food Code (Section 114375)).	<p>If a structure required for sale of ag products, must occur within an existing agricultural structure or from a separate stand, not exceeding 800 sq. ft.</p> <p>Allows sale of artisanal crafts (up to 20% of floor area)</p> <p>Up to 50 sq. ft. of sales area for bottle water, sodas, & other non-hazardous produced offsite.</p>	N/A	N/A
Firewood Processing and Sales*	The conversion of raw plant material into firewood and the sale thereof.	<p>All materials shall originate from the premises</p> <p>Premises shall be planted with the source product</p> <p>No new structures or additions requiring planning or water/wastewater permits</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>	<p>No more than 49% of total volume of processed products may originate from off the premises</p> <p>No new structures or additions requiring planning or water/wastewater permits</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>	<p>Operation that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>

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Lumber Processing/Milling*	A facility that produces lumber including dimensional boards and specific shaped items from harvested trees.	N/A	<p>All materials shall originate within Santa Barbara County</p> <p>No more than 49% of total volume of lumber may originate from off the premises</p> <p>Premises shall be planted with the source product</p> <p>No new structures or additions requiring planning or water/wastewater permits</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>	<p>Operation that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>
Tree Nut Hulling*	Removing the soft -outer hull (also known as the husk) from the nut by manual or mechanical methods.	<p><u>Incidental to the ag operations located on same lot</u></p> <p>All material originates from the premises</p> <p>No new structures or additions that would require planning permit or water/wastewater permits</p>	<p><u>Incidental to the ag operations located on same lot</u></p> <p>All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties</p> <p>No more than 49% of total volume of processed products may originate from off the premises</p> <p>Any new structures limited to 3,000 sq. ft. net floor area</p>	<p>Ag processing that does not comply with standards for exemption or LUP/CDP may be allowed with a CUP.</p>

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