AGRICULTURAL ENTERPRISE ORDINANCE

Draft Environmental Impact Report

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AGRICULTURAL ENTERPRISE ORDINANCE DRAFT ENVIRONMENTAL IMPACT REPORT

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ES-1 Introduction

The County of Santa Barbara (County) is proposing an Agricultural Enterprise Ordinance (Project) to expand the range and diversity of allowable uses on all unincorporated lands zoned Agricultural II (AG-II), and allow incidental food service at winery tasting rooms on lands zoned Agricultural I (AG-I). The County of Santa Barbara Planning and Development Department (P&D), as lead agency under the California Environmental Quality Act (CEQA), has prepared this Environmental Impact Report (EIR) in accordance with CEQA, Public Resources Code (PRC) Sections 21000 et seq., the CEQA Guidelines, California Code of Regulations (CCR), Title 14, Sections 15000 et seq., and the County *Guidelines for the Implementation of CEQA*.

This EIR is an informational document that may be used by the public and governmental agencies to review and consider the environmental effects of the proposed Project as part of its decision-making process. The reader should not rely exclusively on the Executive Summary as the sole basis for judgment of the proposed Project and its alternatives. The complete EIR should be consulted for specific information about the environmental effects and the implementation of required mitigation measures, consistent with CEQA.

This EIR is considered a Program EIR, and due to the expansive nature of the proposed Project and programmatic implementation, is characterized and examined as a Program EIR prepared pursuant to CEQA Guidelines Section 15168. As a Program EIR, the level of detail included in the Project Description and Methodology for Impact Analysis is relatively more general than a project-level EIR, as individual site-level details within affected agricultural zoning districts are not available. This approach allows the County to consider broad implications and impacts associated with the proposed Project while not requiring a detailed evaluation of individual properties. This Program EIR may be incorporated by reference in subsequent CEQA review documents to describe regional influences, secondary effects, cumulative impacts, and other broad factors that apply to the proposed Project as a whole.

ES-2 Project Overview

The proposed Agricultural Enterprise Ordinance would expand the range and diversity of uses on all unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I. The purpose of the proposed Project is to help sustain the economic viability and diversity of agricultural operations in unincorporated areas of Santa Barbara County.

Currently permitted uses on agriculturally zoned land include agriculture (e.g., crop cultivation, livestock grazing), single family dwellings, agricultural employee dwellings, and agricultural outbuildings (e.g., barns). More specialized agricultural uses (e.g., agricultural processing) or non-agricultural uses (e.g., campgrounds, commercial and noncharitable special events) are allowed on agriculturally zoned lands with a Minor Conditional Use Permit (MCUP) or Conditional Use Permit (CUP), regardless of size, which can be burdensome to obtain for small-scale uses. The proposed Project would develop a tiered permitting program, where permit requirements would vary depending on the scale and intensity of the proposed rural recreational uses and supplementary

agricultural uses included in the proposed Project. A primary goal of the proposed Project would be exempt small-scale or less intensive uses and to re-classify these uses as permitted uses subject to a simple zoning clearance, Land Use Permit (LUP), or Coastal Development Permit (CDP) to provide a relatively simple permitting pathway. Larger scale or more intensive uses would remain subject to MCUPs, with the largest and most intensive uses being required to obtain Major CUPs, or Special Use Permits.

The proposed Project would include amendments to the Land Use and Development Code (LUDC) and Article II Coastal Zoning Ordinance (CZO) land use regulations to control where and how expanded agricultural and agritourism uses could occur within the unincorporated areas of the county. These amendments would also include operational regulations to guide how these expanded uses would be implemented and conducted operationally. The proposed Project would include any required amendments to the Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) to ensure proposed uses are compatible on lands enrolled in the County's Agricultural Preserve Program.

The uses and related development enabled by the proposed Project would generate new opportunities for local farmers and ranchers to increase revenues and enhance the economic productivity of their operations. For example, "agritourism" is generally defined as a commercial enterprise at a working farm, ranch, or agricultural plant conducted for the enjoyment or education of visitors, which also generates supplemental income for the owner. Such uses can also be an effective tool to educate the public about the importance of agriculture, its contribution to the county's economy and quality of life, and to more broadly support the county's important tourism and visitor-serving industry. Agritourism can provide additional benefits for local agriculture, such as enhancing the appeal and demand for local products, fostering regional marketing efforts, and creating value-added and direct-marketing opportunities. When sited and scaled appropriately, such commercial enterprises have the potential to promote the preservation of agricultural land and operations thereby preserving the character of the agricultural lands while contributing to economic development and employment opportunities.

ES-3 Summary of Project Objectives

The CEQA Guidelines require that the EIR provide a statement of objectives sought by the proposed Project. The primary objectives of the proposed Project are to:

1. Promote the orderly development of supplemental agricultural uses and agritourism uses that protect, promote, and support local agricultural operations and the County's agricultural economy;
2. Develop a regulatory program that protects the public health, safety, and welfare; ensures compatibility with surrounding land uses; and minimizes potential adverse effects on people, communities, and other components of the environment;
3. Provide efficiency and clarity in the agricultural enterprise permit process, regulations, and standards; and,
4. Minimize potential adverse effects of proposed uses and activities on agricultural resources, the natural environment, natural resources, and wildlife, including riparian corridors, wetlands, sensitive habitats, and water resources.

ES-4 Scope of the Environmental Impact Report

This EIR assesses the potential environmental impacts that could occur with implementation of the proposed Project. The EIR evaluates potentially significant environmental impacts including issues raised in public comments received in response to the Notice of Preparation (NOP) and at public workshops/hearings. This scoping process determined that the EIR should analyze the following issues:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services, Utilities, Energy, and Recreation
- Transportation
- Wildfire

This EIR addresses the issues referenced above and identifies potential environmental impacts associated with the proposed Project, in accordance with the provisions of the CEQA Guidelines. The EIR recommends feasible mitigation measures where necessary that would reduce or eliminate adverse environmental effects. In accordance with CEQA Guidelines Section 15128, environmental impacts related to Mineral Resources and Population and Housing would be insignificant and, therefore, are not fully discussed in this EIR.

This EIR examines potential direct, indirect, secondary, and cumulative impacts of the proposed Project. These impacts were determined through a rigorous process mandated by CEQA in which existing conditions are compared and contrasted with conditions that would exist once the proposed Project is implemented. The significance of each identified impact was determined using local thresholds of significance informed by the CEQA Guidelines. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:

- *Significant and Unavoidable Impacts:* Potentially significant impacts that cannot be feasibly mitigated or avoided. No measures could be taken to avoid or reduce these adverse effects to insignificant levels. Even after application of feasible mitigation measures, the residual impact would be significant. If the proposed Project is approved with significant and unavoidable impacts, decision-makers must adopt a Statement of Overriding Considerations (SOC) pursuant to CEQA Guidelines Section 15093 explaining why benefits of the proposed Project outweigh the potential damage caused by these significant unavoidable impacts.
- *Significant but Mitigable Impacts:* Potentially significant adverse impacts that can be feasibly mitigated or avoided. If the proposed Project is approved with significant but mitigable impacts, decision-makers are required to make findings pursuant to CEQA Guidelines Section 15091, stating that impacts have been mitigated to the maximum extent feasible and the residual impact would not be significant.

- *Insignificant Impacts:* These adverse but insignificant impacts do not require mitigation, and they do not require findings to be made. Mitigation measures may still be recommended to improve consistency with policies in the County's Comprehensive Plan.
- *No Impacts:* No adverse changes in the environment would result from implementation of the proposed Project.
- *Beneficial Impacts:* Implementation of the proposed Project would result in impacts that would be beneficial to the environment.

Consistent with the requirements of CEQA Guidelines Section 15130 the EIR describes cumulative impacts that could occur from the combined effect of other past, present, and reasonably foreseeable future projects.

Consistent with CEQA Guidelines Section 15126.6(d), the EIR also assesses a reasonable range of alternatives to the proposed Project, including alternatives that could feasibly attain most of the basic objectives while avoiding or substantially lessening one or more of the significant effects of the proposed Project. These alternatives include the No Project Alternative, Reduced Vehicle Miles Traveled (VMT) Alternative, and Reduced Project Alternative.

ES-5 Notice of Preparation

The County P&D Long Range Planning Division provided the public with several opportunities to comment on the scope of the EIR for the proposed Project through the issuance of a NOP and an Environmental Scoping Document, both of which were made available to Federal, State, and local agencies and interested members of the public through various methods. The NOP and Environmental Scoping Document were advertised to the general public and made available electronically on the County's website. The NOP comment period ran from November 22, 2021, to December 26, 2021. During this time, County P&D Long Range Planning Division also hosted a virtual environmental scoping meeting using Zoom on Monday, December 6, 2021, at 5:30 pm. Comments made during this initial NOP comment period were primarily focused on the scope and details of uses as well as the permitting requirements and development standards comprising the proposed Project rather than the potential environmental impacts and the associated scope of the EIR.

As a result, the County reconsidered the proposed Project and issued a second NOP and Environmental Scoping Document that included a revised Project Description with expanded rural recreational uses (e.g., larger-scale campgrounds, more educational opportunities, and hunting activities) and supplementary agricultural uses. This revised Project Description also expanded upon the original Project Description by clarifying and revising the permitting requirements and development standards for certain uses. The second NOP and Environmental Scoping Document were advertised similarly to the initial NOP and Environmental Scoping Document with a new NOP comment period that ran from March 8, 2022, to April 6, 2022.

A third and final NOP and Environmental Scoping Document was issued to address a final revision to the Project Description to consider the addition of farmstays as a proposed use on lands zoned AG-II. This revised Project Description also adjusted affected premises acreages for proposed campgrounds, educational experiences or opportunities and small-scale events to better align with established acreage ranges in the Land Use Element of the County's Comprehensive Plan and the County's Zoning Ordinances. The third NOP and Environmental Scoping Document were advertised similarly to the

initial NOP and Environmental Scoping Documents with a new NOP comment period that ran from May 5, 2022, to June 3, 2022.

ES-6 Notice of Completion / Notice of Availability

The County prepared and distributed a Notice of Completion (NOC) / Notice of Availability (NOA) for the Draft EIR to relevant agencies and interested parties within the County on August 1, 2023. The NOA provides notice of a minimum 45-day public review and comment period for the Draft EIR, from August 1, 2023, to September 14, 2023, and the Draft EIR is made available on the County's website: https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance and at both the County P&D office locations.

ES-7 Summary of Project Impacts

Table ES-1 presents a summary of the impacts, mitigation measures, and residual impacts from implementation of the proposed Project. In summary, the proposed Project would result in significant and unavoidable Project-level and cumulative impacts related to air quality, greenhouse gas (GHG) emissions, and transportation even after mitigation is applied to reduce the level of impact.

Based on the analysis provided in this EIR, the proposed Project would result in significant and unavoidable impacts related to criteria air pollutant emissions, GHG emissions, and increases in countywide VMT, as summarized below. Individual uses and related development under the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. These projects would not generate significant and unavoidable impacts individually, but depending on the extent to which property owners make use of the ordinance and the popularity of the uses, these projects could have collective impacts related to an increase in vehicle trips and mobile-source emissions.

- **Air Quality.** The proposed Project may generate cumulatively considerable new long-term mobile-source nitrogen oxide (NO_x) and reactive organic compound (ROC) emissions exceeding Santa Barbara County Air Pollution Control District (SBCAPCD) significance thresholds. These emissions would have a cumulatively considerable contribution to the South Central Coast Air Basin's (SCCAB's) nonattainment status for ozone (O_3) precursors.
- **Greenhouse Gas Emissions.** The proposed Project may generate new long-term GHG emissions exceeding the County's adopted interim GHG significance thresholds. Given the analysis of GHG emissions is cumulative in nature, the proposed Project would also result in a considerable contribution to a cumulative significant impact related to GHG emissions.
- **Transportation.** The proposed Project may generate new vehicle trips, which would generate a net increase in countywide VMT that would exceed the County's adopted VMT thresholds and be inconsistent with CEQA Guidelines Section 15064.3(d). The contribution of the proposed Project to cumulative increases in total countywide roadway VMT would also be cumulatively considerable.

ES-8 Environmentally Superior Alternative

In addition to the proposed Project, the EIR the following alternatives were selected for analysis:

- No Project Alternative
- Alternative 1 – Reduced VMT Alternative
- Alternative 2 – Reduced Project Alternative

Of the alternatives considered, the No Project Alternative eliminates the significant and unavoidable impacts identified for the proposed Project; therefore, it is environmentally superior to any project that would lead to a change in existing conditions. However, the No Project Alternative would not achieve any of the Project Objectives. Without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive. CEQA Guidelines Section 15126.6 also states that if the Environmentally Superior Alternative is the No Project Alternative, the EIR shall also identify an Environmentally Superior Alternative from among the other alternatives.

Other than the No Project Alternative, none of the alternatives would avoid the significant and unavoidable impacts related to VMT. Because the Reduced VMT Alternative, would substantially reduce significant and unavoidable impacts related to criteria air pollutant and GHG emissions to insignificant impacts, it is considered the Environmentally Superior Alternative. However, the removal of farmstays and the elimination of permit streamlining for small-scale campgrounds may reduce the potential economic opportunities provided by the proposed Agricultural Enterprise Ordinance. The elimination of farmstays and the reduction in permit streamlining for small-scale campgrounds would substantially reduce (if not completely eliminate) the number of out-of-town visitors. This reduction of overnight accommodations may also inadvertently reduce the number of people that would otherwise take advantage of multiple uses during a multi-day trip. Under the Reduced VMT Alternative, the beneficial impacts to agricultural resources and related plans, goals, and policies focused on agricultural resources would not be achieved to the same extent as described for the proposed Project.

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts

Impact	Mitigation Measure	Residual Significance
Aesthetics and Visual Resources		
Impact AV-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially result in adverse effects on scenic vistas and on scenic resources, such as trees and rock outcroppings, along scenic highways.	No mitigation required	Insignificant
Impact AV-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could have the potential to degrade the existing visual character of public views from the site and its surroundings	No mitigation required	Insignificant

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
Impact AV-3. The proposed uses and related development enabled and permitted for streamlining under the proposed Project could result in a new source of substantial light or glare that may adversely affect day or nighttime views in the area.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant
Agricultural Resources		
Impact AG-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would convert limited amounts of agricultural soils but would not result in the conversion from agricultural uses of agriculturally viable parcels to non-agricultural uses or substantially impair agricultural land productivity (whether prime or non-prime soils).	Recommended MM AG-1. Informational Waiver	Insignificant
Impact AG-2. The uses and related development enabled and streamlined for permitting under the proposed Project would be potentially incompatible with existing zoning for agricultural uses and the County Uniform Rules.	Recommended MM AG-1. Informational Waiver MM AG-2. Uniform Rules Amendment	Potentially significant but mitigable
Impact AG-3. Rural recreational uses and supplementary agricultural uses enabled and streamlined for permitting under the proposed Project would create beneficial impacts to agriculture through increasing the economic viability of participating farms and ranches, helping sustain long-term agricultural production, and incrementally decreasing pressure for conversion of agricultural lands to non-agricultural uses.	No mitigation required	Beneficial
Cumulative Impacts	No mitigation required	Insignificant
Air Quality		
Impact AQ-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially be inconsistent with applicable air quality plans, including the Ozone Plan and County Comprehensive Plan, Land Use Element – Air Quality Supplement.	No mitigation required	Insignificant

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
Impact AQ-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in cumulatively considerable net increases of criteria air pollutants for which the region is in nonattainment under an applicable Federal or State ambient air quality standard.	No feasible mitigation	Significant and unavoidable
Impact AQ-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could expose sensitive receptors to substantial pollutant concentrations.	No mitigation required	Insignificant
Impact AQ-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could generate odors or other nuisance problems impacting a considerable number of people.	No mitigation required	Insignificant
Cumulative Impacts	No feasible mitigation	Significant and unavoidable
Biological Resources		
Impact BIO-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could create potential impacts to unique, rare, or threatened plant species and sensitive natural communities.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Impact BIO-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could create potential impacts to unique, rare, threatened, or endangered wildlife species and/or habitat that supports these species.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Impact BIO-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could cause impacts to migratory species or patterns as a result of introduction of barriers to movement.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-3. Fencing for Wildlife Movement	Potentially significant but mitigable
Impact BIO-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in the potential loss of healthy native specimen trees.	MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
Impact BIO-5. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in the introduction or spread of non-native vegetation.	No mitigation required	Insignificant
Impact BIO-6. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Cumulative Impacts	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection MM BIO-3. Fencing for Wildlife Movement	Potentially significant but mitigable
Cultural and Tribal Cultural Resources		
Impact CTCR-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause physical demolition, destruction, relocation, or alteration of previously unevaluated historical resources.	MM CTCR-1 (Modified from County Standard Mitigation Measure [CSMM] CulRes-10). Preservation	Potentially significant but mitigable
Impact CTCR-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause disruption, alteration, destruction, or adverse effects on significant archaeological resources.	MM CTCR-2. Archaeological Surveys MM CTCR-3. Stop Work at Encounter	Potentially significant but mitigable
Impact CTCR-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially disrupt human remains, including those interred outside of formal cemeteries.	MM CTCR-3. Stop Work at Encounter MM CTCR-4. Encountering Human Remains	Potentially significant but mitigable
Impact CTCR-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause disruption, alteration, destruction, or	MM CTCR-2. Archaeological Surveys MM CTCR-3. Stop Work at Encounter	Potentially significant but mitigable

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
adverse effects on significant tribal cultural resources.		
Cumulative Impacts	MM CTCR-1 (Modified from CSMM CulRes-10). Preservation MM CTCR-2. Archaeological Surveys MM CTCR-3. Stop Work at Encounter MM CTCR-4. Encountering Human Remains	Potentially significant but mitigable
Geology and Soils		
Impact GEO-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could have adverse effects due to exposure of buildings and people to seismically induced conditions, such as ground shaking, ground failure, liquefaction, and landslides, or other non-seismic related unstable earth conditions, such as erosion, landslide, lateral spreading, subsidence, liquefaction, collapse, or expansive soils.	No mitigation required	Insignificant
Impact GEO-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could be located in areas with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.	No mitigation required	Insignificant
Impact GEO-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially directly or indirectly cause disruption, alteration, destruction, or adverse effects on significant paleontological or unique geological resources.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant
Greenhouse Gas Emissions		
Impact GHG-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could generate GHG emissions, either directly or indirectly,	No feasible mitigation	Significant and unavoidable

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
that may have a significant impact on the environment.		
Impact GHG-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could be inconsistent with applicable plans, policies, and regulations that are adopted for the purpose of reducing GHG emissions, including the 2022 Ozone Plan.	No mitigation required	Insignificant
Cumulative Impacts	No feasible mitigation	Significant and unavoidable
Hazards and Hazardous Materials		
Impact HAZ-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project may involve the routine transport, use, or disposal of hazardous materials that could create a significant hazard to the public or result in the release of hazardous materials into the environment.	MM HAZ-1. Inadvertent Discovery of Contamination	Potentially significant but mitigable
Impact HAZ-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potential significant impacts from former oil or gas pipelines or well facilities.	No mitigation required	Insignificant
Impact HAZ-3: The proposed uses and related development enabled and streamlined for permitting under the Project could potentially be located within the Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB Land Use Plan areas, presenting potential safety hazards to people residing or working in the area.	No mitigation required	Insignificant
Impact HAZ-4. The proposed uses and related development enabled and streamlined for permitting under the Project could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation required	Insignificant
Cumulative Impacts	MM HAZ-1. Inadvertent Discovery of Contamination	Potentially significant but mitigable
Hydrology and Water Quality Impacts		
Impact HYD-1. Implementation of the proposed uses and related development	No mitigation required	Insignificant

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
could potentially have adverse effects on surface water quality.		
Impact HYD-2. Implementation of the proposed uses and related development could potentially have adverse effects on groundwater quality, as well as groundwater supplies and recharge.	No mitigation required	Insignificant
Impact HYD-3. Implementation of the proposed uses and related development could substantially alter the existing drainage patterns of individual project sites in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff resulting in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant
Land Use and Planning Impacts		
Impact LU-1. The uses and related development enabled and streamlined for permitting under the proposed Project could potentially conflict with applicable County land use plans, policies, or regulations.	No mitigation required	Insignificant
Impact LU-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in adverse quality-of-life effects to existing communities due to traffic, odors, noise, or other physical environmental impacts.	No mitigation required	Insignificant
Impact LU-3. Rural recreation uses and supplementary agricultural uses enabled and streamlined for permitting under the proposed Project would create beneficial impacts by supporting plans, goals, and policies promoting agricultural activities within the County.	No mitigation required	Beneficial
Cumulative Impacts	No mitigation required	Insignificant
Noise		
Impact NOI-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in short-term temporary increases in noise and	No mitigation required	Insignificant

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
groundborne vibration from construction-related activities.		
Impact NOI-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would result in long-term increases in noise from operational activities, including vehicle traffic on vicinity roadways.	No mitigation required	Insignificant
Impact NOI-3. Operation of small-scale outdoor events could result in a substantial periodic increase in ambient noise levels.	MM NOI-1. Special Event Noise Standards	Potentially significant but mitigable
Cumulative Impacts	No mitigation required	Insignificant
Public Services, Utilities, Energy, and Recreation		
Impact PSUR-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in substantial adverse physical impacts associated with increased demand for police, fire protection, parks, schools, libraries, and other public services.	No mitigation required	Insignificant
Impact PSUR-2. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could require the relocation or construction of new or expanded water, wastewater treatment or other utility facilities; result in insufficient water supply or wastewater treatment facility capacity; or generate solid waste in excess of state or local standards or infrastructure capacity.	No mitigation required	Insignificant
Impact PSUR-3. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	No mitigation required	Insignificant
Impact PSUR-4. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

Table ES-1. Summary of Impacts, Mitigation, and Residual Impacts (Continued)

Impact	Mitigation Measure	Residual Significance
Transportation		
Impact T-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potential conflicts with regional transportation plans, or County transportation plans, policies, or regulations.	No mitigation required	Insignificant
Impact T-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potentially significant increases in total VMT within the county.	No feasible mitigation	Significant and unavoidable
Impact T-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in adverse changes to the traffic safety environment.	No mitigation required	Insignificant
Impact T-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in inadequate emergency access.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation feasible	Significant and unavoidable
Wildfire		
Impact WF-1. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could expose occupants or visitors to wildfire and post-wildfire related risks and hazards.	MM WF-1. Wildfire Prevention Plan	Potentially significant but mitigable
Impact WF-2. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could require the installation or maintenance of associated infrastructure that may exacerbate fire risk.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

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Acronyms and Abbreviations

µg/µ3	micrograms per cubic meter
°C	Celsius
°F	degrees Fahrenheit
A.D.	Anno Domini
AAC	Agricultural Advisory Committee
AADT	average annual daily traffic
AAQS	ambient air quality standards
AB	Assembly Bill
ADT	average daily trip
ADU	Accessory Dwelling Unit
AED	Agricultural Employee Dwelling
AF	acre-feet
AFY	acre-feet per year
AG-I	Agricultural I
AG-II	Agricultural II
AIA	Airport Influence Area
ALS	Advanced Life Support
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
APAC	Agricultural Preserve Advisory Committee
APCD	Air Pollution Control District
APN	Assessor Parcel Number
APS	Alternative Planning Strategy
AQAP	Air Quality Attainment Plan
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
ATP	Active Transportation Program
AVR	Average Vehicle Occupancy Rate
B.P.	Before Present
BAR	Board of Architectural Review
BGEPA	Bald and Golden Eagle Protection Act
BLM	Bureau of Land Management

BMP	best management practice
BTU	British thermal units
CAA	Clean Air Act
CAAA	Clean Air Act Amendments
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emissions Estimator Model
CalEMA	California Emergency Management Agency
CalEPA	California Environmental Protection Agency
CalGEM	California Geologic Energy Management Division
CalOES	California Office of Emergency Services
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Clean Air Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCCE	Central Coast Community Energy
CCIC	Central Coast Information Center
CCR	California Code of Regulations
CCT	California Coastal Trail
CCVA	Climate Change Vulnerability Assessment
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	California Fire Code

CFR	Code of Federal Regulations
CH_4	methane
CHL	California Historic Landmark
CHP	California Highway Patrol
CIP	Capital Improvement Program
CLUP	Coastal Land Use Plan
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
COLT	City of Lompoc Transit
CPCBR	California Pacific Coast Bike Route
CPS	Cleanup Program Sites
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranks
CSD	Community Services District
CSMM	County Standard Mitigation Measure
CTC	California Transportation Commission
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CVWD	Carpinteria Valley Water District
CWA	Clean Water Act
CWPP	Community Wildfire Protection Plan
cy	cubic yard
CZO	Coastal Zoning Ordinance
dB	decibel
dBA	A-Weighted Sound Level
dBC	C-Weighted Sound Level
DCC	Department of Cannabis Control

DHS	Department of Health Services
DIMF	Development Impact Mitigation Fees
DoD	Department of Defense
DPR	Department of Pesticide Regulation
DTSC	Department of Toxic Substances Control
DVMT	Daily VMT
DVP	Development Plan
DWR	Department of Water Resources
ECAP	Energy and Climate Action Plan
ECHO	Enforcement and Compliance History Online
EDRN	Existing Development Rural Neighborhood
EDRN	Existing Developed Rural Neighborhood
EGVCP	Eastern Goleta Valley Community Plan
EHS	Environmental Health Services
EIR	Environmental Impact Report
EISA	Energy Independence and Security Act
EJ	Environmental Justice
EMS	Emergency Management Services
EO	Executive Order
EOP	Emergency Operations Plan
EPR	Employer Participation Rate
ERM	emissions reduction measures
ERME	Environmental Resource Management Element
ESA	Endangered Species Act
ESH	Environmentally Sensitive Habitat
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FMMP	Farmland Monitoring and Mapping Program
FR	Federal Register
FRAP	Fire and Resource Assessment Program
FTA	Federal Transit Administration
GC	Government Code
GHG	greenhouse gas

GIS	geographic information system
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
Gt	gigatons
GWh	Gigawatt hours
GWP	Global Warming Potential
H_2S	hydrogen sulfide
HFC	hydrofluorocarbons
HLAC	Historic Landmark Advisory Commission
HSWA	Hazardous and Solid Waste Act
HTL	high tidal line
Hz	Hertz
IBC	International Building Code
ICC	International Code Council
ILRP	Irrigated Lands Regulatory Program
IMS	Industrial Monitoring System
InSAR	Interferometric Synthetic Aperture Radar
IPCC	Intergovernmental Panel on Climate Change
IRWM	Integrated Regional Water Management
IRWMP	Santa Barbara County Integrated Regional Water Management Plan
ITE	Institute of Transportation Engineers
JADU	Junior Accessory Dwelling Unit
kBTU	kilo British thermal unit
kHz	kilohertz
LAFCO	Local Agency Formation Commission
LAMP	Local Agency Management Program
LBP	lead-based paint
LCP	Local Coastal Program
LCP	Local Coastal Program
L_{dn}	Day-Night Noise Level
L_{eq}	Equivalent Noise Level
LHMP	Local Hazard Mitigation Plan
L_{max}	Maximum Noise level
L_{min}	Minimum Noise level

LORS	Laws, Ordinances, Regulations, and Standards
LOS	Level of Service
LPNF	Los Padres National Forest
LRA	Local Responsibility Area
LSA	Lake and Streambed Alteration
LUDC	Land Use and Development Code
LUFT	Leaking Underground Fuel Tank
LUP	Land Use Permit
LUST	leaking underground storage tank
M-1	Light Industry
M-2	General Industry
MBTA	Migratory Bird Treaty Act
MCUP	Minor Conditional Use Permit
mg/L	milligram per liter
mg/m^3	milligram per cubic meter
MGD	million gallons daily
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
M-RP	Industrial Research Park
MS4	Municipal Separate Storm Sewer System
MT	metric ton
MTD	Metropolitan Transit District
MW	megawatts
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCP	National Contingency Plan
NCTS	New Cuyama Transfer Station
NEHRP	National Earthquake Hazards Reduction Program
NFPA	National Fire Protection Association

NHL	National Historic Landmarks
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NIDIS	National Integrated Drought Information System
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO_2	nitrogen dioxide
NOA	Notice of Availability
NOAA	National Oceanic and Atmospheric Administration
NOC	Notice of Completion
NOP	Notice of Preparation
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NWI	National Wetland Inventory
O_3	ozone
OAP	Odor Abatement Plan
OEHHA	Office of Environmental Health Hazard Assessment
OES	County Office of Emergency Services
OHP	Office of Historic Preservation
OHWM	ordinary high water mark
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
OWTS	On-site Wastewater Treatment System
P&D	Planning and Development Department
PAH	polynuclear aromatic hydrocarbons
Pb	lead
PCB	polychlorinated biphenyl
PCI	Pavement Condition Index
PFC	perfluorocarbons
PG&E	Pacific Gas & Electric Company
PHI	Points of Historical Interest

PI	Professional and Institutional
PI	Plasticity Index
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
PMS	Pavement Management System
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
psig	pounds per square inch gauge
PU	Public Utilities
PV	photovoltaic
RADIS	Radiation Information System
RC	Riparian Corridor
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Need Assessment
ROC	reactive organic compound
ROG	reactive organic gas
RPS	Renewable Portfolio Standard
RRWMD	Resource Recycling and Waste Management Division
RTP	Regional Transportation Plan
RWMP	Regional Wildfire Mitigation Program
RWQCB	Regional Water Quality Control Board
SAFE	Safer Affordable Fuel Efficient
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SBCAG	Santa Barbara County Association of Governments
SBCAPCD	Santa Barbara County Air Pollution Control District
SBCFD	Santa Barbara County Fire Department
SBCOEM	Santa Barbara County Office of Emergency Management
SBCWA	Santa Barbara County Water Agency
SC	Site Cleanups
SCCAB	South Central Coast Air Basin
SCE	Southern California Edison

SCRTS	South Coast Recycling and Transfer Station
SCS	Sustainable Communities Strategy
sf	square foot
SF_6	Hexafluoride
SFB	Space Force Base
SGMA	Sustainable Groundwater Management Act
SHMP	State of California Multi-Hazard Mitigation Plan
SHMP	State Multi-Hazard Mitigation Plan
SHPO	State Historic Preservation Office
SIP	state implementation plan
SLAMS	State and Local Air Monitoring Station
SLIC	Spills, Leaks, Investigations, and Cleanups
SLORTA	San Luis Obispo Regional Transit Authority
SMRT	Santa Maria Regional Transit
SO_2	sulfur dioxide
SOC	Statement of Overriding Considerations
SoCalGas	Southern California Gas Company
SPCC	spill prevention, control, and countermeasure
SR	State Route
SRA	State Responsibility Area
SRRE	Source Reduction and Recycling Element
STIP	State Transportation Improvement Program
SVP	Society for Vertebrate Paleontology
SWMP	Storm Water Management Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SWRP	Stormwater Resource Plan
SYVRTS	Santa Ynez Valley Recycling and Transfer Station
SYVT	Santa Ynez Valley Transit
TAC	toxic air contaminant
TDM	Transportation Demand Management
TMDL	Total Maximum Daily Load
TPA	transit priority area

tpd	tons per day
TRIS	Toxic Release Inventory System
UCSB	University of California, Santa Barbara
UNAS	U.S. National Academy of Sciences
UPRR	Union Pacific Railroad
USACE	U.S. Army Corps of Engineers
USAR	Urban Search and Rescue
USBR	U.S. Bureau of Reclamation
USC	U.S. Code
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
UV-B	ultraviolet rays (harmful)
UWMP	Urban Water Management Plan
UWMPA	Urban Water Management Planning Act
VCTC	Ventura County Transportation Commission
VHFHSZ	Very High Fire Hazard Severity Zones
VMT	Vehicle Miles Traveled
VOC	volatile organic compound
VSFB	Vandenberg Space Force Base
VTS	Ventucopa Transfer Station
WDR	Waste Discharge Requirement
WSC	Water Systems Consulting, Inc.
WUI	Wildland-Urban Interface
WWTP	wastewater treatment plant
ZC	Zoning Clearance
ZEV	zero-emission vehicle

Chapter 1
Introduction

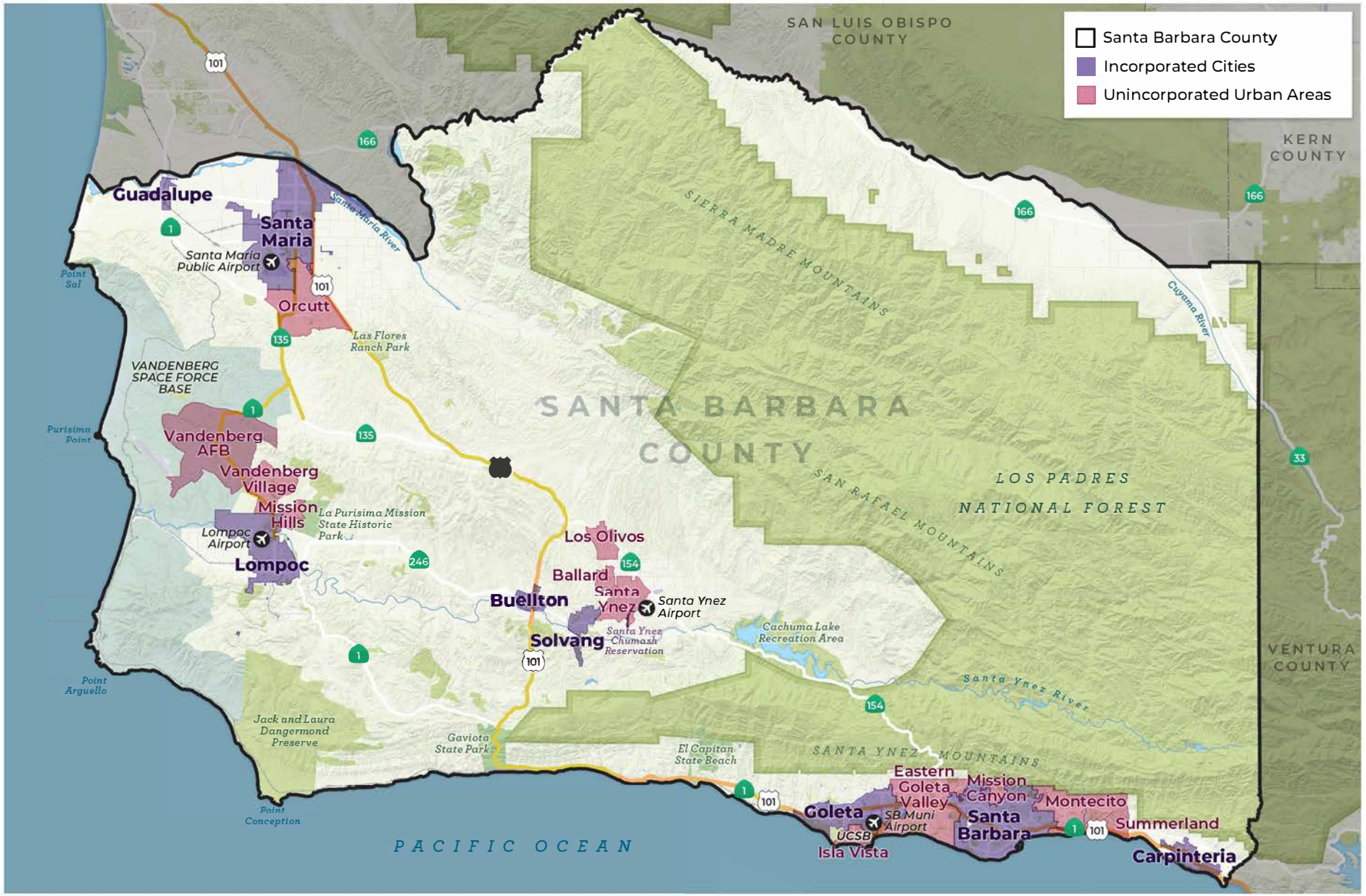
1.1 Background and Project Overview

The proposed Project would broaden allowable land uses to improve the economic viability of agricultural operations in the unincorporated areas of the county.

The County of Santa Barbara (County) proposes to adopt the Agricultural Enterprise Ordinance (Project). The purpose of the proposed Project is to help sustain the economic viability and diversity of agricultural operations in unincorporated areas of Santa Barbara County (Figure 1-1). The proposed Project would expand the range and diversity of allowable uses on all unincorporated lands zoned Agricultural II (AG-II), and allow incidental food service at winery tasting rooms zoned Agricultural I (AG-I). The additional allowable uses would be small-scale and ancillary to the primary agricultural uses. Currently, permitted uses on agriculturally zoned land are limited to agricultural production and distribution, with limited allowances for food processing, ranch and farm homes, and agricultural outbuildings (e.g., barns). More specialized agricultural uses or non-agricultural uses are either not permitted or only allowed on agriculturally zoned lands through increased levels of permitting such as obtaining a Conditional Use Permit (CUP). The proposed Project would ease permit requirements for a specified range of uses in a way that supports the overall economic viability of agricultural operations while also maintaining the primary agricultural function, productivity, and character of these agricultural zoning districts.

Agriculture plays a substantial role in both the economy and cultural history of Santa Barbara County. Given that agriculture is the single largest production industry in terms of dollar value, the County recognizes the need to protect and maintain agricultural viability and economic productivity. Increased flexibility and/or appropriate incentives may allow agricultural landowners to respond to changing market forces, improve land management techniques, and broaden allowable uses to enhance income on agricultural lands while maintaining primary agricultural uses into the future (County Planning and Development Department [P&D] 2016).

The uses and related development enabled by the proposed Project would generate new opportunities for local farmers and ranchers to increase revenues and enhance the economic productivity of their operations. For example, “agritourism” is generally defined as a commercial enterprise at a working farm, ranch, or agricultural plant conducted for the enjoyment or education of visitors, which also generates supplemental income for the owner. Such uses can also be an effective tool to educate the public about the importance of agriculture, its contribution to the county's economy and quality of life, and to more broadly support the county’s important tourism and visitor-serving industry. Agritourism can provide additional benefits for local agriculture, such as enhancing the appeal and demand for local products, fostering regional marketing efforts, and creating value-added and direct-marketing opportunities. When sited and scaled appropriately, such commercial



wsp

Santa Barbara County Regional Setting

FIGURE 1-1

enterprises have the potential to promote the preservation of agricultural land and operations thereby preserving the character of the agricultural lands while contributing to economic development and employment opportunities (County P&D 2016).

Over the last decade, the County has processed amendments to the Land Use and Development Code (LUDC) to guide and facilitate agricultural and accessory uses focused on unincorporated lands zoned AG-II. In 2010, the Board of Supervisors adopted an ordinance amending the LUDC with revised permitting requirements and development standards for larger structural agricultural development on lands zoned AG-II. In 2016, the Board adopted, and in 2018, the California Coastal Commission certified, this same amendment to Article II, Coastal Zoning Ordinance (CZO) with minor modifications, thereby applying it to the Coastal Zone within the Gaviota Coast Planning Area, consistent with the Gaviota Coast Plan. Additionally, the County has processed amendments for Agricultural Employee Dwellings (AEDs), cannabis operations, and the use of hoop structures. The Board considered but rejected amendments to the existing winery ordinance. As described in Section 3.0.6, *Cumulative Impact Analyses*, the County is currently preparing the Countywide Recreation Master Plan and related amendments to the County's Comprehensive Plan.

Most recently, as part of this continued effort to support the county's agricultural industry, the County began work on the proposed Agricultural Enterprise Ordinance. From late 2019 through the spring of 2021, County P&D conducted a series of community workshops to solicit feedback from stakeholders in the county's agricultural community to inform the proposed Project (Section 1.4, *Notice of Preparation and Scoping*). Stakeholders suggested several uses and activities that could be permitted on agricultural land to augment primary agricultural activities. These uses would increase the diversity of allowable uses on agricultural lands and facilitate agritourism and recreation, with the goal of improving the economic viability of individual agricultural operations and maintaining agriculture as a vital industry in the county. Small-scale accessory uses suggested by stakeholders included small campgrounds, farmstays, fishing, visitor tours, agricultural processing uses, small farm stands, and similar uses that complement and support agricultural operations. In November 2020, the Board of Supervisors directed County staff to pursue the expansion of uses on agricultural land based on the existing permitting requirements and development standards from the Gaviota Coast Plan and input from stakeholders, particularly those from the agricultural community. The background and regulatory setting for the proposed Project, including the County's current regulations for agricultural activities on lands zoned AG-II and select lands zoned AG-I, and relevant State and Federal laws, are further described in Chapter 2, *Project Description*.

The proposed Project would include amendments to the LUDC and Article II CZO land use regulations to control where and how rural recreation uses and supplementary agricultural uses could occur within the unincorporated areas of the county. These amendments would also include regulations to guide how these expanded uses would be implemented and conducted operationally. The proposed Project would include any required amendments to the Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) to ensure proposed uses are compatible on lands enrolled in the County's Agricultural Preserve Program. The Uniform Rules are a set of rules by which the County administers its Agricultural Preserve Program under the State's Williamson Act.[1] These

[1] The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value (California Department of Conservation 2022).

amendments would apply to unincorporated lands zoned AG-II, and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), including both the Coastal Zone and the Inland Area.

The proposed Project would include a tiered permitting program, where permit requirements would vary depending on the scale and intensity of the agricultural and agritourism uses. A primary goal of the proposed Project would be exempt small-scale or less intensive uses and to re-classify these uses as permitted uses subject to a simple zoning clearance, Land Use Permit (LUP), or Coastal Development Permit (CDP) to provide a relatively simple permitting pathway. Larger scale or more intensive uses would remain subject to Minor CUPs, with the largest and most intensive uses being required to obtain Major CUPs, or Special Use Permits. The proposed tiered permitting structure would provide flexible permitting pathways based on the scale of the use and compliance with the proposed permitting requirements and development standards. However, as previously described, agricultural uses (e.g., growing and processing of crops, and ranching/grazing) would remain the primary use of agricultural properties subject to the proposed Project. The proposed Project would only allow for ancillary uses (e.g., accessory, supportive, and/or incidental) to these primary agricultural uses. (Chapter 2, *Project Description* provides additional detail regarding these uses and the proposed permitting requirements and development standards.)

1.2 Purpose of the EIR and Legal Authority

The California Environmental Quality Act (CEQA) was enacted in 1970 by the State legislature to disclose to decision-makers and the public the significant environmental effects of proposed activities, including ways to avoid or reduce those effects by requiring the implementation of feasible alternatives or mitigation measures. CEQA applies to all California government agencies, including local agencies when making certain legislative acts and processing discretionary permits or other discretionary approvals for projects proposed by private applicants. As such, the County is required to undertake the CEQA process before deciding on a project. Per Public Resources Code (PRC) Section 21067, CEQA Guidelines Section 15367, and CEQA Guidelines Sections 15050 through 15053, the County is the Lead Agency with authority and primary responsibility to perform an environmental review, including certification of an Environmental Impact Report (EIR).

Guidance for the process and contents for the preparation of an EIR are codified in PRC Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.). The County's revised *Guidelines for the Implementation of the California Environmental Quality Act of 1970* provide definitions, procedures, and forms to be used in the implementation of CEQA and as a supplement to the CEQA Guidelines for specific operations of the County (County of Santa Barbara 2021). The purpose of these local guidelines is to help the County accomplish the following basic objectives of CEQA:

- To enhance and provide long-term protection of the environment;
- To provide information to government decision-makers and the public regarding the potentially significant environmental effects of a proposed project;
- To identify ways that environmental damage can be avoided or significantly reduced;
- To prevent significant avoidable environmental damage through the utilization of feasible project alternatives or mitigation measures; and

- To disclose and demonstrate to the public the reasons why a governmental agency approved a project in the manner chosen.

The County's *Environmental Thresholds and Guidelines Manual* is intended to assist the public, applicants, environmental consulting firms, and County decision-makers in understanding the use and application of various environmental impact thresholds as they relate to project proposals (County of Santa Barbara 2021). The thresholds of significance in the manual are intended to supplement provisions in the CEQA Guidelines for the determination of significant environmental effects, including CEQA Guidelines Sections 15064, 15065, 15382, and Appendix G. This EIR applies the County's thresholds of significance where applicable, which are described in each environmental resource analysis subsection provided in Chapter 3, *Environmental Impact Analysis*.

This EIR sets forth the analysis of the potential environmental impacts associated with the proposed Project, informs agencies and the public of related potentially significant environmental effects, evaluates reasonable alternatives, and sets forth mitigation measures and best management practices that would avoid or reduce any potentially significant impacts. While CEQA Guidelines Section 15021(a) requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including social and economic goals, in determining whether and in what manner a project should be approved.

This EIR is based on the existing environmental conditions and regulatory setting for the proposed Project, accounting for data collected from stakeholder surveys and interviews, public agency correspondence, field surveys, other local agricultural and agritourism industry knowledge, and case studies (Section 2.2.4, *Environmental Baseline Conditions*).

1.3 Program-Level EIR Analysis

This EIR is a Program EIR prepared pursuant to CEQA Guidelines Section 15168. The CEQA Guidelines clarify that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

A program-level analysis for the proposed Project is appropriate in this EIR because:

- Site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available at this time;
- The type, location, and intensity of future expanded rural recreational uses and supplementary agricultural uses are reasonably expected to evolve over time;
- The proposed Project covers a defined geographic area with regional subareas with similar land use characteristics (Chapter 2, *Project Description*); and
- A program-level analysis provides the County with the opportunity to consider "broad policy alternatives and program-wide mitigation measures early when the agency has greater flexibility to deal with basic problems or cumulative impacts" (CEQA Guidelines Section 15168[b][4]).

As a Program EIR, the level of detail included in the Project Description (Chapter 2, *Project Description*) and methodology for impact analysis (Chapter 3, *Environmental Impact Analysis*) is more general than a project-level EIR, as individual site-level details within affected agricultural zoning districts are not available. In addition, the type, number, and scale of future permit applications that would be processed by the County are unknown, rendering site- and project-specific analyses too speculative for detailed evaluation. This programmatic approach to environmental impact analysis allow the County to consider broad implications and impacts associated with the proposed Project while not requiring a detailed evaluation of individual properties. Methods to analyze the potential environmental impacts associated with expanded agricultural and agritourism uses as well as future cumulative development for each of the environmental resource areas are further defined in Chapter 3, *Environmental Impact Analysis*.

This Program EIR may be incorporated by reference in subsequent CEQA review documents to describe regional influences, secondary effects, cumulative impacts, and other factors that apply to the proposed Project as a whole.

Per the CEQA Guidelines Section 15168(c), if subsequent rural recreational uses or supplementary agricultural uses would have effects that were not examined in the Program EIR, further CEQA review would be required to determine site- and project-specific impacts, determined on a case-by-case basis, and in accordance with the applicable permitting process.

1.4 Notice of Preparation and Scoping

The proposed Project would provide the Board of Supervisors with options for permitting requirements and development standards, ranging from an Exemption (i.e., no permit required) to a discretionary Major CUP requiring Planning Commission review. The County may rely on public input as well as the findings of the Final EIR when considering the final range of recommendations to County decision-makers on the final scope of the uses and associated permitting pathways. Standards for the proposed uses and related development may be modified and/or augmented by mitigation measures identified in this EIR.

The County P&D Long Range Planning Division provided the public with several opportunities to comment on the scope of the EIR for the proposed Project through the issuance of a Notice of Preparation (NOP) and an Environmental Scoping Document, both of which were made available to Federal, State, and local agencies and interested members of the public through various methods. The NOP and Environmental Scoping Document were advertised to the general public and made available electronically on the County's website (Table 1-2). The NOP comment period ran from November 22, 2021, to December 26, 2021. During this time, County P&D Long Range Planning Division also hosted a virtual environmental scoping meeting using Zoom on Monday, December 6, 2021, at 5:30 pm. Comments made during this initial NOP comment period were primarily focused on the scope and details of uses as well as the permitting requirements and development standards comprising the proposed Project rather than the potential environmental impacts and the associated scope of the EIR.

As a result, the County reconsidered the proposed Project and issued a second NOP and Environmental Scoping Document that included a revised Project Description with expanded rural recreational uses (e.g., larger-scale campgrounds, more educational opportunities, and hunting activities) and supplementary agricultural uses. This revised Project Description also expanded upon

the original Project Description by clarifying and revising the permitting requirements and development standards for certain uses. The second NOP and Environmental Scoping Document were advertised similarly to the initial NOP and Environmental Scoping Document with a new NOP comment period that ran from March 8, 2022, to April 6, 2022.

A third and final NOP and Environmental Scoping Document was issued to address a final revision to the Project Description to consider the addition of farmstays as a proposed use on lands zoned AG-II. This revised Project Description also adjusted affected premises acreages for proposed campgrounds, educational experiences or opportunities and small-scale events to better align with established acreage ranges in the Land Use Element of the County's Comprehensive Plan and the County's Zoning Ordinances. The third NOP and Environmental Scoping Document were advertised similarly to the initial NOP and Environmental Scoping Documents with a new NOP comment period that ran from May 5, 2022, to June 3, 2022.

Appendix A contains the NOPs and Environmental Scoping Documents, as well as all public comments received during the three individual NOP comment periods (CEQA Guidelines Section 15082). The County received approximately 70 sets of comments in the form of letters, emails, verbal comments, and comment or speaker cards provided at public scoping meetings, from community residents, stakeholders, agencies, and organizations. Many commenters provided comments on each of the three NOPs and Environmental Scoping Documents. Each comment was considered by County P&D during the preparation of this EIR.

In addition to EIR scoping in compliance with CEQA requirements, the County also engaged in stakeholder outreach to solicit input and comments directly. The County conducted a total of 15 workshops and public meetings. Additionally, County staff coordinated with an ad hoc working group convened by Planning Commissioner John Parke. Through this outreach, the County learned of key concerns for the public and stakeholders (Section 1.8, *Areas of Known Public Controversy*) and factored these issues into this EIR analysis. The scope of the proposed Project is based on direction from the Board of Supervisors 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 March 2021.
- Three virtual public workshops were held on March 24, July 15, and August 30, 2021;
- Two meetings of the Agricultural Advisory Committee were 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) was held on May 12, 2021;
- Four Agricultural Preserve Advisory Committee (APAC) meetings, including two meetings discussing farmstays (May 7 and July 9, 2021) and two meetings discussing the Agricultural Enterprise Ordinance (September 9 and November 5, 2022).
- Comments received in response to the three scoping documents circulated for public review as well as the virtual scoping meeting hosted on December 6, 2021 (Section 1.4, *Notice of Preparation and Scoping*).

As previously discussed, County staff has also coordinated with an ad hoc working group convened by Commissioner Parke. County staff has received information from that group in various ways including during the three virtual public workshops, a meeting County staff had with Commissioner

Parke and several members of the ad hoc working group, and written communications that are part of the public record.

1.5 Scope of EIR Analysis

This EIR assesses the potential environmental impacts that could occur with the implementation of the proposed Project. The EIR evaluates potentially significant environmental impacts including issues raised in public comments received in response to the NOP and Environmental Scoping Document and at public workshops/hearings (Appendix A). This scoping process determined that the EIR should analyze the following issues (Section 3.0.1, *Environmental Elements Analyzed in the EIR*):

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhous Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services, Utilities, Energy, and Recreation
- Transportation
- Wildfire

This EIR addresses the issues referenced above and identifies potential environmental impacts associated with the proposed Project, per the provisions of the CEQA Guidelines. The EIR recommends feasible mitigation measures where necessary that would reduce or eliminate adverse environmental effects. Under CEQA Guidelines Section 15128, environmental impacts related to Mineral Resources and Population/Housing would be insignificant (Chapter 5, *Other CEQA Considerations*).

Consistent with CEQA Guidelines Section 15126.6(d), this EIR assesses a reasonable range of alternatives to the proposed Project, including alternatives that could feasibly attain most of the basic objectives while avoiding or substantially reducing one or more of the significant effects of the proposed Program. (Chapter 4, *Alternatives* provides detailed descriptions of the alternatives and associated impact analyses.)

1.6 Agencies and Roles

The EIR process for the proposed Project involves the following interested agencies, as specified in the CEQA Guidelines:

Table 1-1. Agencies and Roles

Role	Description
Lead Agency	The County is the Lead Agency with principal responsibility for approving or carrying out the proposed Project (CEQA Guidelines Section 15367). The County would consider approval of the proposed Project and issuance of future permits for all expanded agricultural and agritourism uses allowed under the proposed Project. Specifically, County P&D would be the primary department charged with issuing future permits.
Responsible Agencies	Additional agencies with approval authority over aspects of the proposed Project include the California Coastal Commission (CCC) (CEQA Guidelines Section 15381).
Trustee Agencies	State agencies with general management authority over specified natural resources of the State when the resources may occur within the County, including the California Department of Fish and Wildlife (CDFW) and the California Department of Parks and Recreation (CEQA Guidelines Section 15386).
Other Interested Agencies	Additional agencies that may be interested in the proposed Project and its impacts, though would have no authority over approval or adoption of the proposed Project, may include the Santa Barbara County Air Pollution Control District (SBCAPCD), Santa Barbara County Fire Department, Public Health Department, California Department of Food and Agriculture,, Central Coast Regional Water Quality Control Board (RWQCB), the Native American Heritage Commission (NAHC), California Department of Transportation (Caltrans), California Department of Conservation, and County School Districts (Section 3.11, *Public Services, Utilities, Energy, and Recreation*).

1.7 Environmental Review Process

The EIR process for the proposed Project has involved and will consist of the following steps, as specified in the CEQA Guidelines:

Table 1-2. Environmental Review Process

Step	Description
Notice of Preparation (NOP) / Public Scoping Hearing	The County issued an NOP and Environmental Scoping Document on November 22, 2021, to request comments on the scope of the EIR. The NOP and Environmental Scoping Document were published online at: https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance and circulated to relevant agencies, community organizations, and interested individuals in the County. The NOP was also posted in the Santa Barbara County Clerk's office for 30 days and sent to the State Clearinghouse at the Governor's Office of Planning and Research to solicit State-wide agency participation in determining the scope of the EIR. The County P&D Long Range Planning Division also held a virtual environmental scoping meeting using Zoom on Monday, December 6, 2021, at 5:30 pm. A 30-day public comment period closed on December 26, 2021. A second NOP and Environmental Scoping Document were advertised and distributed using the same methods as the first NOP. The second scoping comment period ran from March 8, 2022, to April 6, 2022. A third NOP and Environmental Scoping Document were advertised and distributed using the same methods as the first and second NOPs and the scoping comment period ran from May 5, 2022, to June 3, 2022. Appendix A contains the NOPs and Environmental Scoping Documents as well

	as the input received during the review period which was considered in preparing the scope of this EIR (CEQA Guidelines Section 15082).
Draft EIR and Public Review Period	The County prepared and distributed a Notice of Availability (NOA) for the Draft EIR to relevant agencies and interested parties within the County on August 1, 2023. The NOA provides notice of a minimum 45-day public review and comment period for the Draft EIR, from August 1, 2023, to September 14, 2023, and the Draft EIR is made available on the County's website: https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance and at both the County P&D office locations (CEQA Guidelines Section 15087).
Final EIR	The County prepares a Final EIR, which includes the Draft EIR with any necessary revisions, public comments received on the Draft EIR, a list of persons and entities who commented, and written responses to public comments submitted during the Draft EIR public review period. The Final EIR will be available to public agencies at least 10 days before the public hearing when the County Planning Commission considers recommendations regarding the Final EIR, and the Board of Supervisors considers certifying the Final EIR. The Final EIR will be available for public review on the County's website: https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance and at both the County P&D office locations (CEQA Guidelines Section 15089).
EIR Certification, Project Decision, Findings, and Statement of Overriding Considerations	The County certifies that the Final EIR is completed in compliance with CEQA. Pursuant to PRC Section 21081, when the EIR identifies significant environmental impacts that may result from a project, the lead agency's decision-making body must make specific findings before approving the project and adopting a Statement of Overriding Considerations (SOC). The SOC must provide specific reasons in writing why the decision-makers have determined that the benefits of the proposed project make its unavoidable adverse environmental impacts acceptable (CEQA Guidelines Section 15091 through 15093).
Mitigation Monitoring and Reporting Program (MMRP)	The County adopts a MMRP for mitigation measures that are part of Project approval (CEQA Guidelines Section 15097). Given the programmatic nature of the EIR (Section 1.3, *Program-Level EIR Analysis*) the mitigation measures provided in the EIR will be programmatic and will form the basis for future development standards in the LUDC.
Notice of Determination (NOD)	The County files a NOD with the State Clearinghouse within 5 working days of the action to approve the Project (CEQA Guidelines Section 15094).

1.8 Areas of Known Public Controversy

CEQA requires that an EIR identify areas of controversy known to the Lead Agency, including issues that the Lead Agency and/or the public raise (CEQA Guidelines Section 15123). Based on public hearings, meetings with interested parties, and the NOP scoping meetings, as well as public letters received on the three individual NOPs and Environmental Scoping Documents (Appendix A), known concerns include, but are not limited to the following:

- Neighborhood compatibility issues at or near the urban/rural interface;
- Safety issues for equestrians on roads;
- Safety concerns regarding illegal uses of guns in and around the Santa Ynez River, particularly with the addition of commercial hunting as a proposed agricultural enterprise use;
- Lighting impacts on night sky views;

- Compatibility issues with nearby noise-sensitive land uses;
- Aesthetics and views of the coast, particularly the allowance of parking of recreational vehicles along freeways in the Coastal Zone;
- Protections for cultural resources and tribal cultural resources;
- Hydrology and water quality, including surface and groundwater sources;
- Fire hazards associated with camping (e.g., campfires); and
- Cumulative impacts, such as changes in the character of communities and rural areas.

As previously described, County P&D considered each of the scoping comments provided in Appendix A during the preparation of this EIR.

1.9 EIR Contents and Document Organization

The content and organization of this EIR are designed to meet the current requirements of CEQA and the CEQA Guidelines. The required EIR sections are referenced along with the contents below to demonstrate compliance with CEQA.

Executive Summary (CEQA Guidelines Section 15123) presents a summary of the proposed Project and alternatives, potential impacts and mitigation measures, and impact conclusions regarding growth inducement and cumulative impacts.

Table of Contents (CEQA Guidelines Section 15122) provides a list of the contents included within the EIR.

Chapter 1, Introduction, provides an overview of the EIR process, describes the purpose and scope of this EIR, and outlines required EIR contents and the organization of the EIR.

Chapter 2, Project Description (CEQA Guidelines Section 15124), describes the regional context (e.g., existing agricultural operations within the county) and the objectives for the proposed Project. Importantly, this chapter also provides a description of the proposed uses and permitting requirements that inform the impact analysis provided in the EIR.

Chapter 3, Environmental Impact Analysis and Cumulative Project Scenario (CEQA Guidelines Sections 15125, 15126.2, 15126.4, 15128, and 15130), describes the existing environmental conditions and regulatory framework for each environmental resource area, methods and assumptions used in the environmental impact analysis, criteria for determining significance, impacts that would result from the proposed Project, and feasible mitigation measures that would eliminate or reduce significant impacts. "Cumulative Impacts" (CEQA Guidelines Section 15130) are also discussed, which describe impacts that could occur from the combined effect of other past, present, and reasonably foreseeable future projects. For each significant adverse impact identified, mitigation measures are presented where feasible to reduce the impacts. "Residual Impacts" identify impact categories after mitigation is applied; in those instances, where mitigation measures cannot reduce adverse impacts to less than significant levels, impacts are categorized as significant and unavoidable.

Chapter 4, Alternatives Analysis (CEQA Guidelines Section 15126.6), evaluates the environmental effects of the alternatives to the proposed Project, including the No Project Alternative. It also identifies the environmentally superior alternative.

Chapter 5, Other CEQA (CEQA Guidelines Section 15126.2), identifies insignificant issues areas, as well as secondary impacts, potential growth-inducement, and significant and unavoidable effects.

Chapter 6, List of Preparers (CEQA Guidelines Section 15129), identifies the individuals and/or organizations involved in preparing this EIR and identifies the documents (printed and website references) and individuals (personal communications) consulted during the preparation of this EIR. This chapter includes the agencies and people consulted to ascertain information for the analysis of impacts and support for the conclusions made from the analysis.

Chapter 7, References (CEQA Guidelines Section 15129), provides documents and interviews used as a basis of information for preparing the EIR.

Chapter 8, Mitigation Monitoring and Reporting Program (MMRP) (CEQA Guidelines Section 15091), provides a program for reporting on or monitoring the changes and measures that are either required as part of the program's adoption or made as conditions of approval to avoid or substantially reduce significant environmental effects.

Technical Appendices provide information and technical studies that support the environmental analysis set forth in this EIR, and include the NOPs and Environmental Scoping Documents, responses to the NOPs, and supporting technical studies.

Chapter 2
Project Description

2.1 Introduction and Overview

The County of Santa Barbara (County) is proposing an Agricultural Enterprise Ordinance (Project) to expand the range and diversity of uses on all unincorporated lands zoned Agricultural II (AG-II), and allow incidental food service at winery tasting rooms on lands zoned Agricultural I (AG-I). As described in Section 1.1, *Background and Project Overview*, the additional uses and related development would be ancillary to and supportive of the existing agricultural uses and operations on the participating parcels. The proposed Project would balance the need for additional flexibility in the permitting of rural recreational uses and supplementary agricultural uses, with the need to ensure public health, safety, and welfare through the enforcement of effective regulations. The proposed Project would support the overall economic viability of the existing agricultural uses and operations while maintaining the primary agricultural function, productivity, and character of these agricultural zoning districts. The proposed Project would protect the environment, neighborhood character, and quality of life for people and communities within the county through the establishment of appropriate land use requirements, agricultural industry support, and improved economic productivity.

The proposed Project identifies additional allowable uses and intensities for agricultural enterprise activities, while prescribing standards to balance the benefits of a robust industry with related community, environmental resource, and safety concerns.

The proposed Project has three general components for regulating agricultural enterprise activities in the county:

- Amending the **Land Use and Development Code (LUDC)** and **Article II, Coastal Zoning Ordinance (CZO)** to establish permitting regulations for agricultural enterprise uses and related development on existing agricultural lands in the unincorporated areas of the county.
- Amending the **Uniform Rules** to recognize agricultural enterprise uses as compatible agricultural uses.
- Amending other regulations of the **County Code**, to address specific aspects of agricultural enterprise activities.

The proposed Project would involve amendments to the Santa Barbara County Land Use and Development Code (LUDC) and Article II, Coastal Zoning Ordinance (CZO) to establish the land use regulations for the proposed uses and related development. The proposed Project would also include amendments to the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) to address the compatibility of proposed uses on lands subject to a Williamson Act contract and recognize compatible uses and related development on agricultural lands. Other amendments to County

documents and regulations (e.g., County Code) may also be required to address specific aspects of the proposed uses and related development.

The proposed uses and related development under the proposed Project would be subject to a tiered permitting program, where permit requirements would vary depending on their scale and intensity. Lower intensity uses may be exempt from County permits, while other small-scale or less intensive uses may be permitted with Zoning Clearances [ZCs]), Land Use Permits (LUPs), or Coastal Development Permits (CDPs) within the Coastal Zone. Larger scale or more intensive uses may be subject to Minor CUPs, with the largest and most intensive uses being required to obtain Major CUPs, or Special Use Permits. Within areas that would allow agricultural enterprise uses, these uses would be subject to limitations based on the permit type as well as required development standards (Section 2.3.3, *Summary of Proposed Project*).

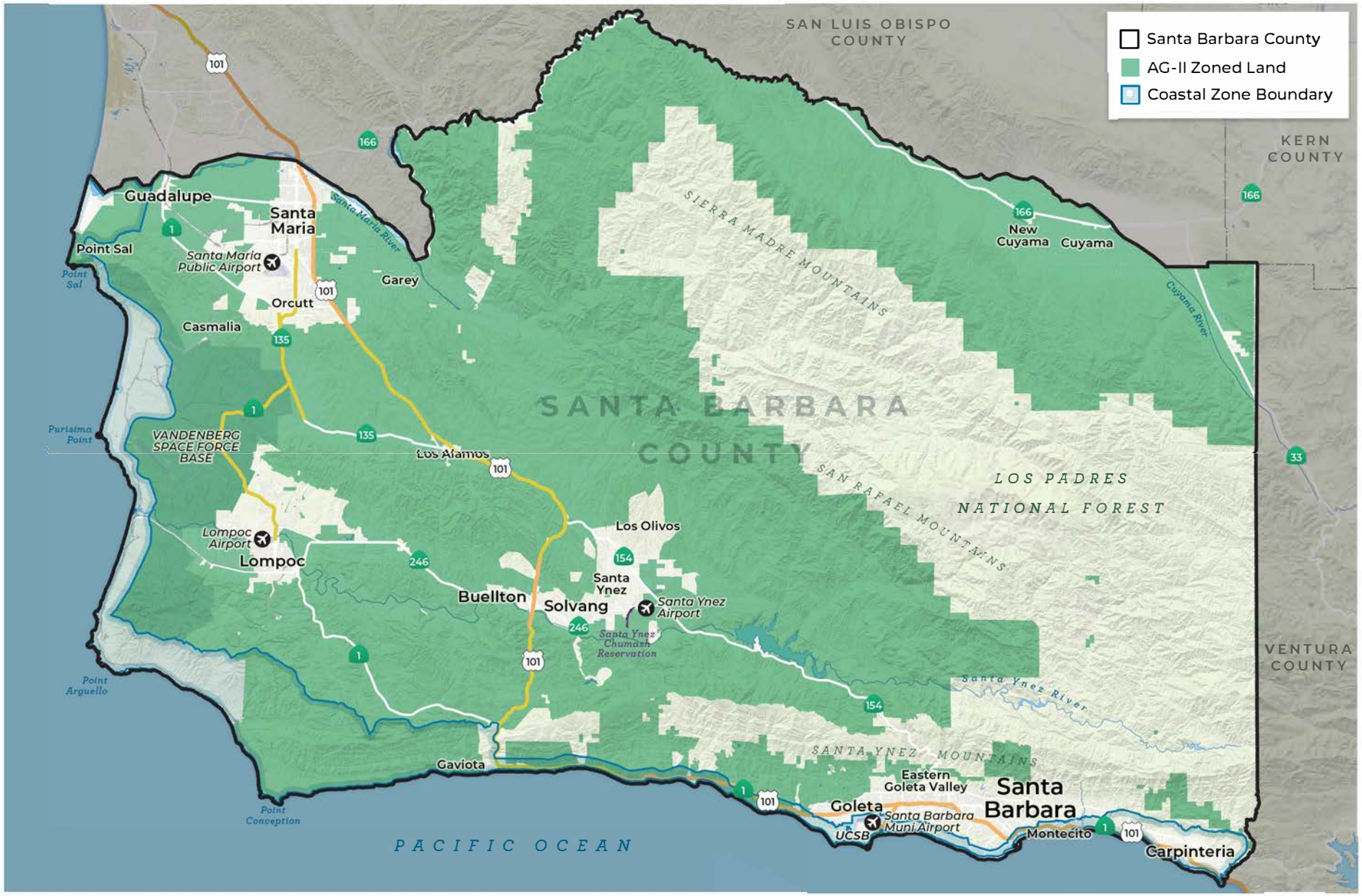
2.2 Existing Setting

2.2.1 Project Location

The Project area includes unincorporated lands zoned AG-II in the county's rural areas, particularly within the Santa Ynez, Santa Maria, Cuyama, and Lompoc Valleys, but also select unincorporated areas zoned AG-I (winery tasting rooms only).

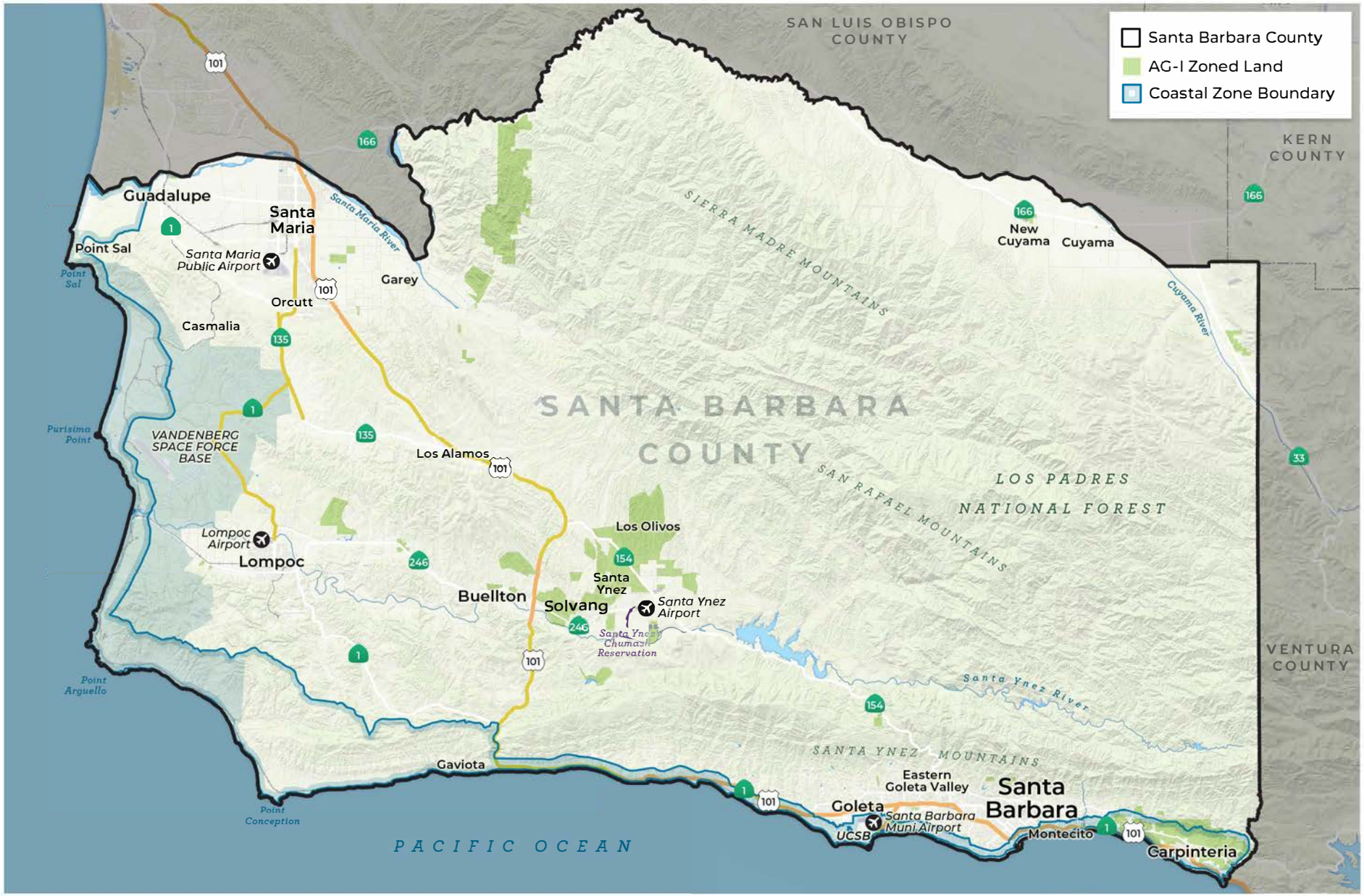
Santa Barbara County is located along the Central Coast of California and has an approximate land area of 3,790 square miles (more than 2.4 million acres) with a population estimated at more than 446,000 residents in 2021 (U.S. Census Bureau 2021). The county includes the incorporated areas of Buellton, Carpinteria, Goleta, Guadalupe, Lompoc, Santa Barbara, Santa Maria, and Solvang. The county also includes the unincorporated areas of Montecito, Summerland, Eastern Goleta Valley, Cuyama, Sisquoc, Ballard and Los Olivos in the Santa Ynez Valley, and Vandenberg Village. Vandenberg Space Force Base (VSFB), the Los Padres National Forest (LPNF), and the sovereign nation of the Santa Ynez Band of Chumash Indians also occur within the County (Figure 1-1). In addition, the four northernmost Channel Islands which include San Miguel Island, Santa Rosa Island, Santa Cruz Island, and Santa Barbara Island are included in the county's jurisdiction. The county is bounded to the east by Ventura County, the south and west by the Pacific Ocean, and to the north by San Luis Obispo County.

The Project area encompasses unincorporated lands zoned AG-II within the county's rural areas (Figure 2-1). This includes the vast majority of land within the Santa Maria, Cuyama, Santa Ynez, and Lompoc Valleys. In addition, one of the proposed uses (incidental food service) would also be considered for winery tasting rooms on unincorporated lands zoned AG-I (Figure 2-2), which would primarily include lands within the Santa Ynez and Santa Maria Valleys. These areas are located generally, but not entirely, outside of the county's unincorporated communities and entirely outside of the county's eight incorporated cities or federally owned or State-owned lands such as VSFB, LPNF, the Channel Islands, and the eight State parks located within the county. The Project area also does not include lands within Montecito, or lands under the jurisdiction of the eight incorporated cities, the Federal government (LPNF, VSFB, Channel Islands), the University of California, Santa Barbara (UCSB), or the Santa Ynez Band of Chumash Indians.



Santa Barbara County AG-II Lands

FIGURE 2-1



Santa Barbara County AG-I Lands

FIGURE 2-2

2.2.2 County Planning Regions

For planning purposes and to identify the unique characteristics of different areas of the county, five regions been identified and are used as the geographic basis for the proposed Project.[1] These planning regions, which include the Santa Maria, Lompoc, Santa Ynez, and Cuyama Valleys as well as the South Coast, offer similarities that are useful for describing the existing environmental baseline and for providing meaningful impact analyses within this Environmental Impact Report (EIR).[2] The description of agricultural uses in these regions is based on the Agricultural Element of the County's Comprehensive Plan (County of Santa Barbara 2009) and supplemented by the 2021 Agricultural Production Report (County of Santa Barbara 2022). Additionally, on February 27, 2018, the Santa Barbara County Board of Supervisors (Board) adopted a series of ordinances that allow commercial cannabis operations within the county's unincorporated area. Cannabis is not included in the total gross production value for the county in the 2021 Agricultural Production Report; however, the Department of Cannabis Control (DCC) issued over 3,400 total licenses representing a total of over 680 acres of cultivation in Santa Barbara County (County of Santa Barbara 2022, 2023). Therefore, cannabis cultivation is also discussed as a growing agricultural use, where appropriate.

Santa Maria Valley Region

The Santa Maria Valley Region constitutes the northwestern-most portion of the Project area, extending from the Guadalupe Dunes along the Pacific Ocean approximately 25 miles inland to Tepusquet Canyon near the border of the LPNF. The Santa Maria Valley, which is drained by the Santa Maria River and is bounded by the Solomon and Casmalia Hills to the south and the foothills of the Sierra Madre Mountains. The Santa Maria Valley supports the unincorporated communities of Casmalia, Orcutt, Garey, Sisquoc, and Tepusquet and the incorporated cities of Santa Maria and Guadalupe.

The Santa Maria Valley is the agricultural trade center of the county. Commercial-scale irrigated row crops such as strawberries, broccoli, cauliflower, and lettuce dominate the central and western potions of the region.

The Santa Maria Valley is the agricultural trade center of the county. This intensive vegetable production region contains the largest area of prime agricultural lands in the county (County of Santa Barbara 2009, 2022). Commercial-scale irrigated row crops such as strawberries, broccoli, cauliflower, and lettuce dominate the central and western potions of the region (County of Santa Barbara 2009, 2022). Vineyards are located east of Sisquoc along Santa Maria Mesa Road near Tepusquet Canyon and Foxen Canyon Roads and grazing occurs in the hilly areas such as the Solomon

[1] The five planning regions are based on census tract boundaries and generalized distinctions based on topographic, watershed, and climatic conditions.

[2] The proposed Project would apply only in the unincorporated areas of the county. Incorporated cities are noted as reference points for informational purposes only.

and Casmalia Hills and the foothills of the Sierra Madre Mountains (County of Santa Barbara 2009, 2022). Crops grown within greenhouses and hoop houses are scattered around the region, including some cannabis grows. There are two permitted cannabis cultivation areas in the region, with more currently under permit application review (County of Santa Barbara 2023). Agricultural operations range from active row crop production on 10- to 40-acre (or larger) parcels zoned AG-II in rural areas east and west of Santa Maria, to vineyards and cattle grazing on the 14,000-acre Flood Ranch east of Sisquoc and row crops on AG-I lands around Garey. This region's fertile alluvial plains were created by sediments from the Cuyama and Sisquoc Rivers, which merge to become the Santa Maria River.

Access to the region is primarily provided by U.S. Highway 101 from the county's southern regions and from San Luis Obispo County to the north, State Route (SR) 166 from the Cuyama Valley to the east, and SR 135 which extends west from Los Alamos before merging with SR 1.

Lompoc Valley Region

The Lompoc Valley Region, which constitutes the western-most portion of the Project area, is bounded by the Purisima, Santa Rita, Santa Rosa, and White Hills as well as Point Sal State Beach and the Pacific Ocean to the west. This region consists of the incorporated City of Lompoc, and the unincorporated communities of Vandenberg Village, Mission Hills, and Mesa Oaks. In addition, a large portion of the Lompoc Valley Region consists of the federally owned VSFB, located along the region's western boundary adjacent to the Pacific Ocean.

The Lompoc Valley Region is characterized by the fertile Lompoc Valley located along the Santa Ynez River, foothills, and undeveloped coastal regions.

Agricultural land uses within the unincorporated areas of the region include AG-II land located to the east and west of the City of Lompoc as well as land zoned AG-I, which is located in Cebada Canyon in the eastern end of the region. The prime soils and climate of the Lompoc Valley make this area ideal for production of a variety of agricultural crops. Commercial-scale irrigated row crops such as strawberries, broccoli, cauliflower, and lettuce dominate the western potions of the region, while limited vineyards occupy limited areas in the east. Lompoc is also well known for its flower seed industry (County of Santa Barbara 2009, 2022). Cannabis cultivation areas are also becoming increasingly more common throughout this region. Many operations are relatively large (e.g., 147 acres of cultivation area along Drum Canyon Road) and

The Board approved the Hoop Structures Ordinance Amendment that revised and clarified the permitting requirements for hoop structures on agriculturally zoned lands in the inland, unincorporated areas of the county.

involve hoop greenhouse structures (County of Santa Barbara 2023). Outside of the valley floor, the foothills surrounding Lompoc support productive cattle grazing operations (County of Santa Barbara 2009, 2022).

Access through the region is primarily provided via SR 246 and SR 1, while well-established arterials and collector roads service the communities surrounding the City of Lompoc.

Santa Ynez Valley Region

The Santa Ynez Valley Region constitutes the central portion of the Project area, encompassing the Santa Ynez Valley and bounded by the San Rafael Mountains and Manzana Creek to the north, Arroyo Burro and Oso Canyon Creeks to the east, the ridgeline of the Santa Ynez Mountains to the south, and the Lompoc Valley and Santa Maria Valley to the west. This region consists of LPNF lands to the south and northeast, the incorporated cities of Buellton and Solvang, and the unincorporated communities of Ballard, Los Alamos, Los Olivos, and Santa Ynez. Lake Cachuma is located along the eastern portions of this region and serves as the primary source of water supply for the county. Recreational lands and open space surround Lake Cachuma within the Santa Ynez Valley Region. The Santa Ynez River, which originates in the Santa Ynez Mountains in the east and runs to the Pacific Ocean through the Lompoc Valley Region, transects this region.

The Santa Ynez Valley Region is characterized by rural ranchettes, wineries and vineyards, and open pasture/grazing lands. Coast live oaks (Quercus agrifolia), valley oaks (Quercus lobata), and blue oaks (Quercus douglasii0 are common in this

The Santa Ynez Valley has historically been a major cattle grazing region. However, agricultural development has produced a number of commercial horse breeding farms and estate wineries and vineyards. In addition to cattle, wine grapes, and horse breeding, the Santa Ynez Valley is also host to the growing of field crops, vegetables, and flower seeds similar to the Lompoc Region (County of Santa Barbara 2009).

U.S. Highway 101 provides access to this region from the north and south, SR 154 provides access to the South Coast Region to the southeast, and SR 246 connects the communities of Santa Ynez, Solvang, and Buellton, as well as the Lompoc Valley Region to the west.

Cuyama Valley Region

The Cuyama Valley Region includes the northeast and eastern-most portion of the Project area. The federally managed lands of the LPNF, which extend from the South Coast Region to the northernmost edge of the county along the Cuyama River and San Luis Obispo County line, occupy this region. The region contains the unincorporated communities of Cuyama, New Cuyama, and Ventucopa. This rural region predominantly supports agricultural and oil-related production and processing uses, with commercial, educational, industrial, recreational, and residential uses generally limited to the Cuyama, New Cuyama, and Ventucopa communities. LNPF and wilderness lands bound these uses. The Cuyama Valley's inland location lends itself to dramatic seasonal temperature variations with freezing winters and hot, dry summers.

Despite these weather conditions and the limited availability of groundwater, the alluvial plain of the Cuyama River successfully supports several irrigated and non-irrigated row crops including carrots, onions, garlic, pistachios, and grapes; field crops, including small grains and alfalfa; and cattle grazing operations occupy the hillsides of the Cuyama Valley (Santa Barbara County 2009, 2022).

Dramatic arid mountainous landscapes and the primarily dry farmland agricultural industry characterize the Cuyama Region.

Access to the region is limited to SR 166 from Santa Maria and San Luis Obispo County to the west or Kern County to the northeast, which provides the primary transportation corridor through the region. Additionally, SR 33 provides access to the Cuyama Valley from Ventura County to the southeast.

South Coast Region

The South Coast Region constitutes the southern-most portion of the Project area, extending along approximately 47 miles of coastline and up to 7.5 miles inland to the crest of the Santa Ynez Mountains. The region is bounded to the east by Ventura County, to the north by the LPNF and crest of the Santa Ynez Mountain range, to the south by the Pacific Ocean, and to the west by the western-most Gaviota Coast at Point Conception. Included in this region are the incorporated cities of Santa Barbara, Goleta, and Carpinteria, and the unincorporated communities of Gaviota, Hope Ranch, Isla Vista, Eastern Goleta Valley, Mission Canyon, Toro Canyon, Montecito, and Summerland.

This region consists largely of developed urban areas along the coast from Goleta to Carpinteria, with agricultural lands bordering these urban areas and more rural agricultural regions located along the Gaviota Coast and within the Santa Ynez Mountain foothills. The eastern-most portions of this region surrounding the City of Carpinteria support one of the largest and most concentrated agricultural greenhouse districts in the county. The production of chrysanthemums, orchids, other cut flowers, and bedding plants within these greenhouses generates a significant amount of agricultural income. Avocados are planted on the valley floor and on hillsides to the extent that irrigation water is available (County of Santa Barbara 2009, 2022). The principal agricultural operations of the western portion of the South Coast Region include avocados, lemons, flowers and ornamentals, grazing and some vegetable production for sale at local roadside stands. Avocado and lemon production occurs mainly in the canyons and the hillsides above the Goleta Valley and along the Gaviota Coast (County of Santa Barbara 2009, 2022). Increasingly, cannabis cultivation is also growing throughout the region, particularly within the Carpinteria Valley with six permitted cannabis cultivation areas and more currently under permit application review (County of Santa Barbara 2023).

U.S. Highway 101 traverses the entire region from southeast to northwest and serves as the primary transportation corridor through the region, while SR 154 provides access between Santa Barbara and the communities of the Santa Ynez Valley over the Santa Ynez Mountain Range.

2.2.3 Regulatory Context

Santa Barbara County Land Use and Development Code (LUDC)

The LUDC is set forth in Chapter 35 Zoning of the Santa Barbara County Code. The LUDC implements the policies of the County's Comprehensive Plan by classifying and regulating the uses of land and structures within the county. The LUDC protects and promotes the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the County (Section 35.10.010 – Purpose of LUDC). Per the LUDC, the purpose of the individual agricultural zones and the manner in which they are applied are as follows:

AG-I (Agricultural I). The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, and Existing Development Rural Neighborhood (EDRN) areas, as designated on the maps in the County's Comprehensive Plan (Section 3.10, *Land Use and Planning*). The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

AG-II (Agricultural II). The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the maps in the County's Comprehensive Plan. The intent is to preserve these lands for long-term agricultural use. The AG-II zone is intended to provide for agricultural land uses on large properties (a minimum of 40- to 320-acre lots) with prime and non-prime agricultural soils in the rural areas of the county, and to preserve prime and non-prime soils for long-term agricultural use.

Santa Barbara County Code, Coastal Zoning Ordinance (Article II CZO)

This ordinance is applicable to the unincorporated Coastal Zone within the county, as well as the Channel Islands. The Article II CZO implements the Coastal Land Use Plan (CLUP) by classifying and regulating the uses of land, buildings, and structures in the Coastal Zone. Pursuant to Public Resources Code (PRC) Section 30500 (Coastal Act), the County maintains a certified Local Coastal Program (LCP) for the unincorporated areas of the county within the Coastal Zone, which consists of the CLUP and Article II CZO. The Article II CZO contains the coastal zoning district maps and sets forth the regulations that apply to the properties in the coastal areas based on their zoning designations.

Santa Barbara County Comprehensive Plan

Agricultural policy in the county is primarily driven by the County's Comprehensive Plan. The Comprehensive Plan provides a framework for development and growth in the county. The two key elements of the Comprehensive Plan addressing agricultural land use are the Land Use Element (the CLUP in the Coastal Zone) and the Agricultural Element. The Land Use and Agricultural Elements of the Comprehensive Plan and CLUP, along with local community plans, contain various goals and policies that address agricultural resources, including the preservation and expansion of agricultural land use within the county. The key policy approach for agriculture in the county is the preservation of productive land for agriculture, as exemplified by the Land Use Element and Agricultural Element goals for agriculture. The Agricultural Element refines this approach directly for agriculture by establishing policies designed to avoid impacts to productive agriculture from potentially incompatible land use changes such as urban influences, recreation, and other non-compatible uses. In addition, the Agricultural Element contains policies designed to preserve and, where feasible, expand and intensify on-site agricultural support activities and operations.

Taken together, the existing land use policy and agricultural zoning focus on maintaining agricultural land productivity. The base agricultural uses are generally limited to agricultural production of food and fiber and processing agricultural products in their raw state. Typically, the permit level increases for uses that may be indirectly related to agriculture or non-agricultural uses permitted in the rural area.

Community and Area Plans

The County's Comprehensive Plan also includes community plans that serve as blueprints for physical development of unincorporated towns and watershed-based areas. The Comprehensive Plan includes 10 community plans that apply to the unincorporated communities of Eastern Goleta Valley, Gaviota Coast, Goleta, Los Alamos, Mission Canyon, Montecito, Orcutt, Santa Ynez Valley, Summerland, and Toro Canyon. Many of these community plans such as those for the Gaviota Coast, Eastern Goleta Valley, and Santa Ynez Valley contain goals and policies specific to each community that promote the agricultural industry, including components such as the production and sale of agricultural products (e.g., manufacturing, testing, distribution, retail), consistent with the goals and policies for agricultural lands in the Land Use Element and Agricultural Element.

Of these plans, most relevant to the proposed Project is the Gaviota Coast Plan and the associated standards for development on unincorporated lands zoned AG-II in the Coastal Zone and Inland Area, which serve as a starting point for the allowable uses and the tiered permitting structure associated with the proposed Project. The relevant standards of the Gaviota Coast Plan are summarized below.

Gaviota Coast Plan – Agricultural Tiered Permit Structure

The Gaviota Coast Plan established a tiered permitting structure considered appropriate at the time for certain agricultural activities. The tiered permitting structure allows landowners to engage in small-scale uses with a permit exemption or low-level permit (i.e., ZC, LUP, or CDP), in order to explore the long-term value of the use. The scale of the permitted uses is intended to support, or be compatible with, agricultural activities on the Gaviota Coast. Higher intensity uses require a Conditional Use Permit (CUP), a discretionary permit. The tiered permitting structure under the proposed Project is similar to, and derived from, the tiered permitting structure developed for the Gaviota Coast Plan. The proposed Project would apply countywide and replace the tiered permitting structure that currently exists only in the Gaviota Coast Plan area.

Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones

The Uniform Rules are used to implement the Williamson Act and administer the Agricultural Preserve Program in the county. The Uniform Rules define eligibility requirements and compatible uses to which each participating landowner must adhere in order to receive a reduced tax assessment. The Uniform Rules state that uses on contracted lands shall be compatible with current or reasonably foreseeable agricultural operations and shall not significantly compromise the long-term agricultural capabilities of a parcel. The Uniform Rules also require that uses on contracted lands do not result in significant temporary population increases to an extent that could hinder or impair agricultural operations on lands within the vicinity.

Santa Barbara County Right to Farm Ordinance

Santa Barbara County adopted a local Right to Farm Ordinance in 1989 (Santa Barbara County Code, Article V. Right to Farm Ordinance No. 3778). The Right to Farm Ordinance protects agricultural land uses from conflicts with nonagricultural land uses that may result in financial hardship to agricultural operators or the termination of their operation. Section 4 of the County's Right to Farm Ordinance states the following, consistent with the Right to Farm Act:

> *No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began.*

The purpose of the ordinance is to support and encourage continued agricultural operations in the county; preserve and protect agricultural zoned lands for exclusive agricultural use; and forewarn prospective purchasers or residents of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust, and chemicals that may accompany agricultural operations. Projects that are proposed and/or approved in the county proximate to agriculturally zoned lands are often required to provide notice to future residents, tenants, and users of the Right-to-Farm.

Description of County Permit Types

The County Planning and Development Department (P&D) employs the following permitting structure and requirements for proposed development throughout the county. Lower-level permits are typically not discretionary and therefore do not require CEQA review. Mid- to higher-level permits typically require CEQA review, potentially adding substantial time, complexity, and costs to the permit process.

A use that is **Exempt** from permits still must comply with applicable standards of the LUDC (Inland Area) or Article II CZO (Coastal Zone). Issuance of a permit exemption from County P&D is not required but may be obtained upon request.

A **Zoning Clearance (ZC)** is a ministerial zoning permit that County P&D staff issues for certain development and uses within the Inland Area of the county to ensure that a project complies with required development standards. A Zoning Clearance is not noticed and is not appealable.

A **Land Use Permit (LUP)** is a County P&D Director-approved permit for certain development and uses within the Inland Area. County P&D staff issues a public notice of a pending approval decision regarding an LUP, so that neighbors are notified of the potential new development and/or uses that will result from it. A LUP may be appealed to County decision-makers.

A **Coastal Development Permit (CDP)** is a County P&D Director-approved permit that is subject to specific noticing and administrative appeal procedures set forth in Article II CZO, in order to satisfy requirements of the Coastal Act. County P&D staff issues a public notice of a pending approval decision regarding a CDP, so that neighbors are notified of the potential new development and/or uses that will result from it. A CDP may be appealed to County decision-makers, and in some circumstances, to the California Coastal Commission.

A **Development Plan (DVP)** is a discretionary permit that provides specific consideration for projects that are allowable uses within their respective zones which, because of the location, scale, or type of development, require comprehensive review. DVP applications are subject to a 10-day local appeal period. DVP applications within the Coastal Zone may also be subject to a 10-day Coastal Commission appeal period.

Minor Conditional Use Permits (MCUPs) and **Conditional Use Permits (CUPs)** are discretionary permits for uses that are typically not permitted or are considered inappropriate for certain zones but, under certain conditions, may be allowed. County decision-makers must make certain, heightened findings (e.g., findings related to neighborhood compatibility) that differ from other zoning permits, in order to approve MCUPs and CUPs. The Zoning Administrator is the decision-maker for MCUPs and the County Planning Commission is the decision-maker for CUPs. The hearings for these permits are noticed and the decisions may be appealed to a higher review authority (e.g., Board).

Table 2-1. Summary of Permit Types

Permit Type	Noticing	Hearing	Decision-Maker	Appealable
Zoning Clearance (ZC)	No	No	County P&D Director	No
Land Use Permit (LUP)	Yes	No	County P&D Director	Yes
Coastal Development Permit (CDP)	Yes	No	County P&D Director	Yes
CDP (H) with hearing	Yes	Yes	Zoning Administrator	Yes
Development Plan (DVP)	Yes	Yes	Planning Commission	Yes
Minor Conditional Use Permit (MCUP)	Yes	Yes	Zoning Administrator	Yes
Major Conditional Use Permit (CUP)	Yes	Yes	Planning Commission	Yes

Notes: For most County P&D Director decisions, County staff make the decision on behalf of the P&D Director.

2.2.4 Environmental Baseline Conditions

County Agricultural Industry

Agriculture is a major industry throughout the county and provides significant economic activity and employment opportunities. A large percentage of the county's undeveloped area is devoted to agriculture. Despite pressures from urbanization and imports, agriculture continues to thrive. The county's agricultural production occurs on approximately 705,556 acres of agricultural lands, including 67,819 acres of prime farmland, 13,648 acres of farmland of statewide importance, 37,325 acres of unique farmland, and 8,347 acres of local importance under the Farming Mapping and Monitoring Program (FMMP) (California Department of Conservation 2018). Of these lands, approximately 514,653 acres are currently under Williamson Act contract (Section 3.2, *Agricultural Resources*). AG-II lands are located throughout the five planning regions, comprise the vast majority of County-designated agricultural land and support the bulk of agricultural production in the county. As discussed in Section 2.2,2, *County Planning Regions*, AG-I lands also occur throughout the county. The greatest concentrations are within the Santa Ynez Valley and the Carpinteria Valley of the South Coast Region, with additional larger concentrations near Summerland and in Cebada Canyon east of Lompoc. AG-I land within urban areas is important within the Goleta Valley and in extensive Inner Rural areas outside of the communities of Los Olivos, Santa Ynez, and Ballard and the City of Solvang in the Santa Ynez Valley Region. EDRNs were established in 1980 at the time the County's Comprehensive Plan was prepared and include limited areas throughout the county (e.g., north of

Fairview Avenue, Telecote Canyon, along San Marcos Pass Road, and various other areas within the Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley Regions).

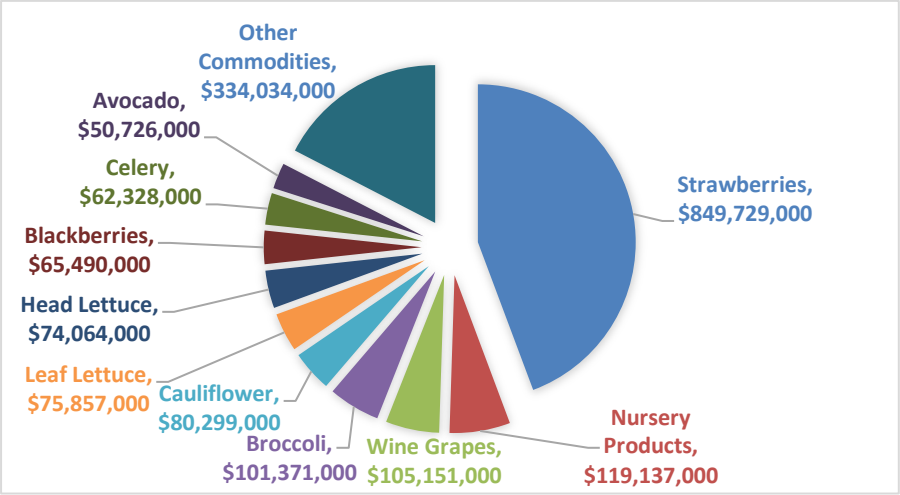
Agricultural operations in the county vary substantially in character, size of the operation, cultivation techniques and parcel(s) and types of crops produced. The agricultural industry continues to evolve, with wine grapes and strawberries expanding rapidly over the last two decades and cannabis being a new production industry since 2018. Cattle ranching continues to occupy by far the greatest acreage of any agricultural activity, while row and truck crops in the Santa Maria Valley and the Lompoc Valley, provide the majority of truck and row crop production in the County. Agricultural operations range from intensively farmed 5- or 10-acre parcels within the Carpinteria Valley, to equestrian operations within the Santa Ynez Valley, to intensively farmed AG-II zoned parcels of 40 to 100 acres in the Santa Maria Valley, Lompoc Valley, and Santa Ynez Valley. The county supports 10 ranches greater than 10,000 acres, such as the 30,000-acre Rancho San Fernando Rey, the 18,000-acre Chamberlain Ranch in the Santa Ynez Valley, and the 14,000-acre Flood Ranch in the Santa Maria Valley. This wide range of agricultural uses and crop types as well as the wide range in the size of operations present both opportunities and challenges in plan for allowable agricultural uses and arrange appropriate permit standards.

Strawberries fields concentrated in North County (e.g., Santa Maria Valley) produced the highest value crop in the county in 2021 with a value of nearly $850 million.

The county's vegetable production includes broccoli, cabbage, carrots, cauliflower, corn, lettuce, peppers, potatoes, pumpkins, spinach, tomatoes, artichokes, and lima beans. Most of these crops are grown principally in the Santa Maria Valley, but also in the Lompoc Valley, the Santa Ynez Valley (Los Alamos), and in some areas of the South Coast. Field crops, including barley, beans, alfalfa, oats, silage corn, sugar beets, and wheat, are grown in various areas of the county, especially in portions of Santa Maria, Lompoc, and Cuyama Valleys. Avocados and lemons are the predominant fruits tree crops and are concentrated in the foothills of Gaviota, Goleta, and Carpinteria in the South Coast. Strawberries and wine grapes are two of the County's top crops with strawberries concentrated in the Santa Maria Valley but grown in many areas of the county. Wine grapes are concentrated in the Santa Ynez and Santa Maria Valleys. In 2021, the top five agricultural commodities produced in the county by value were strawberries, nursery products, wine grapes, broccoli, and cauliflower (County of Santa Barbara 2022). Figure 2-3 provides details on crop value for the top 10 crops in the county in 2021, the most recent year for which crop reports are currently available. As previously described, cannabis is not included in the total gross production value for the county; however, in 2021 the DCC issued 1,686 total licenses representing a total of 280 acres of cultivation in Santa Barbara County (County of Santa Barbara 2023).

In addition to crop cultivation, livestock grazes on an estimated 567,595 acres of rangeland and 2,752 acres of pasture. As of 2021, the county supports 23,599 head of cattle with a total value of $27,742,000. Other livestock, including dairy, poultry, and aquaculture in the county has a value of $8,260,000. Dairy cattle are raised primarily in the Cuyama Valley (County of Santa Barbara 2022).

Figure 2-3. Top 10 Crops in Santa Barbara County and Production Value (2021)



County Agricultural Enterprises

As described in Section 2.2.3, *Regulatory Context*, the County previously established an Agricultural Tiered Permit Structure for small-scale uses with a permit exemption or ministerial permit in the unincorporated Gaviota Coast Plan area. However, to date, the County has not issued any permits for uses allowed under the Agricultural Tiered Permit Structure within the Gaviota Coast Plan area.

2.3 Proposed Project

2.3.1 Project Overview

The proposed Project is a regulatory program designed to expand the range and diversity of allowable uses on unincorporated agricultural lands zoned AG-II, and allow incidental food service at winery tasting rooms on agricultural lands zoned AG-I. As described in Section 1.1, *Background and Project Overview*, the additional allowable uses would be small-scale and ancillary to the primary agricultural uses. The proposed Project would include the adoption of a set of ordinance amendments and supporting actions that would: 1) provide a broadened range of new and incidental allowed agricultural and non-agricultural uses to support the economic viability of agricultural operations; 2) establish a tiered permitting structure that would allow and streamline permitting for such, compatible, and supplemental agricultural enterprise uses on a majority of the County's agricultural lands; 3) establish a streamlined permit process for larger structural agricultural developments. As described in Section 2.1, *Introduction and Overview*, the proposed Project would require amendments to the LUDC, Article II CZO, and the County's Uniform Rules to ensure consistency with the proposed ordinance amendments.

The proposed Project would apply to unincorporated regions of the county where proposed amendments to the LUDC, Article II CZO, and the County's Uniform Rules would allow for supplementary agricultural uses, rural recreational uses, and agritourism on most of the county's agricultural zoned lands. The location, extent, and types of uses and activities would be consistent

throughout all unincorporated regions of the county, including within the Coastal Zone, with the exception of Montecito. In addition, areas of land under the jurisdiction of other agencies, including incorporated cities, the Federal government (VSFB, LPNF, Channel Islands), UCSB, and the Santa Ynez Band of Chumash Indians would not be affected.

2.3.2 Project Objectives

The CEQA Guidelines require that the EIR project description include a statement of objectives sought by the proposed Project. The primary objectives of the proposed Project are to:

1. Promote the orderly development of supplemental agricultural uses and agritourism uses that protect, promote, and support local agricultural operations and the County's agricultural economy;
2. Develop a regulatory program that protects the public health, safety, and welfare; ensures compatibility with surrounding land uses; and minimizes potential adverse effects on people, communities, and other components of the environment;
3. Provide efficiency and clarity in the agricultural enterprise permit process, regulations, and standards; and,
4. Minimize potential adverse effects of proposed uses and activities on agricultural resources, the natural environment, natural resources, and wildlife, including riparian corridors, wetlands, sensitive habitats, and water resources.

The proposed Project would expand allowable uses and activities on unincorporated lands zoned AG-II and also allow incidental food service at winery tasting rooms on unincorporated lands zoned AG-I. These proposed uses and related development would be incidental to agricultural production of the land. Uses would range from farm stands (example pictured above) and incidental food services to small-scale campgrounds (example pictured above).

2.3.3 Summary of Proposed Project

Incidental and Compatible Agricultural Enterprise Uses

The proposed Project would amend the LUDC and Article II CZO to establish a tiered permitting structure for unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on unincorporated lands zoned AG-I The proposed Project would: 1) allow agricultural enterprise uses on all unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on unincorporated lands zoned AG-I; and 2) expand the thresholds for permit exemptions and low-level permits.

- Agricultural processing beyond the raw state (small-scale)
- Agricultural product preparation
- Aquaponics
- Small-scale campgrounds
- Composting
- Cooking classes
- Educational experiences or opportunities
- Farm stands
- Farmstays
- Farm-to-table dinners
- Firewood processing and sales
- Fishing/hunting operations
- Horseback riding
- Incidental food service
- Lumber processing/milling
- Small-scale events
- Tree nut hulling

On unincorporated lands zoned AG-I, only incidental food service at winery tasting rooms would be allowed under the proposed Project.

Permit Streamlining for Larger Agricultural Structural Developments

The proposed Project would also include amendments to the Article II CZO to provide consistent permit streamlining for larger agricultural structural development (e.g., barns, stables, and sheds) throughout unincorporated lands zoned AG-II. Currently, on AG-II zoned lands in the Coastal Zone outside of the Gaviota Coast Plan area, a DVP is required when the gross floor area of all structural development (including non-agricultural development) cumulatively amounts to 20,000 square feet (sf) or more per lot. Under the proposed Project, the Article II CZO would be amended to apply the same DVP thresholds that apply in the Inland Area and the coastal Gaviota Coast Plan area to the remainder of the AG-II zoned lands within the Coastal Zone, which includes an area of approximately 6,327 acres that is located west of the City of Guadalupe. These proposed DVP thresholds are based on several combinations of agricultural and non-agricultural structural development and lot size. Under the proposed Project, the Article II CZO would be amended to require preparation of a DVP when any one of the following gross floor area thresholds is met on:

- Non-agricultural structural development would total 15,000 sf or more, cumulative;
- An individual agricultural structure is proposed to be 15,000 sf or larger;
- An individual agricultural structure is proposed to be at least 10,000 sf and there is another 10,000-sf agricultural structure on the site (i.e., resulting in at least two 10,000-sf agricultural structures on the lot); or

- The proposed structure(s) would result in a total gross floor area on a lot that exceeds the DVP threshold listed for the applicable lot area as shown in Table 17-1 of Article II CZO. Total gross floor area includes the gross floor area of agricultural structural development and non-agricultural structural development, both existing and proposed.

Description of Permit Types and Proposed Ordinance Amendments

For each of the proposed uses and related development included in the proposed Project, the following Table 2-2 presents: 1) a level of use that would allow the use to be exempt from zoning permits; and 2) greater intensities of use that could be allowed with a ZC, LUP, CDP, MCUP, or CUP. This tiered permitting structure would provide flexible permitting based on the size, scale, and level of intensity of the use and compliance with development standards. For example, small-scale uses in the Inland Area might be exempt from planning permits or allowed with a ZC or LUP. In the Coastal Zone, due to the Coastal Act definition of "development" and "principal permitted use," most uses would likely require a CDP, except farm stands that meet specific standards. Details regarding the proposed development standards and permitting requirements are provided below.

Under the current LUDC, all composting facilities on AG-II lands currently require a CUP, while small-scale composting is restricted to AG-II lands and subject to Special Use Regulations. As part of the proposed Project, small general composting and agricultural material composting would be Exempt or allowed with a Zoning Clearance, LUP (inland), or a CDP (Coastal Zone). A CUP would continue to be required for anything larger or otherwise not complying with the standards for small or agricultural material composting.

To qualify for the exemption or low-level permit, the use would need to comply with size and scale criteria, as well as standards such as no additional structural development that would otherwise require a planning permit. For most of the proposed agricultural enterprise uses, if the use is not allowed with a permit exemption, ZC, or LUP (because the proposed use does not meet the criteria for the lower-level permit), an applicant would be required to obtain a MCUP or CUP to allow the use.

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
Rural Recreational Uses				
Small-scale campground	A site for temporary occupancy by campers which may include individual campsites. May include accommodations for RVs.	N/A	Number of campsites per premises size: • ≤ 100 acres (ac): up to15 sites • > 100-320 ac: up to 20 sites • > 320 ac: up to 30 sites • 2 vehicles per campsite Landowner may provide no more than one of the following semi-permanent accommodations per campsite: • Park trailer (trailer designed to be parked in one location for an extended period of time and function as a cabin) • Yurt or tent cabin • Travel trailer (Airstreams or other RV trailers that would be towed to/from the site) • 30-day maximum (max) stay	Larger campgrounds, guest ranches, or those otherwise not complying with standards for ZC/LUP/CDP may be allowed with CUP per existing regulations (LUDC Subsection 35.42.240.B and Article II CZO Subsection 35-460.J.1.b)
Farmstays	Transient lodging visitor-serving accommodations provided as part of a working farm or ranch operation. Lodging and food service is only available to registered guests of the farmstay operation.	N/A	<u>Maximum guests/bedrooms</u> • ZC: 10 guests/4 bedrooms • LUP/CDP: 15 guests/6 bedrooms	<u>Maximum guests/ bedrooms</u> 15 guests/ 6 bedrooms
			<u>Farmstay accommodations</u> • ZC/CDP: Existing principal dwelling only • LUP/CDP (H): Any combination of an existing principal dwelling, conversion of existing building/structure, proposed cottage, or park trailer	<u>Farmstay accommodations</u> Any combination of an existing principal dwelling, conversion of existing building/structure, proposed cottage, or park trailer
			<u>Location</u> • ZC/CDP: Existing principal dwelling only	<u>Location</u> A majority of allowed farmstay accommodations shall be sited in proximity

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
			• LUP/CDP (H): All farmstay accommodations clustered in proximity to existing principal dwelling	to existing principal dwelling. A portion of accommodations may be located in remote envelope not to exceed 1 acre.
Educational Experience or Opportunity	Educational experiences or opportunities include: • Small guided tours of farm or ranch • Academic and technical training for farmers and ranchers in all areas of the agricultural sciences and agricultural business • Educational workshops and experiences for the general public regarding the agricultural and natural resources on the premises including: o Larger guided farm and ranch tours o Botany o Bird and wildlife	**Small Guided Tours** • 15 attendees max per small guided tour • Not more than 80 small guided tours per year **Other Educational Experiences or Opportunities** • ≤ 100 ac: 50 attendees max • > 100-320 ac: 75 attendees max • > 320 ac: 100 attendees max • Not more than 24 days per year **Annual Maximum Attendance** Any combination of small guided tours and other educational experiences or opportunities may be allowed; however, the maximum annual attendance shall not exceed: • ≤ 100 ac: 1,200 attendees • > 100-320 ac: 1,800 attendees • > 320 ac: 2,400 attendees No new structures or additions requiring planning permits	**Small Guided Tours** • 15 attendees max per small guided tour • Not more than 128 small guided tours per year **Other Educational Experiences or Opportunities** • ≤ 100 ac: 80 attendees max • > 100-320 ac: 120 attendees max • > 320 ac: 150 attendees max • Not more than 24 days per year **Annual Maximum Attendance** Any combination of small guided tours and other educational experiences or opportunities may be allowed; however, the maximum annual attendance shall not exceed: • ≤ 100 ac: 1,920 attendees • > 100-320 ac: 2,880 attendees • > 320 ac: 3,600 attendees One new agricultural enterprise accessory structure not to exceed 2,500 sf gross floor area	Educational activities that do not comply with standards for exemption or ZC/LUP/CDP may be allowed with a MCUP per existing regulations as a "similar gathering" (LUDC Subsection 35.42.260.F.9 and Article II CZO Subsection 35-137.3.3.a)

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
	viewing and studies o Photography o Astronomy o Other similar agricultural, natural resources, and cultural educational experiences			
Fishing Operation	The activity of catching fish either for food or as a sport.	• 20 participants daily maximum • No new structures or additions requiring planning permits	• 30 participants daily maximum • Gross floor area of any new structure is less than 600 sf	Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP
Hunting	The activity of hunting animals, either for food or as a sport.	• Allowed use pursuant to California Fish and Game Code, and County- Code Chapter 14A, Firearms • No new structures or additions requiring planning permits	• Gross floor area of any new structure is less than 600 sf	Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP
Horseback Riding[1]	Fee-based rental of horses for riding on the farm or ranch (includes allowing someone to bring own horse to ride on the farm or ranch).	• 24 participants daily maximum • Existing roads and trails; no new structures or additions requiring planning permits	Inland: Operation that does not comply with standards for exemption may be allowed with LUP (LUDC Subsection 35.21.030.E Table 2-1, as part of an equestrian facility)	Coastal: Operation that does not comply with standards for CDP may be allowed with a CUP (Article II CZO Subsection 35-69.4.2)
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.	• Non-potentially hazardous prepackaged food (California Retail Food Code Section 113871[c] and 114365.5[b]) (e.g., shelf stable, refrigeration not required)	Provision of foods that exceed those allowed through an exemption including an outdoor barbeque or pizza oven that is not part of a food truck or catered food operation[2]	N/A

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
		• Potentially hazardous prepackaged food (California Retail Food Code Section 113871) (e.g., perishable, may require refrigeration or other temperature control) • Prepackaged meals or picnics (e.g., salads and sandwiches) • Food truck • Catered food	Service limited to the hours of operation of the tasting room	
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.	• Non-potentially hazardous prepackaged food (California Retail Food Code Section 113871[c] and 114365.5[b]) (e.g., shelf stable, refrigeration not required) • Potentially hazardous prepackaged food (California Retail Food Code Section 113871) (e.g., perishable, may require refrigeration or other temperature control) • Prepackaged meals or picnics (e.g., salads and sandwiches) • Food truck • Catered food • No new structures or additions requiring planning permits	Outdoor barbeque or pizza oven that is not part of a food truck or catered food operation but is incidental to another ag enterprise use that brings the public to the farm or ranch	N/A
Small-Scale Events (Mix and Match) (winery events are governed by winery ordinance and permits approved	May include any combination of the following: • Farm-to-table dinners • Cooking classes • Weddings	• ≤ 100 ac: 50 attendees max • > 100-320 ac: 75 attendees max • > 320 ac: 100 attendees max • Not more than 8 days per year • Not more than 2 days per month	• ≤ 100 ac: 80 attendees max • > 100-320 ac: 120 attendees max • > 320 ac: 150 attendees max • Not more than 12 days per year • Not more than 3 days per month • One new agricultural enterprise accessory structure not to exceed 2,500 sf gross floor area	Events that do not comply with standards for exemption or ZC/LUP/CDP may be allowed with Minor CUP pursuant to existing regulations

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
thereunder, LUDC Section 35.42.280)	• Receptions • Parties • Writing or yoga workshops • Non-motorized trail runs, bike races, equestrian endurance rides, and similar activities • Similar gatherings Events may be commercial	• No new structures or additions requiring planning permits		(LUDC Subsection 35.42.260.F.9 and Article II CZO Subsection 35-137.3.3.a)
Supplementary Agricultural Uses				
Agricultural 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 agricultural uses that are already subject to ag processing standards (e.g., winery or cannabis).	• All material to be processed originates from the premises • No new structures or additions that would require planning permits	• Any new structures limited to less than 5,000 sf gross floor area[3]	Ag processing that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP
Agricultural Product Preparation	Drying, freezing, pre-cooling, packaging of ag products, and milling of flour, feed, and grain. Does not include agricultural uses that are already	• All material originates from the premises • No new structures or additions that would require planning permits	• Any new structures limited to less than 5,000 sf gross floor area[3]	Ag product preparation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
	subject to ag processing standards (e.g., winery or cannabis).			
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 permits	• Operation that requires new structures or additions that would require planning permits	N/A
Composting	A commercial facility that produces compost from the organic material of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations (CCR), Title 14, Division 7.	**Small General Composting** • Feedstock may be any combination of green material, agricultural material, food material, and vegetative food material • Maximum amount of feedstock and compost, alone or in combination on-site at any one time (≤ 100 cubic yards [cy] and ≤ 750 sf) • No limit on amount that can be sold or given away annually (14 CCR §17855[a][4]) **Agricultural Material Composting** • Agricultural material derived from an agricultural site and returned to the same site or agricultural site owned or leased by the owner, parent, or subsidiary	**Small General Composting** • Feedstock may be any combination of green material, agricultural material, and vegetative food material • Maximum amount of feedstock and compost, alone or in combination may not exceed 1,000 cy on-site at any one time • No limit on amount that can be sold or given away annually **Agricultural Material Composting** • If feedstock is limited to agricultural material, agricultural material composting operations may handle an unlimited quantity of agricultural material on the site and may sell or give away any or all compost they produce (14 CCR §17856) • Landowner may conduct both operations if they are separated clearly (spatially or otherwise) so that resources and operations are not commingled	Larger operations and/or other composting operations that include food material, vegetative food material, and/or other feedstock materials may be allowed with a CUP pursuant to existing regulations (LUDC Section 35.42.100)

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
		• No more than 1,000 cy of compost product may be given away or sold annually (14 CCR §17855[a][1]) • Landowner may conduct both operations if they are separated clearly (spatially or otherwise) so that resources and operations are not commingled		
Farm Stand	Revises regulations for farm stands on AG-II to be consistent with state law regulating farm stands (CA Retail Food Code Section 114375).	• If a structure is required for sale of ag products, it must occur within an existing agricultural structure or from a separate stand, not exceeding 800 sf • Allows sale of artisanal crafts (up to 20% of floor area) • Up to 50 sf of sales area for bottled water, sodas, and other non-hazardous foods produced off-site	• New farm stand structure up to 1,500 sf may be allowed • Allow sales of artisanal crafts (up to 20 percent of floor area) • Up to 50 sf of sales area for bottled water, sodas, and other non-hazardous foods produced off-site	N/A
Firewood Processing and Sales	The conversion of raw plant material into firewood and the sale thereof.	• All materials shall originate from the premises • Premises shall be planted with the source product • No new structures or additions requiring planning or water/wastewater permits • In compliance with Deciduous Oak Tree Protection and Regeneration Ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal	• No new structures or additions that would require planning permits • In compliance with Deciduous Oak Tree Protection and Regeneration Ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal	Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP In compliance with Deciduous Oak Tree Protection and Regeneration Ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal

Table 2-2. Description of Proposed Ordinance Amendments Under the Proposed Project

Use	Descriptions	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
Lumber Processing/ Milling	A facility that produces lumber including dimensional boards and specific shaped items from harvested trees.	N/A	• Premises shall be planted with the source product • No new structures or additions that would require planning permits • In compliance with Deciduous Oak Tree Protection and Regeneration ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal	Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP In compliance with Deciduous Oak Tree Protection and Regeneration Ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal
Tree Nut Hulling	Removing the outer hull (also known as the husk) or shell from the nut by manual or mechanical methods.	• All material originates from the premises • No new structures or additions that would require planning permits	• Any new structures limited to less than 5,000 sf gross floor area[4]	Agricultural processing that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP

Notes:

[1] The LUDC already allows any kind of equestrian facility (including horseback riding and rentals, riding academy or lessons, horse exhibition facilities, etc.) on AG-II with a LUP with no defined size limits or operational restrictions (LUDC Subsection 35.21.030.E). The proposed Project would allow a small-scale horseback riding operation without a permit. Additionally, the LUDC allows the commercial boarding of animals (including horses) for members of the public without a permit on AG-II provided there are no other equestrian activities that would require the equestrian facility LUP (LUDC Subsection 35.42.060.D Table 4-2). In the Coastal Zone, in general, commercial boarding of animals (including horses) is allowed with a CDP and public riding stables and other equestrian facilities may be allowed with a CUP. Within the Gaviota Coast Plan area, horseback riding is allowed with a CDP with Hearing.

[2] New food preparation area in an existing or new structure may require a change to the winery's operational DVP.

[3] Standard is proposed to be consistent with similar existing standards in the LUDC and Article II CZO.

[4] Standard is proposed to be consistent with similar existing standards in the LUDC and Article II CZO.

Proposed Development Standards for Agricultural Enterprise Activities

As previously described, the proposed Project would include development standards which would apply to the proposed uses and related development within the county. These regulatory development standards include a range of exclusions, such as required setbacks and standard operating procedures for specific agricultural enterprise activities. Additionally, the programmatic mitigation measures provided in the EIR will also be incorporated and help to form the basis for future development standards in the LUDC.

Universal Attributes (Applicable to All Uses and Related Development)

- The proposed uses and related development would be limited to AG-II zone only (except for incidental food service at winery tasting rooms allowed also on AG-I)
- The proposed uses and related development would only be allowed on active working farms or ranch operation that produce agricultural products and serve as the primary land use of the premises
- Compliance with all applicable codes, requirements, and regulations would be required including, but not limited to, the Health Code, Fire Code, Building Code, National Pollutant Discharge Elimination System (NPDES) standards, etc.
    - Compliance with Health Code would be required (Santa Barbara County Environmental Health Services [EHS] regulations for domestic water supply and wastewater disposal)
        - Uses that bring the public to the site must consider number of attendees
        - Portable toilets would be allowed for temporary uses only; long-term, regular use of portable toilets would not be allowed
            - Portable toilets can be used for temporary events; however, permanent on-site wastewater treatment systems (OWTS) would be required for sites that host regular events more than 12 times per year.
        - An on-site, private water system can serve less than 25 people (including residents, employees, visitors) on any given day. It may also serve 25 people or more per day for less than 60 days per year. For sites serving 25 people a day (or more) for 60 days (or more) per year requires a Public Water System, permitted by the Central Coast Regional Water Quality Control Board (RWQCB).
    - Compliance with Fire Code
        - Uses that bring the public to the site must consider number of attendees
        - Proposed uses and related development may require improving access roads to Fire Code standards to ensure adequate, safe egress
        - Structural upgrades for fire safety may be required if existing structures are used to bring public to the property
    - Compliance with Building Code
        - Structural upgrades for safety may be required if existing structures are used to bring

public to the property

Campgrounds

- Campground accommodations may include:
  - Low-impact, wilderness campsites, developed individual campsites, developed group campsites, or any combination thereof
- Campgrounds may also include accommodations for RVs
- No more than one of the following semi-permanent accommodations would be allowed per campsite:
  - Park trailer (trailer designed to be parked in one location for an extended period of time and function as a cabin)
  - Yurt or tent cabin
  - Travel trailer (Airstreams or other RV trailers that would be towed to/from the site)
- Campground accessory structures that support the camping operation and visitors would be allowed and may include, but would not be limited to:
  - Community restroom/shower facilities
  - Incidental food service
  - Benches
  - Picnic tables
  - Shade structures
  - Barbeque pits
- Campground operations shall be clustered to the maximum extent feasible to minimize agricultural impacts
  - A portion of the campground accommodations may be allowed on the premises in one remote development envelope, not to exceed 1 contiguous acre
  - Up to 5 acres of total disturbance would be allowed if the proposed campground operation includes remote campground development envelope and road widening or a new access road is required to comply with fire department access requirements

Farmstays

- 40-acre or greater premises
- Premises shall contain existing principal dwelling
- Only one farmstay operation shall be allowed on the premises
- Lodging and food service shall only be available to registered guests

- New farmstay structures shall not exceed 16 feet in height
- There would be a maximum of 15 registered guests per night accommodated in no more than six bedrooms.
- Farmstay accommodations may be sited in:
    - Existing principal dwellings; conversion of existing permitted buildings/structures; proposed cottages and/or park trailers on permanent foundations, or any combination thereof
- Accessory structures that support the farmstay lodging and food service operations would be allowed and may include, but would not be limited to:
    - Community restroom/shower facilities
    - Benches
    - Picnic tables
    - Shade structures
    - Barbeque pits
- Farmstay accommodations and operations shall be sited within the existing disturbed development envelope on the premises, not to exceed 2 acres in area, and shall be clustered in proximity to the principal dwelling and existing infrastructure
    - A portion of the farmstay accommodations may be allowed on the premises in one remote farmstay development envelope, not to exceed 1 contiguous acre
    - Up to 4 acres of total disturbance would be allowed if farmstay operation includes a remote farmstay envelope and road widening or a new access road is required to comply with Santa Barbara County Fire Department (SBCFD) access requirements

Educational Opportunities

- No new structures or additions that would require planning permits to host small events would be allowed at the exempt level
- No grading or construction of new roads or trails would be allowed
- Parking would be limited to existing pre-existing open/cleared areas; parking would not be allowed on farm fields or areas of native vegetation

Fishing

- Fishing is an allowed use pursuant to California Fish and Game Code
- Total disturbance would not exceed 1 acre, including any grading for new pond construction, parking, and any accessory structures
- Accessory structures to support fishing operation would be limited to 600 sf gross floor area

Hunting

- Hunting is an allowed use pursuant to California Fish and Game Code, and County Code Chapter 14A, Firearms
- Accessory structures to support hunting operation limited to 600 sf gross floor area

Incidental Food at Winery Tasting Rooms

- Exempt level
  - No new structural development would be allowed
  - Provision of foods that would not require new construction to accommodate
  - Food would be prepackaged (may require refrigeration, but this would need EHS review/approval) and delivered from off-site restaurants or provided by food trucks or catered operations
- Low level permit
  - Limited construction (e.g., barbeque or pizza oven)
  - A new food preparation area in an existing or new structure may require a change to the winery's operational DVP in addition to low level permit
- Parking as may be permitted as part of winery tasting room permit

Other Incidental Food (not at winery tasting rooms)

- Incidental food (not at a winery tasting room) would only be allowed where another allowed use and related development is occurring
- Exempt level
  - No new structural development would be allowed
  - Provision of food that would not require new construction to accommodate:
    - Non-potentially hazardous prepackaged food (i.e., shelf stable)
    - Potentially hazardous prepackaged food (may require refrigeration, which would need EHS review/approval, but not a planning permit)
    - Prepackaged meals or picnics (e.g., salads and sandwiches, other food delivered from off-site restaurants)
    - Food trucks
    - Catered operations
- Low level permit
  - Requires a new kitchen preparation area, which would require EHS review and permit
  - Limited construction

- Barbeque or pizza oven
- New food preparation area in new structure
- Remodel structure to accommodate new kitchen

Small Scale Events

- No new structures or additions that would require planning permits to host small-scale events would be allowed at the exempt level
- Parking would be limited to existing pre-existing open/cleared areas; parking would not be allowed on farm fields or areas of native vegetation

Composting

- Small General Composting:
  - Limited to 1,000 cy on-site at any one time
  - Up to 5 acres area of disturbance
- Agricultural Material Composting:
  - Composting operations may handle an unlimited quantity of agricultural material on the site and may sell or give away any or all compost they produce
  - Assume up to 15-acre area of disturbance

Amendments to the LUDC and Article II CZO

The proposed Project would amend the LUDC and Article II CZO to specifically allow the proposed uses and related development and to identify applicable permit thresholds and development standards that would allow each use as either exempt or allowed with a permit. Additionally, the proposed Project would add new definitions for proposed uses and related development where they are absent from the LUDC and Article II CZO and amend several existing definitions to provide greater clarity.

Amendments to Uniform Rules for Agricultural Preserves and Farmland Security Zones

The Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) is the set of rules by which the County administers its Agricultural Preserve Program under the California Land Conservation Act of 1965, better known as the Williamson Act. The purpose of the Williamson Act is the long-term conservation of agricultural and open space lands. The Act establishes a program to enroll land in Williamson Act or Farmland Security Zone contracts whereby the land is restricted to agricultural, open space, or recreational uses in exchange for reduced property tax assessments. Participation in the program is voluntary by the County and by the eligible landowners.

The Uniform Rules implement the Williamson Act by defining eligibility requirements and compatible uses to which each participating landowner must adhere, in order to receive a reduced tax assessment. The Uniform Rules do not authorize any development on agricultural land that is not

otherwise permitted by the applicable zone district. Often the Uniform Rules are more restrictive than the underlying agricultural zoning requirements.

The proposed Project includes a Uniform Rules amendment to allow farmstays as a compatible use on agricultural preserve contracted lands (Appendix B) provided the farmstay: 1) is located on, or a part of, a farm or ranch operation that is principally used for the production of commercial agricultural products; 2) will not significantly compromise the long-term productive agricultural activity or natural resources, and 3) is consistent with the compatibility guidelines set forth in Section 2-1 of the Uniform Rules.

The Agricultural Preserve Advisory Committee (APAC) was created by, and is advisory to, the Board. The Committee is responsible for administering the County's Agricultural Preserve Program and the Uniform Rules. In addition to the proposed Uniform Rules amendment described above, the APAC would consider the environmental analysis in the Agricultural Enterprise Ordinance Draft EIR and may recommend the Board adopt additional Uniform Rules amendments to address other proposed uses and related development.

2.4 Required Actions and Approvals

The County is the Lead Agency for the proposed Project, consistent with CEQA Guidelines Section 15065(b). As such, the County will use this EIR to both evaluate the potential environmental impacts that could result from implementation of the proposed Project and develop changes to the proposed Project and/or adopt mitigation measures that would address those impacts. The Board will consider adoption of the proposed Project after certification of the Final EIR. Pursuant to CEQA Guidelines Section 15093, the decision-makers must

> *"…balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'"*

If the County, as Lead Agency, approves the proposed Project with significant and unavoidable impacts, a Statement of Overriding Considerations must be written, which shall state the specific reasons to support its action based on the Final EIR and/or other information in the record.

Implementation of the proposed Project would require the following regulatory and/or legislative actions from the Board of Supervisors, with recommendations from the Planning Commission, as well as subsequent California Coastal Commission action:

1. Planning Commission review of environmental findings, Final EIR, Statement of Overriding Considerations (if needed), and proposed LUDC and Article II CZO amendments, and recommendation to the Board of Supervisors.
2. APAC review of proposed amendments to the Uniform Rules and recommendation to the Board.
3. Board adoption of environmental findings, certification of the Final EIR, and, if needed, adoption of a Statement of Overriding Considerations for any unavoidable, significant environmental impact that would result from the proposed Project.

4. Adoption of amendments to the County LUDC, Article II CZO, and Uniform Rules to establish the land use regulations for the proposed uses and related development.
5. California Coastal Commission certification of amendments to the LCP, including the Article II CZO, as it is the implementing ordinance of the LCP.

Chapter 3
Environmental Impact Analysis

3.0 Introduction and Approach to Analysis

This chapter of the Environmental Impact Report (EIR) addresses the potential environmental impacts of the proposed Agricultural Enterprise Ordinance (Project), which would increase the range and diversity of allowable uses on all unincorporated lands zoned Agricultural II (AG-II), and allow incidental food service at winery tasting rooms on unincorporated lands zoned Agricultural I (AG-I). The proposed Project would ease permit requirements for such uses in a way that supports the overall economic viability of agricultural operations while also maintaining the primary agricultural function, productivty, and character of these agricultural zone districts. This chapter discusses the environmental impact analysis approach, methodology, and cumulative scenario for analysis of the proposed Project.

3.0.1 Impact Assessment Guidelines

The California Environmental Quality Act (CEQA) requires an EIR analysis to "…identify and focus on the significant environmental effects of a proposed project" (Public Resources Code [PRC] Section 21000[a] and CEQA Guidelines Section 15126.2[a]). The emphasis of the EIR should be placed on the potential "physical" adverse effects of a proposed project. CEQA Guidelines Section 15360 define "environment" as the physical conditions that exist within the area that would be affected by a proposed project including, but not limited to, land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The CEQA Guidelines further define the "area involved" as the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

CEQA Guidelines Section 15382 clarifies the definition of "significant effect on the environment" as a substantial, or potential substantial, adverse change in any of the *physical* conditions within the area affected by the project. An economic or social change by itself shall not be considered a significant effect on the environment. However, that economic or social change that may have a *physical* impact (e.g., urban decay) should be considered in an EIR (*Bakersfield Citizens for Local Control v. City of Bakersfield [2004] 124 Cal.App.4th 1184*). The proposed Project does not propose any policies or programs that could result in big box or large regional-serving commercial uses leading to urban decay. Therefore, economic effects are not analyzed any further in this EIR pursuant to CEQA.

For each environmental issue area, thresholds for determining impact significance are identified based on the CEQA Guidelines and County-adopted thresholds, along with descriptions of the methodologies used for conducting the impact analysis. For some resource areas such as air quality, greenhouse gas (GHG) emissions, and transportation, the analyses of impacts are more quantitative in nature and involve the comparison of effects against adopted numerical thresholds. For other topics, such as aesthetics and visual resources as well as land use and planning, the analyses of impacts are inherently more qualitative, involving on the consideration of a variety of factors such as adopted County policies. Where the analysis of impacts warrants a more qualitative assessment, detailed discussion of the specific approach to methodology for assessing impacts is presented in each resource section.

3.0.2 Impact Assessment Methodology

Key CEQA Principles Guiding EIR Analysis

The CEQA Guidelines identify key principles that allow for complete understanding of the environmental context, impacts analysis methods, and conclusions presented in this EIR. These principles are intended to inform the reader and facilitate objective and sound interpretation of the analyses and conclusions presented in the EIR by decision makers. Pursuant to CEQA Guidelines Section 15021, it is the duty of public agencies to avoid or minimize environmental damage where feasible but recognizes that a public agency also has an obligation to balance a variety of public objectives including economic, environmental, and social factors. In determining the significance of potential environmental effects, CEQA Guidelines Section 15064 requires findings of significance of each adverse effect and indicates that findings shall be based on scientific and factual data and in consideration of substantial evidence in the whole record before a lead agency. CEQA Guidelines Section 15144 notes that drafting an EIR necessarily involves some degree of forecasting, and while foreseeing the unforeseeable is not possible, an agency must use its best efforts to discover and disclose all that it reasonably using a general "rule of reason." CEQA Guidelines Section 15145 notes that if, after thorough investigation, a lead agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact. This section deals with a difficulty in forecasting where a thorough investigation is unable to resolve an issue and the answer remains purely speculative.

Establishing the Baseline Environmental Conditions

Baseline conditions are defined as the existing environmental setting that may be affected by the proposed Project (CEQA Guidelines Section 15125[a]). Baseline conditions are the local and regional conditions as they existed at the time of the Notice of Preparation (NOP), the third and final version of which was published on May 5, 2022. Project impacts are defined as changes to the environmental setting that are attributable to the implementation of the proposed Project. Physical changes resulting from implementation of the proposed Project, such as minor development activities on unincorporated agricultural land and/or increases in the intensity of agricultural and agritourism uses, would affect this environment setting (e.g., increases in air emissions, noise, or vehicle trips, potential for ground disturbance and associated erosion). Existing agricultural activities within unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I are part of the baseline conditions because they are part of the existing environmental setting in the county, and would continue with or without the implementation of the proposed Project. For example, a number of existing unpermitted campsites (e.g., hip camps) are known to exist within the county. Many wineries also often host often host multiple events throughout the year, including hosting live music, wine club release parties, private painting events, weddings, corporate events, private tours, etc. Many of these activities are allowable or broadly understood as being allowable under existing County regulations (Land Use and Development Code [LUDC] Subsection 35.42.280.F.9); however, many other activities and larger size special events may be ongoing, but unpermitted. It is not possible to reasonably quantify the occurrence of these unpermitted activities. Therefore, it is only the projected newly enabled and expanded uses, which are not currently part of the baseline conditions, which are the focus of this EIR.

Information on existing environmental baseline has been obtained from desktop reviews (e.g., review of the California Natural Diversity Database [CNDDB], National Wetland Inventory [NWI], Waters GeoViewer), existing literature reviews (e.g., Natural Resources Conservation Service [NRCS] soil

surveys of Santa Barbara County), and the preparation of technical studies (e.g., air quality and greenhouse gas [GHG] analysis, noise calculations, transportation study) prepared specifically for the County to analyze the potential impacts of the proposed Project.

3.0.3 Environmental Resource Areas Analyzed in the EIR

The scope of this EIR is based on the Project Description outlined in Chapter 2, *Project Description*, as well as the proposed scope of analysis contained within the NOP and the Environmental Scoping Document (see Appendix A), focusing on review of environmental resources that could result in potentially significant impacts. This chapter evaluates the potential for environmental impacts on the following resource areas:

- Section 3.1, *Aesthetics and Visual Resources*
- Section 3.2, *Agricultural Resources*
- Section 3.3, *Air Quality*
- Section 3.4, *Biological Resources*
- Section 3.5, *Cultural and Tribal Cultural Resources*
- Section 3.6, *Geology and Soils*
- Section 3.7, *Greenhouse Gas Emissions*
- Section 3.8, *Hazards and Hazardous Materials*
- Section 3.9, *Hydrology and Water Quality*
- Section 3.10, *Land Use and Planning*
- Section 3.11, *Noise*
- Section 3.12, *Public Services, Utilities, Energy, and Recreation*
- Section 3.13, *Transportation*
- Section 3.14, *Wildfire*

Sections 3.1 through 3.14 provide a detailed discussion of the environmental setting, impacts associated with the proposed Project, and mitigation measures designed to reduce potentially significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measures and cumulative impacts also are discussed. Additionally, Chapter 5, *Other CEQA Considerations,* identifies other environmental resource areas and provides a brief discussion of why the resource areas were not primarily analyzed within this EIR, due to their reduced potential for significant impacts from the proposed Project. Chapter 5, *Other CEQA Considerations,* also addresses growth inducing effects of the proposed Project.

3.0.4 Organization of Environmental Impact Analysis

Each section (Sections 3.1 through 3.14) addresses an environmental element and sets forth the following information for each component of the proposed Project:

- **Introduction.** Introduces the issue area and provides a general approach to the assessment.
- **Existing Setting.** Describes the baseline conditions with unincorporated lands zoned AG-II and select lands zoned AG-I as they relate to the environmental resource area in question. According to the CEQA Guidelines, the existing setting normally constitutes the physical baseline conditions by which the lead agency determines whether an impact is significant. The existing environmental setting includes all developed and undeveloped agricultural zone districts that may be affected by the proposed Project.

- **Regulatory Setting.** Summarizes the regulations, plans, and standards that apply to the proposed Project and relate to the specific issue area in question.
- **Environmental Impact Analysis.** Discusses the significance criteria, the environmental impact analysis, and mitigation measures that may be necessary to reduce environmental impacts and the residual impacts following the implementation of recommended mitigation measures.
    - **Thresholds of Significance.** Identifies the significance criteria or, where applicable, the thresholds of significance that will be used to evaluate impacts. The criterion or threshold for a given environmental effect is the level at which the County finds the effect to be significant. The significance criteria can be a quantitative or qualitative standard, or set of criteria, pursuant to which the significance of a given environmental effect may be determined (CEQA Guidelines Section 15064.7).
    - **Impact Assessment Methodology.** Outlines the general approach taken in evaluating the individual environmental resource area, if applicable. The methodology is laid out to provide a context for the analysis of impacts.
    - **Impacts of the Proposed Project.** The environmental analysis considers the potential impacts resulting from short-term construction and long-term operational activities associated with the proposed Project. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:
        - *Significant and Unavoidable Impacts*: Potentially significant impacts that cannot be feasibly mitigated or avoided. No measures could be taken to avoid or reduce these adverse effects to insignificant levels. Even after application of feasible mitigation measures, the residual impact would be significant. If the proposed Project is approved with significant and unavoidable impacts, decision-makers must adopt a Statement of Overriding Considerations (SOC) pursuant to CEQA Guidelines Section 15093 explaining why benefits of the Project outweigh the potential damage caused by these significant unavoidable impacts.
        - *Significant but Mitigable Impacts*: Potentially significant adverse impacts that can be feasibly mitigated or avoided. If the proposed Project is approved with significant but mitigable impacts, decision-makers are required to make findings pursuant to CEQA Guidelines Section 15091, stating that impacts have been mitigated to the maximum extent feasible and the residual impact would not be significant.
        - *Insignificant Impacts*: These adverse but insignificant impacts do not require mitigation, and they do not require findings to be made. Mitigation measures may still be recommended to improve consistency with policies in the County Comprehensive Plan.
        - *No Impacts*: No adverse changes in the environment would result from implementation of the proposed Project.
        - *Beneficial Impacts*: Implementation of the proposed Project would result in impacts that would be beneficial to the environment.
        - "Cumulative Impacts" (CEQA Guidelines Section 15130) describes impacts that could occur from the combined effect of other past, present, and reasonably foreseeable future projects. For each significant adverse impact identified, mitigation measures are presented where feasible to reduce the impacts to acceptable levels (see Section 3.0.6, *Cumulative Impacts Analysis*).

- "Residual Impacts" identify impact categories after mitigation is applied (see Section 3.0.5, *Mitigation and Monitoring*); in those instances where mitigation measures cannot reduce adverse impacts to less-than-significant levels, impacts are categorized as significant and unavoidable impacts.

Based on the criteria above, the environmental impact analysis assesses each issue area to determine the significance level.

3.0.5 Mitigation Measures and Monitoring

Pursuant to CEQA Guidelines Section 15126.4, where potentially significant environmental impacts have been identified in the EIR, feasible mitigation measures that could avoid or minimize the severity of those impacts are also identified. The mitigation measures are identified as part of the analysis of each impact topic in Sections 3.1 through 3.14 of this EIR.

Feasible means "…capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" (CEQA Guidelines Section 15364). A Lead Agency must impose mitigation measures unless findings can be made that the mitigation measures are found to be infeasible or within the jurisdiction of another agency (*City of Marina v. Board of Trustees of the California State University [2006] 39 Cal.4th 341*). Mitigation measures must be fully enforceable and may involve various means of implementation, such as:

- Measures incorporated directly into the adopted Agricultural Enterprise Ordinance as new or revised permitting requirements or development standards.
- Measures incorporated as standard conditions of approval for individual projects.
- Measures implemented in multi-year County programs or development impact fee programs.

CEQA requires that implementation of adopted mitigation measures or any revisions made to the proposed Project by the Lead Agency to mitigate or avoid significant environmental effects be monitored for compliance. Accordingly, CEQA Guidelines Section 15097 require that a public agency adopt a Mitigation Monitoring or Reporting Program (MMRP) for those adopted mitigation measures and project revisions. That is, the monitoring plan may consist of policies included in plan-level documents (CEQA Guidelines Section 15097[b]). The MMRP will be provided as Chapter 8, *Mitigation Monitoring and Reporting Program* following public review and preparation of the Final EIR.

3.0.6 Cumulative Impacts Analyses

CEQA Guidelines Section 15130 require that cumulative impacts be analyzed in an EIR when the resulting impacts are cumulatively considerable and, therefore, potentially significant. Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. The discussion of cumulative impacts must reflect the severity of the impacts as well as the likelihood of their occurrence. However, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Further, the discussion should remain practical and reasonable in considering other projects and related cumulatively considerable impacts. According to CEQA Guidelines Section 15355:

> *"Cumulative impacts" refer 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 several 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.

Further, according to CEQA Guidelines Section 15130(a)(1)

"…a 'cumulative impact' consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR."

In addition, as stated in the CEQA Guidelines Section 15064(i)(5), "[t]he mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable."

Therefore, the cumulative impact discussion focuses on whether the impacts of the proposed Project are cumulatively considerable within the context of combined impacts caused by other past, present, or future projects. The main determinant for purposes of inclusion and evaluation in the cumulative impact analysis is whether an individual project, program, policy initiative, or conceptual future project would contribute to an impact to an environmental resource or issue area to which the proposed Project also would have an impact. Generally, projects that are located within geographical proximity to each other (e.g., two or more projects located within the same watershed, or utilizing the same roadways) have the potential to contribute to cumulative impacts to an environmental resource or issue area. However, given the geographical distribution and extent of the environmental resource or issue area, projects do not necessarily need to be located within close proximity to one another to be included in the cumulative impacts analysis.

The County of Santa Barbara Planning and Development Department (P&D) Long Range Planning Division reviewed current work plans to consider program and policy initiatives, discretionary and ministerial projects throughout the county to identify projects that may have a cumulative effect on the environment which are listed in Tables 3.0-1. Programs and policy initiatives excluded from the cumulative impact analysis include:

- County policy initiatives and ordinance amendments that are unfunded and not included in a Board of Supervisors adopted work program.
- County policy initiatives and ordinance amendments which do not cause related impacts to resources evaluated in this EIR.
- County policy initiatives and ordinance amendments that are procedural in nature.
- A County policy initiative or ordinance amendment project description that is unspecified, uncertain, loosely defined, or speculative. This criterion would apply to programs that have not undergone environmental review or been formally initiated by the Board of Supervisors.
- Projects that are located outside of the area of potential effect or projects that would otherwise not affect the environmental resource areas analyzed in this EIR.

In addition to cumulatively considered program and policy initiatives, discretionary and ministerial projects throughout the county that may have a cumulative effect on the environment are listed in Table 3.0-2 (Non-Cannabis Projects) and Table 3.0-3 (Cannabis Projects). Projects which are the

pending and recently approved development projects in Santa Barbara County are included in the cumulative impact analysis:

1. The Development Review division tracks all projects that have involved applicant-initiated planning consultation, typically discretionary projects, for cumulative impacts. See the excerpt below from the Policies and Procedures manual on this process.

   "Projects subject to the cumulative project list are almost exclusively limited to discretionary projects including parcel maps, tract maps, residential projects with more than 2 units, commercial projects and industrial projects. In rare circumstances a ministerial project may be included if it would result in impacts substantial enough to warrant tracking (e.g., a restaurant below the square footage requiring a Development Plan).

   Projects types that are not subject to the cumulative project list and should not be included in the list include septic systems, walls/fences; reservoirs, detached residential second units (DRSUs), accessory structures, single family dwellings (SFDs), farm employee housing with 2 or fewer units, or special events."

2. County P&D Long Range Planning Division staff generated a report from Accela (permit tracking program) that exported the cumulative impact records into a database.

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

	Project Name	Description	Location	CEQA Process	Status	Discussion
Comprehensive Planning Projects in Process						
1	Cannabis Ordinance Adoption	Adopt zoning ordinance amendments to establish zoning regulations regarding the personal use of cannabis and commercial cannabis activities.	Countywide agriculturally zoned land	Program EIR	Board of Supervisors adopted 2018	Addresses commercial cannabis activities in unincorporated lands zoned AG-I and AG-II (see Table 3.0-3 for a list of projects that fall within this ordinance).
2	Cannabis Ordinance Amendments	Amend the LUDC to require a Conditional Use Permit (CUP) for: 1) all commercial cannabis cultivation (e.g., outdoor, mixed-light, indoor, and nursery) in the Inland Area on unincorporated lands zoned AG-II; and 2) outdoor cultivation and operations in the M-RP (Industrial Research Park), M-1 (Light Industry), and M-2 (General Industry) zones. Amend Odor Abatement Plan (OAP) requirements to align with the standards for approval of CUPs. Require commercial cannabis operations to prepare and submit an OAP if adjacent to an Existing Developed Rural Neighborhood (EDRN) or Urban-Rural boundary, or if cannabis cultivation areas cumulatively exceed 51 percent of the subject lot area (gross) on lots zoned AG-II. Also consider several scenarios to incentivize processing: • For an existing Land Use Permit (LUP), allow processing with a new LUP • For an existing CUP, allow processing with a revision to the CUP • For a completely new project (not subject to an existing permit), allow processing with CUP.	Countywide AG-II zoned land	Program EIR certified for Cannabis Ordinance Adoption	Board of Supervisors adopted 2022	Addresses commercial cannabis activities in unincorporated lands zoned AG-II (see Table 3.0-3 for a list of projects that fall within these ordinance amendments).
3	Utility-Scale Solar Comprehensive Plan	Amendments to allow utility-scale solar within the following zones located within	Countywide	Program EIR to be	In Progress	Addresses utility-scale solar development within

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

	Project Name	Description	Location	CEQA Process	Status	Discussion
	and Ordinance Amendments	the Inland Area of the County: AG-I; AG-II; Public Utilities (PU); Light Industry (M-1); General Industry (M-2); Industrial Research Park (M-RP); and Professional and Institutional (PI). • Amend the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) to allow utility-scale solar within agricultural preserve contracted lands, on prime and non-prime farmlands • Amend "solar energy system" and "utility-scale solar" definitions, permit requirements, and permit thresholds as needed to streamline permitting of solar photovoltaic systems within the LUDC, Montecito LUDC, and Article II, Coastal Zone Ordinance (CZO). • Amend the Comprehensive Plan as needed for consistency with the ordinance amendments.		prepared in the future		unincorporated lands zoned AG-I and AG-II.
4	County 2023-2031 Housing Element Update	The proposed Housing Element Update focuses on the needs of lower, moderate, and workforce income and special needs households. It will identify current demographic and employment trends that may impact existing and future housing demand and need, and provides an inventory of sites available for residential development. The Housing Element Update will describe market, governmental, and physical constraints to housing production. It will also identify goals, policies, and programs to overcome these barriers, which result in a lack of adequate housing for all incomes and	Countywide	Program EIR is currently under preparation	In Progress	Addresses the development of housing units countywide, including the potential conversion of agriculturally zoned land.

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

Project Name		Description	Location	CEQA Process	Status	Discussion
		populations, and encourage residential development.				
5	Airport Land Use Compatibility Plan (ALUCP) Comprehensive Plan Consistency Amendments (Mandated)	This project involves amending the Comprehensive Plan to be consistent with the ALUCPs for the airports located within the county. Pursuant to Government Code § 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCPs or adopt findings to overrule the ALUCPs, within 180 days of the ALUCPs' adoption.	Countywide	IS/ND Adopted January 2023	CEQA completed	In August 2019, Santa Barbara County Association of Governments (SBCAG) staff released six draft ALUCPs (one for each airport within the county). In January 2023, SBCAG adopted five draft ALUCPs (Santa Barbara, Santa Maria, Lompoc, Santa Ynez, and Vandenberg).
6	Comprehensive Plan Environmental Justice (EJ) Element	Preparation and adoption of a new Comprehensive Plan Element to comply with Senate Bill 1000 (SB 1000), which requires cities and counties with disadvantaged communities to incorporate environmental justice (EJ) policies into their general plans.	Countywide	Future CEQA NOE	CEQA not initiated	Provides goals and policies that address disadvantaged communities countywide, including populations located in agriculturally zoned lands.
7	Countywide Recreation Master Plan	The Community Development Department, Parks Division is preparing a Countywide Recreation Master Plan. This project will provide a strategic planning program for parks, trails, and recreation facilities throughout Santa Barbara County. The Master Plan will assess existing facilities, address unmet recreation needs, identify a range of recreation improvements, and foster coordination and cooperation between the County, cities, local agencies within the county, and non-profit and private recreation service providers. Key goals include increased interagency cooperation and potentially shared funding programs for needed parks and recreation facilities. The Master Plan will	Countywide	Future Program EIR	In Progress	The County is developing potential amendments to its recreation policy framework to guide the long-term provision of parks, recreation, and trails in unincorporated areas. These amendments will provide goals and policies for park and recreation projects and support for implementation of the Countywide Recreation Master Plan, which is currently under development. The amendments will help implement the Recreation Master Plan to meet the needs of communities that

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

	Project Name	Description	Location	CEQA Process	Status	Discussion
		allow the County and participating agencies to better compete for project funding, including California Proposition 68 grant funding, and to streamline required environmental review.				currently lack adequate access to parks and recreation facilities.
8	Agricultural Employee Dwelling Ordinance Amendments	Amendments to the LUDC and Article II CZO to streamline the permit process for agricultural employee dwelling units in unincorporated lands zoned AG-I and AG-II. The amendments: • Reduce the permit requirements for certain agricultural employee dwelling units; • Increase the number of employees allowed to occupy agricultural employee dwelling units at each permit level; • Modify the employment location requirements for agricultural employee dwelling units within certain zones and permit levels; • Clarify that mobile homes, manufactured homes, and park trailers complying with the California Code of Regulations, Title 25, Division 1, Housing and Community Development, may be used as agricultural employee dwelling units.	AG I-zoned land AG-II zoned land	IS/ND certified for 2015-2023 Housing Element Update	Board of Supervisors adopted 2018	These ordinance amendments address the development of dwelling units for agricultural employees on unincorporated lands zoned AG-I and AG-II.
9	Accessory Dwelling Unit (ADU) Ordinance Amendments	This project involves updates to the County's Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) ordinances to comply with recent changes to State law, including but not limited to AB 2221.	Countywide	CEQA exempt	In Progress	These ordinance amendments address the development of accessory dwelling units, which could occur on agricultural lands
10	Coastal Resiliency Project	A grant-funded effort to evaluate the impacts of sea level rise and related	Coastal areas	Notice of Exemption	Board of Supervisors	The Coastal Resiliency Project would address thousands of

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

Project Name		Description	Location	CEQA Process	Status	Discussion
		coastal hazards along the County's entire 110-mile long coastline.			adopted 2018. However, the County ultimately withdrew the Local Coastal Plan Amendment in September 2021 following failed negotiations with the Coastal Commission. The County may revisit in 2023.	acres of open land uses (primarily agricultural and open/recreational) that could be affected by coastal flooding and erosion.
11	San Marcos Pass-Eastern Goleta Valley Mountainous Communities Community Wildfire Protection Plan (CWPP)	The CWPP identifies wildfire hazard mitigation strategies for communities in the San Marcos Pass / Eastern Goleta Valley Mountainous Area that are in balance with sustainable ecological management and fiscal resources. Additionally, the CWPP provides educational resources for residents to enhance wildfire preparedness. The CWPP serves to guide future actions of agencies and individuals but does not legally commit any public agency to a specific course of action.	San Marcos Pass and Eastern Goleta Valley Mountainous Area	N/A	Adopted	The Board adopted this CWPP in 2019.
12	Carpinteria-Summerland Fire Protection District CWPP	The CWPP provides an assessment of the wildfire threat in the wildland urban interface of the Carpinteria-Summerland Fire Protection District.	Carpinteria-Summerland Fire Protection District Area	N/A	Adopted	The County revised and adopted the Carpinteria-Summerland Fire Protection District CWPP in 2021.
13	Hoop Structure Update	The Hoop Structures Ordinance Amendments Project will amend the	Countywide	Program EIR	Board of Supervisors	This LUDC amendment includes permit requirements for

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

Project Name		Description	Location	CEQA Process	Status	Discussion
		LUDC to address the permit requirements for hoop structures on agriculturally zoned lands in the inland areas of the unincorporated County of Santa Barbara.			adopted in 2019	agricultural plant protection structures and is therefore relevant to the proposed Project.
14	Short-term Rental Ordinance	The project would review and clarify provisions concerning the use of short-term rentals within the unincorporated areas of the County.	Countywide	CEQA Exemption	The County Board of Supervisors has directed staff to delay work on the Coastal Short Term Rental Ordinance in order to prioritize other state mandated projects. The Board of Supervisors may direct the County to recommence work in 2024.	The Short-term Rental project could result in zoning ordinance changes regarding how and where short-term rentals may or may not be permitted, including on agriculturally zoned land.
15	Eastern Goleta Valley Community Plan (EGVCP) Environmentally Sensitive Habitat / Riparian Corridor (ESHA/RC) Corridor Map Update	The updated map provides an enhanced tool for implementation of the ESH and RC policies, development standards, and overlay regulations that were adopted as part of the EGVCP. The vegetation map depicts chaparral and other vegetation alliances based on existing inventories, 2015 aerial photography, and limited fieldwork. Mapping vegetation alliances allows the county to identify the habitats that qualify as environmentally sensitive based on EGVCP policies and rarity rankings maintained by the California Department of Fish and Wildlife (CDFW).	Eastern Goleta Valley	Program EIR certified for EGVCP	Board of Supervisors adopted in 2018	Maps sensitive habitat and riparian corridors in the Eastern Goleta Valley including areas that are located within or within close proximity to agriculturally zoned lands in this area.

Table 3.0-1. County Policies and Initiatives that Could Impact the Agricultural Enterprise Ordinance

Project Name		Description	Location	CEQA Process	Status	Discussion
		The new vegetation map is being used to update the environmentally sensitive habitats and riparian corridors on the ESH/RC Overlay Map.				

Table 3.0-2. Non-Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

Project Name		APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
16	North Fork Ranch Tentative Parcel Map	147-020-045	4	N/A	AG-II-100	Cuyama Valley	A request to subdivide one lot into four lots.
17	Paladin Partners LLC	149-230-010	N/A	4,320	AG-II-100	Cuyama Valley	A request for equestrian facilities, including 9.92-acre polo field, 0.29-acre equestrian arena, and 4,320 square feet (sf) of covered paddock.
18	SEPV Cuyama Solar	149-150-033	N/A	871,200	AG-II-40	Cuyama Valley	A request for a solar photovoltaic (PV) and battery energy storage facility utilizing the entire site, with capacity to generate, store and deliver up to three megawatts of renewable electrical energy. Approved October 6, 2021.
19	Arctic Cold	128-097-001 128-097-002	N/A	449,248	AG-II-40	Santa Maria Valley	A request for a freezing, processing, and storage/ warehousing facility for agricultural products. Approved March 9, 2022.
20	The Neighborhoods of Willow Creek & Hidden Canyon Specific Plan – Orcutt Key Site 21	113-250-005 113-250-006 113-250-008 113-250-014 113-250-015 113-250-016 113-250-017	129	N/A	PRD	Santa Maria Valley	A request for a Specific Plan, General Plan amendment, rezone, Tentative Tract Maps and Development Plans for a 129-unit residential development. Surrounded by lands zoned AG-II-320.

Table 3.0-2. Non-Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
21	Plantel Nurseries	129-170-004	N/A	1,596,480	AG-II-100	Santa Maria Valley	A request to expand nursery operations adding 13 greenhouses and germination building.
22	Las Cumbres Ranch Special Events	099-010-018	N/A	N/A	AG-II-100	San Antonio Creek	A request to allow six events per year with 100 to 250 guests at each event. Each event may last 1 to 5 days. No new permanent structures.
23	Brouillard Tier 2 Winery	099-170-021	1	16,336	AG-II-100	Lompoc Valley	A request for a new Tier 2 winery with tasting room and special events (eight events per year with up to 150 guests at each event), and one residential unit.
24	Eleven Confessions Tier 2 Winery	083-160-014	N/A	18,893	AG-II-100	Lompoc Valley	A request for a new Tier 2 winery with tasting room and six events per year with up to 150 guests at each event. Approved on January 22, 2020.
25	Muro Agricultural Employee Dwellings	093-111-049	2	2,506	AG-II-40	Lompoc Valley	A request for two agricultural employee dwellings. Approved on February 22, 2022.
26	Pence Tier 2 Winery	099-220-013	N/A	20,000	AG-II-100	Lompoc Valley	A request for a new Tier 2 winery with tasting room, eight special events per year with 80 to 150 guests at each event, and up to 50 gatherings per year at less than 80 guests at each gathering. Approved on June 18, 2018.
27	Spear Tier 2 Winery	099-210-058	N/A	N/A	AG-II-100	Lompoc Valley	A request to convert a Tier 1 winery to a Tier 2 winery to allow public wine tasting and special events (eight events per year with 80 to 150 guests at each event and 52 gatherings per year fewer than 80 guests at each). No new structures proposed.
28	Tyler Tier 2 Winery	099-100-045	N/A	22,415	AG-II-100	Lompoc Valley	A request for a new Tier 2 winery (17,552 sf) and barn (4,863 sf) with tasting room and special events (six events per year with up to 150 guests at each event and six gatherings with up to 80 attendees at each). Approved on February 28, 2022.

Table 3.0-2. Non-Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
29	Ballard Ranch Special Events	137-250-069	N/A	N/A	AG-I-40	Santa Ynez Valley	A request to allow 12 commercial events per year with up to 150 guests at each event. Each event may last no more than 1 day.
30	Brick Barn Winery Special Events	099-251-069	N/A	N/A	AG-I-40	Santa Ynez Valley	A request to convert the existing Tier 2 winery to a Tier 3 winery and to increase the number of special events from eight per year with up to 150 guests to 40 per year allowing more than 200 guests at each event.
31	Circle Tentative Parcel Map	141-042-015	2	N/A	AG-I-20	Santa Ynez Valley	A request to subdivide one lot into two lots. Approved on February 7, 2022.
32	Clanjoda LLC, Special Events	137-100-065	N/A	N/A	AG-II-40	Santa Ynez Valley	A request to allow 12 commercial events per year, with up to two events per month and up to 150 guests at each event. Event facilities would be portable and temporary.
33	Finkelstein Tentative Parcel Map	137-090-064	N/A	N/A	AG-I-20	Santa Ynez Valley	A request to subdivide one lot into two lots. Approved on April 11, 2022
34	Foxen Canyon Ranch Special Events	133-110-036	N/A	N/A	AG-II-100	Santa Ynez Valley	A request to allow up to 12 special events per year with up to 150 guests at each event. Approved on January 27, 2020.
35	Gleason Family Vineyards Special Events	141-030-025	N/A	N/A	AG-I-40	Santa Ynez Valley	A request to allow up to 12 events per year and no more than two events per month with up to 150 guests at each event. Approved on January 25, 2021.
36	JSP III Family Trust Commercial Horse Facility	137-120-073	N/A	4,200	AG-I-20	Santa Ynez Valley	A request for a private community based horse boarding and training facility. Riding lessons shall be incidental to the boarding of horses and limited to residents of the property, boarders or7supervised guests of a boarder. No horses on the property will be available for hire to the general public.
37	Karas Tentative Parcel Map	141-390-001	4	N/A	AG-I-5	Santa Ynez Valley	A request to subdivide one lot into four lots. Approved on December 20, 2021.
38	Kernott Tentative Parcel Map	141-111-078	2	N/A	AG-I-5	Santa Ynez Valley	A request to subdivide one lot into two lots.

Table 3.0-2. Non-Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
39	Lieff Special Events	135-040-044	N/A	N/A	AG-I-20	Santa Ynez Valley	A request to allow up to 12 special events per year and no more than two events per month with up to 150 guests at each event. Approved on June 1, 2020.
40	Novatt Equestrian Facility	137-250-067	N/A	67,480	AG-I-40	Santa Ynez Valley	A request for a commercial equestrian facility that would provide boarding, breeding and equestrian events, and up to 12 events per year to occur Thursday to Sunday with a maximum of 250 guests at each event. Dry camping for self-contained RVs is proposed during equestrian events.
41	Radeff & Horne Special Events	135-020-054	N/A	N/A	AG-I-10	Santa Ynez Valley	A request to allow 12 commercial events per year with up to 150 guests at each event. Approved on February 08, 2021, but currently under appeal.
42	River Lili Ranch Special Events	135-030-052	N/A	N/A	AG-I-20	Santa Ynez Valley	A request to allow up to eight special events per year and no more than two events per month with up to 150 guests at each event. Approved on September 23, 2019.
43	Gaviota Springs Ranch Tentative Parcel Map	081-140-025 081-270-009 081-270-010	2	N/A	AG-II-100 (Inland) AG-II-320 (Coastal)	South Coast (Gaviota Coast)	A request to subdivide one lot into two lots.
44	Moyer Events	055-020-023	N/A	N/A	AG-II-40	South Coast (Eastern Goleta Valley)	A request to allow special events (weddings) on Saturdays with up to 200 guests at each event.
45	Klentner Events	155-160-020	N/A	N/A	AG-I-40	South Coast (Toro Canyon)	A request to allow up to 15 special events per year with up to 175 guests at each event.
46	McAland Ranch Tentative Parcel Map	155-150-009	4	N/A	AG-I-20	South Coast (Toro Canyon)	A request to subdivide two existing parcels into four lots.
47	Black Opal Ranch	155-170-059	N/A	22,238	AG-I-10	South Coast (Carpinteria Valley)	A request to convert multiple structures to a variety of conforming uses and construct additional buildings resulting in a net

Table 3.0-2. Non-Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
							increase of 22,238 sf of development and no net increase in residential units.
48	Brand Commercial Horse Boarding	001-020-033	N/A	2,496	AG-I-10	South Coast (Carpinteria Valley)	A request for a new stable and to allow commercial boarding of horses.
49	Southern California Edison Pre-Application	005-430-060	N/A	30,676	AG-I-10	South Coast (Carpinteria Valley)	A pre-application to consider a proposal to develop a service center office and laydown yard, including a service truck fueling station and public EV charging station. The project would effectively relocate the existing service center in Goleta to the Carpinteria Valley site. In escrow to purchase.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
50	100 Salisbury Canyon Road Outdoor Cannabis Cultivation	149-140-052 149-140-053 149-140-054 149-140-056 149-190-031	N/A	6,866	AG-II-100	Cuyama Valley	A request for 18,607 acres or outdoor cannabis cultivation including 0.5 acres of nursery. Six new accessory structures totaling 6,866 sf will support the cannabis cultivation. Approved on November 12, 2021.
51	400 Wasioja Road Outdoor Cannabis Cultivation	147-100-043 147-100-057 147-100-058	N/A	N/A	AG-II-100	Cuyama Valley	A request for 34.97 acres of outdoor cannabis cultivation using hoop structures.
52	501 Harvey Road Cannabis Cultivation	149-310-004	N/A	N/A	AG-II-100	Cuyama Valley	A request for 6.17 acres of outdoor cannabis cultivation.
53	Castro Canyon Outdoor Cannabis Cultivation	149-140-074	N/A	120	AG-II-100	Cuyama Valley	A request for 3.62 acres of outdoor cannabis cultivation using hoop structures including 0.15 of nursery cultivation and one new storage shed. Approved on August 16, 2021.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
54	Chief Peak Solutions Outdoor Cannabis Cultivation	147-100-004	N/A	N/A	AG-II-100	Cuyama Valley	A request for 17.56 acres of outdoor cannabis cultivation using hoop structures.
55	Cuyama Foothill Road Farm Cannabis Cultivation	149-160-001 149-160-026	N/A	440	AG-II-100	Cuyama Valley	A request for 91.49 acres of outdoor cannabis cultivation with hoop structures, and three small structures totaling 440 sf. Approved on July 29, 2021.
56	Paladin Partners LLC Outdoor & Mixed-Light Cannabis Cultivation	149-230-010	N/A	152,648	AG-II-100	Cuyama Valley	A request for 15.25 acres of outdoor cannabis cultivation and additional cultivation within 130,368 sf of greenhouses. Additional buildings include four warehouses for freezing, drying, trimming, and storage and four buildings for administrative and other support functions.
57	Rich Earth Ranch	147-100-023 147-100-014 147-140-007 147-140-008 147-150-001	N/A	19,992	AG-II-100	Cuyama Valley	A request for 200 acres of outdoor cannabis cultivation using hoop structures and indoor nursery cultivation in two new greenhouses.
58	SBC Farms LLC Outdoor Cannabis Cultivation	149-150-023 149-160-020 149-160-021 149-160-022 149-160-023	N/A	8,264	AG-II-100	Cuyama Valley	A request for 167.28 acres of outdoor cannabis cultivation using hoop structures and 33 small accessory structures totaling 8,264 sf. Approved on July 16, 2021.
59	Suarez Outdoor Cannabis Cultivation	149-160-033	N/A	N/A	AG-II-100	Cuyama Valley	A request for 34.7 acres of outdoor cannabis cultivation under hoop structures. Approved on July 13, 2021.
60	Wetzstein Cannabis Cultivation	147-100-044	N/A	N/A	AG-II-100	Cuyama Valley	A request for 33.09 acres of outdoor cannabis cultivation.
61	2610 Clark Avenue Cannabis Cultivation	129-151-048	N/A	8,160	AG-II-40	Santa Maria Valley	A request for indoor cannabis cultivation in a new 7,200-sf greenhouse with 960-sf of processing structures and 160-sf office.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
62	3851 Telephone Road Outdoor Cannabis Cultivation	129-010-012	N/A	N/A	AG-II-100	Santa Maria Valley	A request for 38 acres of outdoor cannabis cultivation using hoop structures.
63	Canna Rios Cannabis Cultivation	129-040-010	N/A	1,400	AG-II-100	Santa Maria Valley	A request for 47.74 acres of outdoor cannabis cultivation using hoop structures. Approved on December 14, 2021.
64	G&B Family Farms Outdoor Cannabis Cultivation	101-070-058	N/A	1,839	AG-II-100	Santa Maria Valley	A request for 6.52 acres of outdoor cannabis cultivation using hoop structures and two new accessory structures.
65	Lily's Green Garden Cannabis Cultivation	117-020-074 117-020-075	N/A	541,434	AG-II-40	Santa Maria Valley	A request to approve existing unpermitted agricultural development and cannabis cultivation operation.
66	Moriarty Holdings Outdoor Cannabis Cultivation	101-070-069	N/A	19,000	AG-II-100	Santa Maria Valley	A request for 17.40 acres of outdoor cannabis cultivation using hoop structures and processing within two new 9,500-sf buildings. Approval on March 10, 2022, but currently under appeal.
67	Schwartz Outdoor Cannabis Cultivation	131-070-008	N/A	N/A	AG-II-100	Santa Maria Valley	A request for six acres of outdoor cannabis cultivation using hoop structures.
68	Teixeira Outdoor Cannabis Cultivation	129-170-025	N/A	N/A	AG-II-40	Santa Maria Valley	A request for an additional 23.4 acres of outdoor cannabis cultivation using hoop structures. Thirty-seven acres of cannabis cultivation already approved.
69	WTMCA Outdoor and Indoor Cannabis Cultivation	129-010-011	N/A	50,568	AG-II-40	Santa Maria Valley	A request for 61.99 acres of outdoor cannabis cultivation using hoop structures, 13,916 sf of indoor nursery cultivation and nine new buildings for various processing and other accessory uses. Approved on September 24, 2021.
70	9451 Batchelder Outdoor Cannabis Cultivation	099-010-045	N/A	N/A	AG-II-100	San Antonio Creek	A request for 41.3 acres of outdoor cannabis cultivation using hoop structures. Approved on October 14, 2021.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

Project Name		APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
71	Boobie Trap Cannabis Cultivation	101-080-082 101-080-084 101-080-086	N/A	4,976	AG-II-100	San Antonio Creek	A request for 62.47 acres of outdoor cannabis cultivation and seven accessory structures. Approved on April 27, 2021.
72	Farming First LLC Outdoor Cannabis Cultivation	099-010-060	N/A	2,550	AG-II-100	San Antonio Creek	A request for 93 acres of outdoor cannabis cultivation using hoop structures and three accessory structures. Approved on August 23, 2021.
73	Fields Cannabis Cultivation	099-030-048	N/A	N/A	AG-II-100	San Antonio Creek	A request for 49 acres of outdoor cannabis cultivation. Approved on August 3, 2019.
74	L&L Vineyards LLC Lusso LLC Outdoor Cannabis Cultivation	133-130-039	N/A	N/A	M-1	San Antonio Creek	Adjacent to actively farmed AG-II-100. A request for 18.85 acres of outdoor cannabis cultivation using hoop structures.
75	La Laguna Los Alamos LLC Outdoor Cannabis Cultivation	099-050-008	N/A	N/A	AG-II-100	San Antonio Creek	A request for 22.35 acres of outdoor cannabis cultivation using hoop structures. Approved on August 4, 2021.
76	Price Ranch/Sticky Acres Outdoor Cannabis Cultivation	133-130-030 133-130-032 133-130-036	N/A	960	AG-II-100	San Antonio Creek	A request for 22.35 acres of outdoor cannabis cultivation.
77	Thompson Cannabis Cultivation	101-080-098	N/A	N/A	AG-II-100	San Antonio Creek	A request for 44 acres of outdoor cannabis cultivation using hoop structures for 27 acres. Approved on July 24, 2020.
78	2501 San Miguelito Canyon	083-030-060	N/A	1,200	AG-II-100	Lompoc Valley	A request for 7.92 acres of outdoor cannabis cultivation using hoop structures. Approved on October 20, 2021.
79	3925 Santa Rosa Road Outdoor and Indoor Cannabis Cultivation	083-140-012	N/A	N/A	AG-II-100	Lompoc Valley	A request for 24.82 acres of outdoor cultivation and 0.17 acres of indoor cultivation in an existing agricultural building.
80	7261 Domingos Road Cannabis Cultivation	099-210-060 099-210-069	N/A	N/A	AG-II-100	Lompoc Valley	A request for 2.3 acres of outdoor cultivation using hoops and 16,000 sf of indoor cultivation in existing buildings.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
81	92nd G25, LLC Outdoor Cannabis Cultivation	099-141-013	N/A	N/A	AG-II-40	Lompoc Valley	A request for 4.17 acres of outdoor cannabis cultivation under hoop structures. Approved on December 1, 2021.
82	ABL Partners (Lot 13) Cannabis Cultivation	099-420-013	N/A	3,280	AG-II-40	Lompoc Valley	A request for 5.2 acres of outdoor cannabis cultivation using hoop structures, new 1,800-sf barn and four 120-sf storage sheds. Approved on August 27, 2021. A pending new revision would add two 500-sf pole barn.
83	ABL Partners (Lot 14) Cannabis Cultivation	099-420-014	N/A	9,000	AG-II-40	Lompoc Valley	A request for 3.32 acres of outdoor cannabis cultivation and two new structures for processing and related activities. Approved on September 22, 2021.
84	ABL Partners (Lot 17) Cannabis Cultivation	099-420-017	N/A	17,500	AG-II-40	Lompoc Valley	A request for 5.11 acres of outdoor cannabis cultivation using hoop structures, and two new structures for nursery, processing and ancillary activities. Approved on September 22, 2021.
85	Big Bend Ranch Cannabis Cultivation	083-280-022	N/A	N/A	AG-II-100	Lompoc Valley	A request for 9.19 acres of outdoor cannabis cultivation. Approved on September 16, 2021, but currently under appeal.
86	Cadwell Cannabis Cultivation	083-150-013	N/A	N/A	AG-II-100	Lompoc Valley	A request for 24.45 acres of outdoor cannabis cultivation using hoop structures on 20 acres nursery cultivation within an existing greenhouse. Approved on February 15, 2022 following appeals.
87	Clear Source Outdoor Cannabis Cultivation	099-610-006	N/A	N/A	AG-II-100	Lompoc Valley	A request for 14.41 acres of outdoor cannabis cultivation using hoop structures. Approved on September 13, 2021.
88	Eye N Eye Outdoor & Mixed Light Cannabis Cultivation	093-060-015	N/A	10,000	AG-II-100	Lompoc Valley	A request for 10.7 acres of outdoor cannabis cultivation using hoop structures and a new 10,000-sf greenhouse for indoor cultivation.
89	Goodland Management Cannabis Cultivation	099-200-038	N/A	N/A	AG-II-100	Lompoc Valley	A request for 4.5 acres of outdoor cannabis cultivation using hoop structures.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
90	Greenies Management Cannabis Cultivation	099-141-014	N/A	2,160	AG-II-100	Lompoc Valley	A request for 4.93 acres of outdoor cannabis cultivation using hoop structures and four new accessory structures. Approved on January 25, 2021.
91	Hall Outdoor Cannabis Cultivation	099-610-014	N/A	N/A	AG-II-100	Lompoc Valley	A request for 8.84 acres of outdoor cannabis cultivation. Approved on January 6, 2021.
92	Herbal Angels Cannabis Operation	099-090-006	3	180,724	AG-II-100	Lompoc Valley	A request for a cannabis operation to include 18.4 acres total cultivation (of which 2.9 acres in greenhouses), and support structures for nursery, manufacturing, drying, curing, processing, storage and distribution, and three agricultural employee dwellings.
93	High Meadows LLC Outdoor Cannabis Cultivation	099-610-005	N/A	1,920	AG-II-100	Lompoc Valley	A request for 6.70 acres of outdoor cannabis cultivation with 3.01 acres under hoop structures, including nursery cultivation and processing and 320-sf accessory. Approved on August 8, 2019. A new request for 5 additional storage structures totaling 1,600 sf is pending.
94	Hilltop Sweeney Outdoor Cannabis Cultivation	099-420-018	N/A	1,800	AG-II-40	Lompoc Valley	A request for 14.85 acres of outdoor cannabis cultivation and indoor cultivation in six greenhouses (four existing and two new). Approved on September 22, 2021.
95	Iron Angel Cannabis Cultivation	083-150-006 083-160-001 083-310-001 083-310-002 083-310-004	N/A	4,712	AG-II-100	Lompoc Valley	A request for 27.25 acres of outdoor cannabis cultivation using hoop structures. Approved on December 14, 2020.
96	New Era, LLC Cannabis Cultivation	099-090-011	N/A	N/A	AG-II-100	Lompoc Valley	A request for 11.39 acres of outdoor cannabis cultivation under hoops. Approved on August 1, 2021, but currently under appeal.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
97	Santa Rita Holdings Outdoor & Nursery Cannabis Cultivation	099-110-060	N/A	N/A	AG-II-100	Lompoc Valley	A request for 2.54 acres outdoor cannabis cultivation. Approved on September 21, 2021.
98	SBGL Cannabis Cultivation	099-210-055	N/A	2,820	AG-II-100	Lompoc Valley	A request for 3.84 acres of cannabis cultivation (3.5 acres outdoor) with indoor cultivation and processing to reuse existing structure, and one new 2,820-sf. building. Approved on October 13, 2021.
99	SFS Farms Cannabis Cultivation	099-150-065	N/A	320	AG-II-100	Lompoc Valley	A request for 86.80 acres of outdoor cannabis cultivation. Approved on September 1, 2021.
100	Sugar Hill Farms Mixed Light Cannabis Cultivation	099-420-002	N/A	14,040	AG-II-40	Lompoc Valley	A request for 14,040-sf of mixed light cannabis cultivation in a new greenhouse of the same size, and 39,764 sf of outdoor cultivation using hoop structures, for a total of 1.24 acres of cultivation.
101	Tahquitz Farms Outdoor Cannabis Cultivation	099-230-026 099-230-035	N/A	N/A	AG-II-100	Lompoc Valley	A request for 15.75 acres of outdoor cannabis cultivation with only approx. 0.5 acres using hoop structures.
102	Terra Firma Long Beach Outdoor Cannabis Cultivation	099-110-047	N/A	N/A	AG-II-100	Lompoc Valley	A request for 42 acres of outdoor cannabis cultivation using 18.90 acres of hoop structures. Approved on March 11, 2021, but currently under appeal.
103	TSBC Ranch Outdoor Cannabis Cultivation	093-030-023	N/A	N/A	AG-II-100	Lompoc Valley	A request for 14.64 acres of outdoor cannabis cultivation.
104	Williams Family Trust Outdoor, Indoor, & Nursery Cannabis Cultivation	099-141-002	N/A	9,360	AG-II-40	Lompoc Valley	A request for 4.45 acres of outdoor cannabis cultivation, indoor cultivation, nursery and storage within an existing 3,240-sf structure, and a new 9,360-sf building for indoor cultivation, nursery, and processing. Approved on April 16, 2021. An additional 2,250 sf indoor cultivation in existing structure pending.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
105	125 N Refugio Road Outdoor Cannabis Cultivation	141-460-012	N/A	N/A	AG-II-40	Santa Ynez Valley	A request for 6.5 acres of outdoor cannabis cultivation. Approved on April 29, 2021.
106	6893 Foxen Canyon Road Outdoor Cannabis Cultivation	133-110-049	N/A	N/A	AG-II-100	Santa Ynez Valley	A request for 25.2 acres of outdoor cannabis cultivation with hoop structures. Approved on April 13, 2022.
107	Central Coast Agriculture Inc. Cannabis Cultivation	083-180-007	N/A	3,900	AG-II-40	Santa Ynez Valley	A request for 22 acres of outdoor cannabis cultivation using hoop structures and additional cannabis cultivation, nursery, and processing within existing permitted buildings. The project includes one new building for storage. Approved on May 4, 2021.
108	Coyote Hills Agricultural Enterprise Cannabis Cultivation	141-250-033	N/A	676	AG-II-100	Santa Ynez Valley	A request for 9.53 acres of outdoor cannabis cultivation with 5.86 acres under hoop structures. Approved on August 2, 2021.
109	HBF Cannabis Cultivation	137-270-031 137-280-017	N/A	16,327	AG-II-100	Santa Ynez Valley	A request for 2.33 acres of outdoor and mixed-light cannabis cultivation, five greenhouses totaling 12,620 sf and several small accessory structures totaling 894 sf. Approved on April 12, 2019. New request to add an addition 0.43 acres cultivation and 570 sf accessory structures is pending.
110	Mathew Givens Cannabis Cultivation	083-180-012	N/A	n/a	AG-II-100	Santa Ynez Valley	A request for 3.50 acres of outdoor cannabis cultivation using hoop structures.
111	Morrison Farms Outdoor Cannabis Cultivation	083-190-009	N/A	360	AG-II-100	Santa Ynez Valley	A request for 0.66 acres of cannabis cultivation and three storage sheds. Approved on September 23, 2021.
112	Nojoqui Farms Cannabis Cultivation	083-430-014	N/A	10,000	AG-II-100	Santa Ynez Valley	A request for 23.09 acres of outdoor cannabis cultivation using hoop structures, 2.61 acres without hoops, and a new 10,000-sf building for processing and storage. Approved on August 19, 2021, but is currently under appeal.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
113	Old College Ranch Cannabis Cultivation	141-460-005	N/A	100	AG-II-100	Santa Ynez Valley	A request for eight acres of outdoor cannabis cultivation and 100-sf storage shed. Approved on October 29, 2021, but is currently under appeal.
114	Rancho Encantado Cannabis Cultivation	083-430-032 083-430-035	N/A	N/A	AG-II-100	Santa Ynez Valley	A request for 10 acres of outdoor cannabis cultivation under hoops.
115	San Antonio Ranch 101 Outdoor Cannabis Cultivation	099-640-001 099-640-002 099-640-003	N/A	N/A	AG-II-320	Santa Ynez Valley	A request for 4.62 acres of outdoor cannabis cultivation using hoop structures and processing within an existing 1,284-sf building. Approved on March 18, 2021.
116	Santa Barbara Westcoast Farms Cannabis Cultivation	099-240-067	N/A	31,000	AG-II-100	Santa Ynez Valley	A request for 46.12 acres of outdoor cannabis cultivation, four acres of outdoor nursery and two 3,000-sf accessory buildings. Approved on April 21, 2020. Request for new 25,000-sf building for nursery cultivation, processing and storage is pending.
117	Tak LLC Outdoor and Mixed Light Cannabis Cultivation	083-430-033	N/A	2,680	AG-II-100	Santa Ynez Valley	A request for 8.76 acres of outdoor cannabis cultivation using hoop structures and nursery cultivation in 2,160-sf greenhouse, and 120-sf shed and 400-sf office.
118	Rancho Riviera Cannabis Cultivation	081-230-021	N/A	N/A	AG-II-320	South Coast (Gaviota)	A request for 4.0 acres of outdoor cannabis cultivation using hoops and two new buildings for processing and drying. Approved on January 7, 2021.
119	222 Winchester Canyon Road Cannabis Cultivation	079-100-004	N/A	624	AG-II-100	South Coast (Goleta)	A request 17.23 acres of outdoor cannabis cultivation. Approved on May 25, 2022.
120	Parsons Cannabis Cultivation	079-060-052	N/A	N/A	AG-II-100	South Coast (Goleta)	A request 5.28 acres of outdoor cannabis cultivation.
121	Heritage Enterprises (Sea View Farms) Mixed-Light Cannabis Cultivation, Distribution & Manufacturing	065-250-031	N/A	N/A	AG-I-5	South Coast (Eastern Goleta Valley(	A request for nursery and cannabis cultivation as well as drying, trimming, packaging, distribution, and manufacturing within 141,100 sf of existing, permitted greenhouses.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
122	St. George Cannabis Cultivation	065-250-025	N/A	283,237	AG-I-10	South Coast (Eastern Goleta Valley)	A request for cannabis and nursery cultivation in two new greenhouses and a new facilities building (e.g., offices)
123	3508 Via Real Mixed-Light Cannabis Cultivation & Processing	005-280-025	N/A	765	AG-I-10	South Coast (Carpinteria Valley)	A request for cannabis cultivation within 172,660 sf of existing, permitted greenhouses and permitting of 7,879 sf of existing unpermitted structures, and an addition of 765 sf to the processing area.
124	4555 Foothill Road Development Plan	004-003-005	N/A	n/a	AG-I-10	South Coast (Carpinteria Valley)	A request for cannabis cultivation within an existing, permitted 186,813-sf greenhouse.
125	4701 Foothill Road Greenhouse Development Plan	004-003-008 004-005-002	N/A	N/A	AG-I-10	South Coast (Carpinteria Valley)	A request for cannabis cultivation within 468,000 sf of space within an existing, permitted, 492,251-sf greenhouse previously used to grow cut flowers. Approved on May 24, 2022.
126	5300 Foothill Road Cannabis Cultivation	001-020-032	N/A	18,000	AG-I-10	South Coast (Carpinteria Valley)	A request for a new building for various processing activities for cannabis grown offsite.
127	Autumn Brands & Ocean Hill Farms Cannabis Cultivation	005-280-041	N/A	N/A	AG-I-20	South Coast (Carpinteria Valley)	A request for cannabis cultivation and processing within existing greenhouses. Approved on April 28, 2021.
128	Cresco California Cannabis Cultivation & Processing	005-310-024	N/A	83,147	AG-I-10	South Coast (Carpinteria Valley)	A request for cannabis cultivation in an existing 264,500-sf greenhouse and greenhouse addition of 58,396 sf, and a new 24,751-sf building for processing, packaging and preparing for transport. Approved on December 7, 2021.
129	CVW Organic Farms Cannabis Cultivation	004-013-002	N/A	N/A	AG-I-5	South Coast (Carpinteria Valley)	A request for cannabis cultivation and processing within existing greenhouses and related accessory structures. Approved on December 2, 2022.

Table 3.0-3. Cannabis Projects that Could Impact the Agricultural Enterprise Ordinance

	Project Name	APN	Units/Lots	Building Size (sf)	Zoning	Planning Region	Comment
130	G&K Farm/K&G Flower Cannabis Processing Structure	005-280-040	N/A	25,418	AG-I-10	South Coast (Carpinteria Valley)	A request for a new processing structure to serve cannabis cultivation approved under previous permit. Approved on March 1, 2022 by Board of Supervisors, but appealed to California Coastal Commission.
131	Valley Crest Farms	004-003-003	N/A	785,418	AG-I-10	South Coast (Carpinteria Valley)	A request for cannabis cultivation within 720,918 sf of new greenhouses (replacing a similar amount of permitted and unpermitted agricultural structures) and a new 64,500-sf warehouse/processing structure.

Section 3.1
Aesthetics and Visual Resources

3.1.1 Introduction

This section evaluates potential impacts related to aesthetics and visual resources in Santa Barbara County with implementation of the proposed Agricultural Enterprise Ordinance (Project). The existing setting includes a description of scenic vistas, visual quality, and visual character of Santa Barbara County. This section also identifies relevant regulatory compliance measures that would reduce physical environmental impacts associated with the proposed Project. The information and analysis is based on information provided in previous long-range planning documents, Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County), and associated technical studies. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR as well as the Santa Barbara County Comprehensive Plan and associated Community Plans. The impact determinations are based on consistency with the California Environmental Quality Act (CEQA) thresholds, the County's Visual Aesthetic Impact Guidelines, and the County's existing policies and regulations related to aesthetics and visual resources.

3.1.2 Environmental Setting

The Project area includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), which are located in both inland and coastal regions of the county. The Inland Area is often characterized by rural open spaces of chaparral hillsides, oak forests, and grassland meadows, agricultural and pastoral landscapes containing farmlands and vineyards, and ranch-style development. The Coastal Zone is characterized by dunes, sandy beaches, sea cliffs, and views of the surrounding mountains, Channel Islands, and Pacific Ocean. Only 10.5 percent of lands within the county are classified as having high scenic value, while nearly 58 percent have low scenic value (County of Santa Barbara 2009a).

3.1.2.1 Santa Barbara County Scenic Values Mapping

Scenic values mapping within the Open Space Element of the County's Comprehensive Plan identifies the visual quality of lands as seen from major roadways and edges of developed areas. Scenic areas are defined by features from the Conservation Element that can generally be regarded as having high levels of scenic quality and visual interest. Such areas include rivers, streams, watersheds, reservoirs, and select vegetative communities. Steep slopes and high elevation are also included for their potential to provide scenic vistas. The Open Space Element describes three general levels of scenic value:

- High: Warrant strong consideration for open space designation and preservation.

- Moderate: Advisability of prescribing special design standards, and subjecting plans to design review by the Planning Commission before development is permitted.
- Low: No standards put forth for protection in the Open Space Element.

The Open Space Element also designates travel routes for scenic quality based upon destination routes and traffic capacity, as well as scenic value; major roadways were evaluated and identified for their scenic values and are included in the Open Space Element. The County deems travel corridors of high scenic value to be worthy of prime consideration for scenic highway designation, while moderate travel corridors warrant careful development, if development is permitted.

Scenic Highways

Highway travel gives residents and visitors exposure to the county's visual attributes. At present there are three state highways in the county that have been officially designated as State Scenic Highways by the California Department of Transportation (Caltrans) as part of the State's Scenic Highway Program (Caltrans 2019):

- State Route (SR) 1 between the intersection of U.S. Highway 101 at Las Cruces and the City of Lompoc;
- SR 154 (entire length); and
- U.S. Highway 101 from the City of Goleta's western boundary to SR 1 at Las Cruces.

The Inland Area of Santa Barbara County is largely characterized by rural open spaces of chaparral hillsides and grassland meadows, such as in Happy Canyon.

Portions of other highways traversing the county are identified in the State's master plan of highways eligible for a Scenic Highway designation. These eligible highways may become official State Scenic Highways when the County implements a plan of preservation. State-designated Eligible Scenic Highways within the county include (Caltrans 2019; County of Santa Barbara 2009b):

- SR 33 from the junction of SR 166 to the City of Ojai in Ventura County;

- SR 166 from SR 33 west through Santa Barbara and San Luis Obispo counties to Highway 101;
- Highway 101 throughout its entire length in Santa Barbara County; and
- SR 150 from Highway 101 to the City of Ojai in Ventura County (County of Santa Barbara 2009b).

Travel routes through the Inland Area of the county, such as SR 154 and U.S. Highway 101, serve as scenic corridors within rural agricultural landscapes with backdrops of mountainous topography.

Light and Glare

New sources of lighting can be a nuisance to sensitive viewers through light spill, or can create an ambient light glow that emanates upward and diminishes views of the clear night sky. If uncontrolled, light spill and ambient light glow can disturb wildlife in natural habitat areas. Glare can cause an unwanted and potentially objectionable sensations as observed by a viewer as they look toward a surface that creates glare. Glare can be caused by a direct light source (direct glare) or, more commonly, by the reflection of the sun, moon, or artificial light source from a reflective surface (reflective glare).

The Project area is largely rural, with some agricultural lands occurring in Inner-Rural Areas such as the Santa Ynez Valley, and adjacent to more urbanized areas including the cities of Santa Maria and Goleta. The primary sources of light and glare differs between rural and urban areas. The primary sources of light in urban areas include interior building lighting, landscape lighting, security lighting, illuminated signs, streetlights, vehicles, and airplanes. Sources of glare in these areas include windows and reflective building materials such as metal roofs, as well as vehicles and airplanes.

In rural and semi-developed areas, there are fewer sources of light, including exterior and interior building lighting, illuminated signs, streetlights, airplanes, vehicles, and farm equipment. Sources of glare in these areas include windows and reflective building materials such as metal roofs, hoop structures, and plastic agricultural films for strawberries and other specialty crops; however, natural sources and farmlands are often the primary source of glare. A source of glare can be natural in the form of water surfaces, such as from rivers and land cover. Glare from water is not usually perceived as a negative aesthetic quality, and can often be associated with high-quality and memorable visual experiences. Land cover can be exposed soil, seedlings, mature row crops, orchards, pasture, forest, or similar. These different cover types can produce different amounts of glare based on the amount of surface area and its roughness, reflectiveness, and coloring. For example, a glossier leaved, low-growing row crop that forms more of a continuous surface is likely to create more glare than a vineyard where the vines are duller, taller, and planted in wider spaced rows that allow for areas of shade and light absorption. Similarly, dry, bare soil or mown grain fields can be much lighter, and more reflective than wet, bare soil or a green grain field. Areas that tend to produce the least amount of glare are areas of natural vegetation.

Lastly, light and glare can be affected by the absence of vegetation because vegetation acts to screen and filter light and soften the intensity of glare. For example, in areas of intense development that lack mature landscaping, or where land has been denuded of natural vegetation for agriculture, there will

be a notable increase in light and glare when compared to areas of development with mature landscaping or natural, vegetated areas.

3.1.2.2 Existing Visual Character of the Project Area

Santa Maria Valley Region

The visual character of the Santa Maria Valley is largely agricultural with distant views of the surrounding mountains and foothills available across open fields and grazing lands. The Santa Maria Valley also contains the Cuyama River and Sisquoc River, which form to become the Santa Maria River and add to the scenic value of the region. The region supports urban and suburban areas including the cities of Santa Maria and Guadalupe, and the unincorporated communities of Orcutt, Garey, Sisquoc, Tepusquet, and Casmalia.

The Rancho Guadalupe Dunes Park, Guadalupe Dunes Preserve, Paradise Beach County Park, Waller Park, and Point Sal State Beach Park are some of the prominent scenic resources that attract visitors to the region. The entire Guadalupe-Nipomo Dune complex is recognized as a National Natural Landmark. The topography and visual appearance of the area is characterized by undulating tan-colored dunes, which are spotted with dune vegetation comprising contrasting shades of darker greens and browns. From the tops of larger dunes, views of agricultural uses to the east and sandy beaches and the Pacific Ocean to the west are available.

While the region is known for its semi-rural, ranch-style ambience, the scenic quality is identified in the Open Space Element of the County's Comprehensive Plan as having low scenic value. The Santa Maria-Orcutt area in particular has the lowest percentage of high scenic value land in the county. However, moderate and high scenic values can be found to the east towards the Sierra Madre Mountains and Los Padres National Forest (County of Santa Barbara 2009a). U.S. Highway 101 which runs through this region is considered an Eligible State Scenic Highway (Caltrans 2019).

Lompoc Valley Region

Within the Lompoc Valley Region, the Purisima, Santa Rita, Santa Rosa, and White Hills, as well as the Santa Ynez River, have the highest scenic value. Some of the primary scenic resources within the region include La Purisima Mission State Park, Burton Mesa Ecological Preserve, and La Purisima Golf Course. The region includes the incorporated City of Lompoc, and the unincorporated communities of Vandenberg Village and Mission Hills. Oak forests, chaparral vegetation, and the topography of the Santa Rita Hills make up the majority of rural landscapes. Agricultural lands of low to moderate scenic value border Lompoc to the east and west. These lands support mostly row crops and vineyards. River Park, the western portion of the Gaviota State Park, and Jalama Beach County Park are some of the prominent scenic resources that attract visitors to the region. The designated State Scenic SR 1 traverses north-south through the Lompoc Valley, with its State Scenic Highway status terminating in the City of Lompoc. SR 1 in this portion is a scenic corridor winding through low-lying peaks and foothills of the Santa Ynez Mountains.

Santa Ynez Valley Region

The Santa Ynez Valley Region has the highest percentage of high scenic value land in the county (County of Santa Barbara 2009a). Much of this high scenic value land corresponds with the numerous creeks, rivers, and hills in the northern portion of the valley. The Santa Ynez Valley is defined by the

San Rafael Mountains to the north and east, the Santa Ynez Mountains to the south, and the Purisima Hills to the west. The character of the valley is largely distinguished by ranchette, rural, agricultural, and open space uses that surround distinct urbanized communities. This region encompasses urban developed areas, including the Cities of Buellton and Solvang, the Chumash Reservation, and the townships of Los Alamos, Los Olivos, Santa Ynez, and Ballard.

The rural, scenic qualities unique to the Santa Ynez Valley are highly valued by the county's residents and visitors. Visually scenic features include the varying topography of peaks, valleys and ridgelines, the Santa Ynez River and its tributaries traversing east-west across the valley floor, oak woodlands, grassland meadows, rural agricultural landscapes, ranches, and vineyards. Nojoqui Falls County Park, Lake Cachuma, Zaca Lake Station, Sedgwick Natural Reserve, and the Santa Ines Mission are some of the prominent scenic resources that attract many visitors to this region.

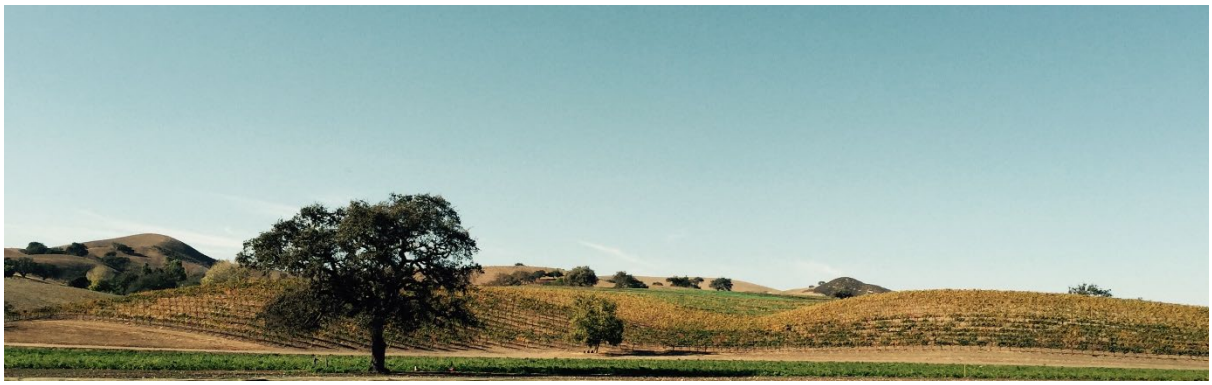
Travel routes provide the broadest range and greatest visual access to the various aesthetic resources within the Santa Ynez Valley, offering important viewing areas and scenic corridors. The designated State Scenic SR 154, and eligible State Scenic U.S. Highway 101 are two of the main thoroughfares through the Santa Ynez Valley. Other major scenic roadways passing through rural and agricultural areas include SR 246, Happy Canyon Road, Foxen Canyon Road, Ballard Canyon Road, and Zaca Station Road. Panoramic views, ridgelines, oak forests, and chaparral vegetation are common elements that influence the aesthetic quality of these roads. Important scenic areas have been identified along U.S. Highway 101 just south of Buellton, near the interchange between SR 154 and along U.S. Highway 101, SR 154 near the intersection of SR 246, and the Rural and Inner-Rural Areas west of Buellton on SR 246 (County of Santa Barbara 2009c). The San Antonio Creek riparian corridor is a significant scenic resource that winds through the valley parallel to the designated State Scenic U.S. Highway 101 to the east of Los Alamos, and SR 135 to the west. Views of the creek from roadways are mostly obstructed by vegetation.

In addition to high quality scenic views, the rural nature of the Santa Ynez Valley and lack of light pollution allows for clear views of the nighttime sky and unique opportunities for astronomical observations. This quality is of value to residents within the Santa Ynez Valley and regionally in Santa Barbara County.

Cuyama Valley Region

The Cuyama Valley Region consists of the Cuyama Valley and the unincorporated communities of Cuyama, New Cuyama, and Ventucopa. Views from these communities are of agricultural land, rural residential structures, and vacant land. The ridgelines of the Caliente Range and Sierra Madre Mountains and foothills can also be seen. The varying topography, ridgelines, and canyons associated with the Sierra Madre Mountain Range provide visual interest to the flat valley floor. The Open Space Element of the County's Comprehensive Plan describes that the Sierra Madre Mountains and foothills and Cuyama River have high scenic value (County of Santa Barbara 2009a).

There are two eligible scenic highways within the region including: SR 33 from the junction of SR 166 south into Ventura County; and SR 166 from the junction of SR 33 west through Santa Barbara and San Luis Obispo counties to its junction with Highway 101. SR 166 from Cuyama to Twitchell Reservoir is designated as Scenic Level One, Segment Category 4 which is defined as most scenic, having minor capacity, and a secondary destination route (County of Santa Barbara 2009a).



Los Alamos contains high quality pastoral, agricultural, and natural landscapes situated before backdrops of the Solomon and Purisima Hills.

South Coast Region

This region consists largely of well-developed urban areas along the coast from Goleta to Carpinteria, which includes the incorporated cities of Santa Barbara, Goleta, and Carpinteria, and the unincorporated communities of Gaviota, Goleta Valley, Hope Ranch, Mission Canyon, Toro Canyon, Montecito, and Summerland. The City of Carpinteria is bordered to the north by the foothills of the Santa Ynez Mountains which produce dramatic views of the mid-and upper-elevations of the mountains throughout Carpinteria. The Pacific Ocean and the Carpinteria Salt Marsh are located on the southern border of the City. These features are mainly visible from adjacent locations, though expansive views of the Santa Barbara Channel and the Channel Islands are seen from upslope parts of the valley.

Much of the Gaviota Coast is rural agricultural land. The undeveloped areas are primarily chaparral, coast live oak woodland, and riparian habitats consistent with both the Southern California coastal regions and the Santa Ynez Mountains. Arroyo Hondo, Arroyo Quemado, and Refugio Canyon are a few of the many watersheds that provide scenic value.

The South Coast region includes coastal areas from Gaviota in the north to Carpinteria in the south, characterized by views of the Pacific Ocean and the Santa Ynez Mountains.

On clear days, both urban and rural areas of the South Coast have scenic views of the Pacific Ocean and distant views of the northern-most Channel Islands (i.e., Anacapa, Santa Cruz, Santa Rosa, and San Miguel), especially from higher elevation ridges and hillsides. Scenic value is also derived from the dozens of creeks, tributaries, and watersheds that drain the foothills and southern faces of the Santa Ynez Mountains. In addition, the South Coast supports the greatest number of State and County parks, natural preserves, and beaches, which are some of the most prominent scenic resources that attract visitors to the region. These include Gaviota State Park, Arroyo Hondo Preserve, Refugio State Beach, El Capitan State Beach, Goleta Beach County Park, Arroyo Burro Beach County Park, Butterfly Beach, Lookout Park, Toro Canyon Park, Carpinteria Salt Marsh Nature Park, and Rincon Beach County Park.

The officially designated State Scenic Highways are U.S. Highway 101 from the City of Goleta's western boundary to SR 1 at Las Cruces and SR 154, which provides access between the City of Santa Barbara and the communities of the Santa Ynez Valley over the Santa Ynez Mountain Range. The two highways eligible for a Scenic Highway Designation are U.S. Highway 101, which traverses the entire region from southeast to northwest, and SR 150, which intersects U.S. Highway 101 at the easternmost boundary of the region.

3.1.2.3 Viewer Groups and Visual Sensitivity

Residents and Other Landowners

The rural residences viewer group includes all permanent and seasonal residents within agricultural and rural regions of the county. Rural residents could be highly sensitive to changes in views within the Project area because they generally experience views with relatively less dense development than urban areas, within the context of panoramic views of open lands. Both rural and urban residents could be sensitive to the introduction of new development (e.g., storage, building expansions, new buildings) associated with the proposed Project.

Motorists and Cyclists

Residents, commuters, recreationists, and freight haulers compose both local and regional traffic passing through the county. At standard roadway speeds, motorists' views of individual parcels along roadways are of moderate duration. Views for cyclists would be of greater duration within visually scenic surroundings. Motorists on smaller, local roadways would have slightly longer views of the surrounding landscape due to slower travel speeds. Motorists and cyclists would be sensitive to changes in the Project area as the passing landscape may be familiar to users of the local road network; users could be sensitive to physical changes to that landscape.

Visitors and Recreationists

Visitors come to Santa Barbara County for purposes of tourism, wine tasting, beach going, bicycling, hiking, equestrian, cultural events, and other recreational activities. Visitors and recreationists using trails, visiting State or County parks, or using other outdoor facilities are considered a sensitive group. This group would be susceptible to physical changes to the surrounding landscape, where a change in the quality of visual resources can diminish the experience for these users.

3.1.3 Regulatory Setting

The aesthetics and visual resource analysis was conducted in conformance with the goals and policies of state and local regulations, as discussed below.

3.1.3.1 State

California Scenic Highway Project

California's Scenic Highway Project was designed to preserve and protect scenic highway corridors. Jurisdictions nominating a Scenic Highway for official designation have in place or adopt ordinances

to preserve the scenic quality of the corridor, including policies to preserve scenic resources through land use regulations, site planning, control of outdoor advertising (including a ban on billboards), grading, and measures to direct structural design and appearance (California Streets and Highways Code § 260 et seq.).

California Coastal Act

Coastal Act Policy 30251 identifies scenic and visual qualities of coastal areas as a resource of public importance. It states that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

3.1.3.2 Local

County of Santa Barbara Comprehensive Plan

The Land Use, Open Space, Environmental Resource Management, and Scenic Highways elements of the County's Comprehensive Plan contain descriptions, policies, and goals that both recognize scenic qualities and provide guidance for their protection. The intent of these plans and policies is to promote protection of important visual resources and ensure that new development is compatible with the community and the surrounding environment.

Land Use Element

The Land Use Element is a means by which orderly development and consistent decision making can be accomplished. The land uses proposed within the Land Use Element, and depicted on land use maps, are to be used to guide the public and the decision-makers as to what uses are appropriate if and when development occurs. The question of whether development can occur at any given time is based on a site-specific evaluation of the project's overall impact on available resources, public services, and environmental factors.

Visual Resource Policy 2: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Visual Resource Policy 4: Signs shall be of size, location and appearance so as not to detract from scenic areas or views from public roads and other viewing points.

Open Space Element

The Open Space Element identifies the county's scenic beauty as a principal factor in the attraction of visitors and residents, and evaluates the visual quality of natural resources, travel corridors, and parameters of urban and rural areas within the county. The Open Space Element employs a scenic values model to map visual quality, and uses factors of development intensity, siting, natural features, and vegetation as criteria for the protection of visual resources. Significant visual resources as noted in the Open Space Element include:

- Scenic highway corridors
- Parks and recreational areas
- Views of coastal bluffs, streams, lakes, estuaries, rivers, watersheds, mountains, and cultural resource sites
- Scenic areas

Environmental Resources Management Element

The Environmental Resources Management Element (ERME) presents the County's policies for air quality, biology, surface and groundwater resources, noise, and visual resources protection. The ERME additionally provides maps with categorized areas to direct future development. For instance, within "Category C" areas, areas of high scenic value and scenic corridors are noted, and urbanization could only be permitted in appropriate instances, subject to project plan review and imposition of specific conditions to protect against hazards and to preserve the integrity of the land and environment.

Scenic Highways Element

The Scenic Highways Element presents the County's policies and procedures for scenic highways and their designation. This element specifically presents the County's scenic highways goals, evaluation standards, preservation measures, and procedures for obtaining official "Scenic Highway" designation for state and county roads in the county. The Scenic Highways Element contains preservation measures for eligible scenic routes (County of Santa Barbara 2009a). Such measures include the application of the Design Control Overlay District to require design review of structures or other development, additional grading and landscaping regulations, and control of outdoor signage.

Community Plans

Additionally, the Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the aesthetic and visual resources protection goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

County of Santa Barbara Local Coastal Program

The County of Santa Barbara Local Coastal Program (LCP) is required by the California Coastal Act to govern projects in the Coastal Zone. The County's LCP includes the Coastal Land Use Plan (CLUP) and Chapter 35, Article II of the County Code, also referred to as the Article II, Coastal Zoning Ordinance (CZO), which implements the CLUP.

Coastal Land Use Plan

The purpose of the CLUP is to protect coastal resources and provide greater coastal access and recreational opportunities for the public's enjoyment, while allowing for orderly and well-planned urban development and the siting of coastal-dependent and coastal-related industry. The CLUP establishes land uses within the Coastal Zone. The other elements of the County's Comprehensive Plan are applicable within the Coastal Zone; however, where conflicts exist, the CLUP governs. Section 3.4.3 of the CLUP provides policies that protect coastal visual resources that are intended to help implement the Coastal Act at the county level.

Visual Resources Policy 4-2: All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.

Visual Resources Policy 4-3: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Coastal Zoning Ordinance

The Article II CZO is applicable to the unincorporated coastal zone. It implements the CLUP by classifying and regulating the uses of land, buildings, and structures in the coastal zone.

Sections 35-98 Design Control Overlay District, 35-102G Critical Viewshed Corridor Overlay District, 35-131 Agricultural Sales, 35-139 Exterior Lighting, and 35-144 Ridgeline and Hillside Development Guidelines state that the intent of the development standards is to ensure compatibility with surrounding land uses in order to protect visual resources.

County of Santa Barbara Land Use and Development Code

The County's Land Use and Development Code (LUDC), Chapter 35 Zoning of the Santa Barbara County Code, includes development standards protecting visual resources. Section 35.30.120 (Outdoor Lighting) of the LUDC provides restrictions on outdoor lighting to protect against spillover onto adjacent properties and to minimize interference with vehicular traffic on private/public streets from lighting. The LUDC contains height and size limits, including guidelines for development that regulate the design of future development, in some cases, through review of project plans by the regional Board of Architectural Review (BAR). The North County BAR has review authority over the Santa Maria Valley Region, Los Alamos and the northern San Antonio Creek Rural Region, and the northern half of the Lompoc Valley and Cuyama Valley regions. The Central County BAR reviews projects in the Santa Ynez Valley Region, the western half of the South Coast Region, the southern half of the Lompoc Valley Region, and the southwest quarter of the Cuyama Valley Region. The South County BAR reviews projects in the southeast quarter of the Cuyama Valley Region and the eastern

half of the South Coast Region, excluding the area that is subject to the Montecito Community Plan. The Montecito BAR reviews projects in the area that is subject to the Montecito Community Plan.

35.21.050 Development Standards for Agricultural Zones

Development in AG-I and AG-II zones must be compatible with the character of the surrounding natural environment, subordinate in appearance to natural landforms, and sited so that it does not intrude into the skyline as seen from public viewing places. At a minimum, development must comply with the following design standards. This applies to small agricultural accessory structures in the AG-II zone in the Inland Area (Section 35.42.020.C) and agricultural employee dwellings (Section 35.42.030.E).

1) Exterior lighting shall be for safety purposes only and shall comply with the following requirements:

   (a) Light fixtures shall be fully shielded (full cutoff) and shall be directed downward to minimize impacts to the rural nighttime character.

   (b) To the extent feasible, lighting shall be directed away from habitat areas, nearby residences, public roads and other areas of public use.

2) Building materials and colors (earth tones and non-reflective paints) compatible with the surrounding natural environment shall be used to maximize the visual compatibility of the development with surrounding areas.

Agricultural product sales must also be compatible with surrounding land uses in order to protect and maintain visual resources (Section 35.42.050). Specifically, impacts from exterior lighting, including signs, shall be reduced as stated above.

Further, Section 35.21.060 Permit Requirements and Development Standards for Specific Land Uses in the Gaviota Coast Plan Area states that development of land located on property zoned AG-II within the Gaviota Coast Plan area be compatible with surrounding land uses in order to protect visual resources. This includes agricultural processing facilities (Section 35.42.040).

Agricultural zones have height limits to protect views. Within AG-I zones, there is a 35-foot maximum for residential structures, and no limits otherwise. Within AG-II zones, there is no height limit for the Coastal Zone, a 35-foot height limit for residential structures, and no limit otherwise in the Inland Area. For AG-II and AG-I zones, there is a 25-foot height limit for residential structures in the Toro Canyon Plan area.

35.28.070 Development Standards for Critical Viewshed Corridor Overlay Zone

These policies apply to the visually critical nearfield viewsheds of the Gaviota Coast Plan area located to the north and south of U.S. Highway 101. For structures, all exterior lighting must comply with the same requirements listed in Section 35.21.050 Development Standards for Agricultural Zones. The Critical Viewshed Corridor Overlay (CVC) also has additional requirements for screening, landscaping, ocean views, and structure height. Policies VIS-12 through VIS-17 from the Gaviota Coast Plan apply solely to the CVC area.

Policy VIS-12: Critical Viewshed Corridor. Protection of the ocean and mountain views of the Gaviota Coast from U.S. Highway 101 is critically important. Therefore, a Critical Viewshed Corridor Overlay,

providing more protective viewshed policies for development permits within the overlay, is designated for the Gaviota Coast.

Policy VIS-13: Development Visibility. Development within the Critical Viewshed Corridor shall be screened to the maximum extent feasible as seen from U.S. Highway 101. Screening shall be achieved through adherence to the Site Design Hierarchy and Design Guidelines.

Policy VIS-14: Landscaping. Non-agricultural landscaping, when mature, shall not obstruct public mountain or ocean views.

Policy VIS-15: Ocean Views. To the maximum extent feasible, development shall be sited and designed to preserve unobstructed broad views of the ocean from U.S. Highway 101, and shall be clustered to the maximum extent feasible.

Policy VIS-16: Building Height. Building height south of U.S. Highway 101 shall not exceed one story or 15 feet above existing grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean. In no case shall building heights south of Highway 101 exceed the maximum building height listed in the Coastal Zoning Ordinance for each zone district and 25 feet in the AG-II district.

Policy VIS-17: Unobstructed Broad Views of the Ocean. For properties within unobstructed broad views of the ocean, development shall be designed so that exposed structural elevations are at an appropriately proportioned mass and scale to the unobstructed broad views of the ocean.

35.28.080 - Design Control (D) Overlay Zone

The Design Control (D) overlay zone is applied where, because of visual resources and/or unique neighborhood characteristics, plans for new or altered structures require Design Review. The intent is to ensure well designed development and to protect scenic qualities, property values, and neighborhood character. Each land use and proposed development within the D overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this section.

35.28.210.H Toro Canyon Plan Area

The outside lighting of all non-agricultural structures must be minimized. Outside lighting must be shielded, downward-directed low-level lighting consistent with Toro Canyon's rural and semi-rural character. To minimize visual and aesthetic impacts, the total vertical height of any graded slopes for a project, including the visible portion of any retaining wall above finished grade, must not exceed 16 vertical feet. Additionally, the visible portion of a retaining wall above finished grade must not exceed a height of 6 feet.

35.30.120 Outdoor Lighting

This section requires that all exterior lighting be hooded, and that no unobstructed beam of exterior light be directed toward any area zoned or developed residential. All lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street. Subsection C details "Outdoor Lighting Regulations for the Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley, and Summerland Community Plan Areas." The purpose of this Subsection is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky and

environment while maintaining night-time safety, utility, security and productivity. They address general requirements and exemptions; approved materials and methods of installation; prohibited lights and lighting; and submittal of plans and evidence of compliance.

3.1.4 Environmental Impact Analysis

This section discusses the potential aesthetics and visual resource impacts associated with the proposed Project. The loss, alteration, or obstruction of visually significant features, or the introduction of disparate features that conflict with the existing visual character and quality of the Project area, may be considered significant aesthetic and visual effects.

3.1.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the CEQA Guidelines states that a project would be considered to have a significant impact related to aesthetic and visual resources if it would:

a) Have a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic highway.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point); and if the project is in an urbanized area, would conflict with applicable zoning and other regulations governing scenic quality.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

County of Santa Barbara Environmental Thresholds and Guidelines

The County Visual Aesthetics Impact Guidelines that are set forth in the County's *Environmental Thresholds and Guidelines Manual* provide guidance in determining the importance of visual resources. The subjective nature of aesthetic impacts is discussed, and questions are presented that guide visual impacts analyses, rather than provide a defined significance threshold. Affirmative answers to the following guiding questions would indicate potentially significant impacts to visual resources.

1a. Does the Project area have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible?

1b. If so, does the proposed Project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?

2a. Does the Project have the potential to impact visual resources of the Coastal Zone or other visually important area (i.e., mountainous area, public parks, urban fringe, or scenic travel corridor)?

2b. If so, does the Project have the potential to conflict with the policies set forth in the CLUP, the Comprehensive Plan, or any applicable community plan to protect the identified views?

3. Does the Project have the potential to create a significant adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?

Methodology

Potential impacts to aesthetics and visual resources would be unique to individual uses and related development at specific participating parcels. For example, some participating parcels may be located in closer proximity to or provide views of scenic resources within the county. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details (e.g., ground disturbance, building height, etc.) and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.1.4.2 Project Impacts

Table 3.1-1 provides a summary of the proposed Project's impacts related to aesthetics and visual resources. A detailed discussion of each impact follows.

Table 3.1-1. Summary of Aesthetics and Visual Resources Impacts

Aesthetics and Visual Resources Impacts	Mitigation Measures	Residual Significance
Impact AV-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially result in adverse effects on scenic vistas and on scenic resources, such as trees and rock outcroppings, along scenic highways.	No mitigation required	Insignificant
Impact AV-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could have the potential to degrade the existing visual character of public views from the site and its surroundings	No mitigation required	Insignificant
Impact AV-3. The proposed uses and related development enabled and permitted for streamlining under the proposed Project could result in a new source of substantial light or glare that may adversely affect day or nighttime views in the area.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

Impact AV-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially result in adverse effects on scenic vistas and on scenic resources, such as trees and rock outcroppings, along scenic highways.

Effect on Scenic Vistas

The proposed Project would enable and streamline permtting for additional ancillary uses and related development on unincorporated lands zoned AG-II, and incidental food service at winery tasting rooms on lands zoned AG-I. The proposed Project would develop a tiered permitting system, where permit requirements would vary depending on the scale and intensity of the uses. The proposed Project could result in visual impacts by incrementally altering scenic vistas through the introduction of new development. Construction and operation of new uses may include the removal of vegetation, minor topographical changes associated with site grading, the temporary use of heavy construction equipment and, in some cases, additional structures and buildings. However, given the programmatic nature of the proposed Project and the inability to effectively predict the exact location and/or extent of the proposed uses and related development, it is difficult to assess specific impacts to specific scenic vistas that could result from the implementation of the proposed Project.

Most of the proposed uses that would be enabled and streamlined for permitting under the proposed Project are likely to utilize preexisting infrastructure and trails, and would not require any construction or new development. At these lower intensities of use that would qualify for an exemption, there would be no potential for alterations to scenic vistas or other visual resources. At slightly greater intensities, some uses, such as farm stands, firewood sales, incidental food service, fishing, and hunting, would involve minor (and often internal) modifications to existing structures or the addition of small new structures of up to 800 square feet (sf) in size, which would not create substantial visual change as compared to the existing setting.

At higher intensities, some uses, including farmstays, campgrounds, firewood and lumber processing, aquaponics, agricultural processing and product preparation, and composting, may require new larger structures. Construction or site improvements – including new structures on agricultural lands – could potentially be visible from public viewing areas, such as Scenic Highways and parks, and could partially obstruct some scenic views of the Pacific Ocean, mountains, foothills, rivers, and creeks within the county.

All uses allowed under the proposed Project would be secondary and supplemental to existing agricultural uses, with new development and structures generally limited to less than 5,000 sf in gross floor area. Larger individual projects requiring additional structural development or ground disturbance, such as the higher-intensity uses mentioned above, would not qualify for an exemption or low-level permit under the proposed Project. These projects as well as projects that meet or exceed the AG-II zone Development Plan (DVP) square footage threshold (an existing requirement of the LUDC and Article II CZO within the Gaviota Coast Plan area, and a threshold included in the proposed Project for the remainder of the Article II CZO), would be subject to County permit review. This permit process would ensure that these larger individual projects do not adversely affect scenic resources where they occur. These projects would be required to comply with applicable aesthetic policies and design standards found in the Land Use Element of the County's Comprehensive Plan, CLUP, applicable community plans, and the LUDC and Article II CZO.

Under the proposed Project, applicants may also chose to implement several types of uses on the same site (e.g., small campground as well as fishing and/or hunting), which could result in an additive increase in related structural development. However, limitations on size and scale of individual uses along with County permit review, when necessary, would continue to limit the potential for potential impacts.

Under the proposed Project, it is possible that multiple new ancillary uses may be introduced to a single site, following acquisition of the required permits. Introduction of multiple uses to a single site may result in an additive increase in structural development. For example, one applicant may propose an agricultural processing facility along with other supplementary agricultural uses each of which involve facilities of 5,000 sf or more. However, limitations on size and scale of individual exempt uses along including County permit review of larger projects, when necessary, would continue to limit the potential for potential impacts.

As a result, overall impacts on scenic vistas associated with the proposed Project would be *insignificant*.

Effect on Scenic Resources along Scenic Highways

Implementation of the proposed Project could result in adverse effects to scenic resources along scenic highways. Scenic resources include anything that is determined to have scenic value along scenic highways and major travel corridors. The Open Space Element of the County's Comprehensive Plan describes models used to assign value and weight to various scenic resources throughout the county, resulting in the creation of the Scenic Values Countywide Map. This map identifies all scenic resources along major scenic highways and distinguishes among six levels of scenic quality. Within the county, there are three State Scenic Highways: SR 1 between its intersection with U.S. Highway 101 at Las Cruces and the City of Lompoc; the entire length of SR 154; and U.S. Highway 101 from the City of Goleta's western boundary to SR 1 at Las Cruces. Along these highways, notable scenic resources include certain trees, rock outcroppings, historic buildings, and more.

As described above, many of the uses enabled by the proposed Project would require either no new development, or minor (and often internal) development or modifications to existing structures. These uses would be small in scale and would not create substantial visual change. Other uses, such as firewood and lumber processing, could require development and construction of new accessory structures. However, these structures would remain supplemental and secondary to existing agricultural activities. Larger new development and structures not qualifying for an exemption or low-level permit, or projects that meet or exceed the DVP square footage threshold would undergo County permit review for compliance with applicable aesthetic policies and design standards found in the Land Use Element of the County's Comprehensive Plan, CLUP, applicable community plans, and the LUDC and Article II CZO. Therefore, as described for scenic vistas above impacts to scenic resources along scenic highways would be *insignificant*.

Impact AV-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could have the potential to degrade the existing visual character of public views of the site and its surroundings.

As described in Impact AV-1, some of the uses enabled and streamlined for permitting by the proposed Project may result in new development and additional features and structures that could affect the existing visual character of public views of the sites and their surroundings. Most of the regions with unincorporated lands zoned AG-II, such as the Santa Ynez, Cuyama, and Santa Maria

valleys, are rural areas with a visual character that is primarily defined by agricultural land and activities. These regions contain large areas of open agricultural landscapes, orchards, grazing lands, and open space. Small-scale development associated with the proposed uses, which could be visible from a distance, would be largely compatible with the existing character in these regions.

Individual uses and related development enabled as a result of the proposed Project, but not qualifying for an exemption or low-level permit, would undergo County permit review to ensure compatibility with existing visual character and to preserve the rural character, where prominent. New structural development must comply with applicable structural height limits and setbacks prescribed in the LUDC and Article II CZO. In addition, depending on location, new development would be required to comply with applicable design standards and guidelines that address issues such as siting development, building coverage, and design review, when in a potentially scenic area. This is inteneded to reduce visual incompatibilities between new development and the existing character of scenic resources. Development in areas where height limits, setbacks, or other design standards are not explicitly quantified (e.g., non-residential structures on AG-II lands) would still need to comply with Section 35.21.030(D) of the LUDC, which states that design review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of, an existing structure in compliance with Section 35.82.070. Due to the County's permit review process that would apply to uses involving site alterations or construction of new structures, mandatory compliance with existing development and regulatory standards, implementation of the proposed Project is not likely to degrade existing visual character or public views, and impacts would be *insignificant*.

Impact AV-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in a new source of substantial light or glare that may adversely affect day or nighttime views in the area.

As previously described, the uses enabled by the proposed Project could introduce new development and temporary populations into agricultural areas, creating the potential for new sources of substantial light or glare and related impacts on scenic views in the area.

Most permitted uses would not have an effect on sources of light and glare. For example, horseback riding, guided tours, and educational opportunities, by the nature of these uses, would typically occur during daylight hours, and would not involve construction of new features, exterior lighting, or reflective surfaces that could generate light and glare. Some uses, such as farmstays, incidental food service, and camping, would require additional development such as storage and accessory structures, potentially including wastewater disposal facilities, and may introduce new sources of nighttime lighting into rural regions that typically experience little light pollution. Small-scale special events such as farm-to-table dinners or weddings could result in light and glare if tents are used at the event, if there is a need for nighttime lighting, and/or if there is light and glare associated with vehicles and vehicle headlights. However, construction and operation of these uses are still anticipated to occur on a small scale. Additionally, these uses would take place in open, rural lands of the county, many of which are miles from the nearest freeway or large residential development, for example, and are thus far removed from public viewing locations. Additionally, exempt small-scale events would have limitations on attendance and would only occur eight times per year. Events occurring at greater intensities involving more set-up, attendees, vehicles, etc. would undergo County permit review. The implementation of development and design standards from the LUDC, CLUP, and Article II CZO would minimize impacts from lighting and glare. For example, the LUDC specifies that exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed as residential. Additionally, light trespass and glare shall be reduced to

the maximum extent feasible through downward directional lighting methods and shielding, and shall be designed so as not to direct light or glare upward into the sky or interfere with vehicular traffic on any portion of a street.

As previously described, under the proposed Project, it is possible that multiple new ancillary uses may be introduced to a single site, following acquisition of the required permits. Introduction of multiple uses to a single site may result in an additive increase in the potential for light and glare. However, limitations on size and scale of individual exempt uses along including County permit review for larger projects, when necessary, would continue to limit the potential for potential impacts.

Overall, impacts relating to light and glare under the proposed Project would be *insignificant*.

3.1.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the Countywide Recreation Master Plan, and the County's 2023-2031 Housing Element Update, to individual projects as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. In addition, although concentrated within urban areas, countywide residential growth of a projected 26,000 units in the eight cities and unincorporated urban areas of the county could affect aesthetics and visual resources.

Certain proposed uses and related development could result in some limited site disturbance, grading, or site improvements, as well as the introduction of temporary visiting populations, which could result in slight changes to topographical features, obstruction of potential scenic resources, and additional sources of light and glare. These activities, as well as construction and operation of other cumulative development projects in the county, could result in adverse effects to scenic vistas and scenic resources, as well as changes to existing visual character due to additional development or introduction of substantial sources of new light or glare.

Combined with pending and future projects in the county, operation of the proposed uses and related development would have the potential to adversely affect scenic resources and visual character. However, aesthetics and visual resources would be addressed on a case-by-case basis to mitigate impacts resulting from individual projects. Development projects would be subject to County permit review and would be required to maintain compliance with design and development standards, such as those in the LUDC, CLUP, and Article II CZO.

As discussed in Impacts AV-1 through AV-3, the proposed uses and related development are not expected to result in cumulatively considerable adverse effects on scenic resources due to either the nature and scale of many activities, or due to the fact larger, more intensive activities and structural development would be subject to County permits and compliance with existing policies and regulations. Therefore, the Project would not contribute to cumulative impacts to aesthetics and visual resources and impacts would be *insignificant*.

3.1.4.4 Proposed Mitigation

No mitigation measures are required.

3.1.4.5 Residual Impacts

Impact AV-1. Most uses that would be allowed under the Project would be small-scale, supplemental or ancillary uses to existing agricultural operations and would not require additional development. Uses that would require substantial new development would undergo County permit review to ensure that proposed development is consistent with applicable plans, policies, and design guidelines. As a result, the proposed Project would not have considerable adverse impacts on scenic vistas or scenic resources along scenic highways, and residual impacts would be *insignificant*.

Impact AV-2. Many uses that would be allowed under the proposed Project would not require additional development and would therefore not create visual change. Other uses may require small-scale development. However, all potential activities would occur on existing agricultural lands, and would be secondary or ancillary to current agricultural uses. Additionally, most of the unincorporated lands zoned AG-II are rural areas whose visual character is primarily defined by agricultural land and activities, and as such, development associated with proposed uses would be largely compatible with the existing character in these regions. Therefore, residual impacts would be *insignificant*.

Impact AV-3. Most uses enabled by the proposed Project would not have an effect on sources of light and glare, as development would be nonexistent or minimal, and operations would be limited to a small scale. Some uses would require additional development such as storage and accessory structures, and may introduce new sources of nighttime lighting into rural regions that typically experience little light pollution. Special events and concentrated numbers of visitors may also result in increased parking and, consequently, glare from windshields, as well as the use of temporary tent structures and signage. However, construction and operation of these uses are still anticipated to occur on a small scale. Additionally, design standards from the LUDC, CLUP, and Article II CZO aim to minimize impacts from lighting and glare, and would be implemented with new development. Project constraints, as well as potential County permit review to ensure compliance with applicable plans, would prevent substantial impacts from new sources of light and glare, and therefore residual impacts would be *insignificant*.

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Section 3.2
Agricultural Resources

3.2.1 Introduction

This section describes the affected environment and regulatory setting for agricultural resources in the Santa Barbara County that would result from implementation of the proposed Agricultural Enterprise Ordinance (Project). The information and analysis in this section is based on information in previous long-range planning documents, Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County), and associated technical studies. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR as well as the Santa Barbara County Comprehensive Plan and associated Community Plans. Key resources and data used in the preparation of this section are derived from the above sources as well as the Natural Resources Conservation Service (NRCS) Soil Survey maps, Farmland Monitoring and Mapping Program (FMMP) maps, and County geographic information system (GIS) data. Impacts are assessed based on potential conversion of agricultural lands to non-agricultural uses or whether the proposed Project would conflict with existing zoning for agricultural uses or existing agriculture preserve or Williamson Act contracts.

Agricultural resources consist of any farmland with potential for agricultural productivity based on soil and other physical characteristics. Prime Farmland is ideal for agriculture and is characterized by having the best combination of physical and chemical features and is able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Other Important Farmland – including Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance – is similar to Prime Farmland but includes minor shortcomings (e.g., steeper slopes, lesser quality soils, etc.) (Department of Conservation, Division of Land Resource Protection 2023b; Section 3.2.3, *Regulatory Setting*). Agricultural resources also include land zoned for agriculture, land with existing agricultural uses, and land with agricultural potential that may not be zoned for agriculture. Agricultural land may be defined and protected by the Agricultural Preserve Program or by Williamson Act contracts to prevent conversion to non-agricultural use. A Williamson Act contract is an agreement between private landowners and the government to restrict specific parcels of land to agricultural or related open space uses in return for reduced property tax assessments.

The discussion of potential impacts below will consider direct, indirect, and cumulative impacts on agricultural resources, including the potential for direct conversion of agricultural lands, potential for conflicts with agricultural operations, and loss of agricultural viability. The analysis will also consider the relationship between Williamson Act contracts and agricultural resource policies, including the County of Santa Barbara Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules).

3.2.2 Environmental Setting

The county has a mild Mediterranean climate with an average annual rainfall between 8 and 36 inches (depending on the region) and over 300 days of sunshine per year, as well as a variety of soils that facilitate ideal conditions and long growing seasons for a diversity of agricultural crops. The county's inland topography of mountain ranges and inter-mountain valleys allow for cool ocean air to flow inland, creating moderate temperatures conducive to high value crops such as premium wine grapes and subtropical fruits.

Agricultural production is a major contributor to the local economy. According to the 2021 Agricultural Production Report, the value of agricultural production in the county was estimated at $1.8 billion (County of Santa Barbara 2021).

The agriculture, tourism, and wine industry is the number one contributor to the county's economy, with the agriculture industry contributing approximately $2.8 billion to the local economy and providing 25,370 jobs (County of Santa Barbara 2022a). Agricultural commodities produced a gross production value of $1.8 billion in 2021, with the highest producing crops consisting of strawberries ($800 million), nursery products ($119 million), wine grapes ($105 million), broccoli ($101 million), cauliflower ($80 million), leaf lettuce ($76 million), and head lettuce ($74 million) (Table 3.2-1; County of Santa Barbara 2021). Through the multiplier effect – including the economic activity associated with inter-industry "business to business" supplier purchases as well as "consumption spending" by employees – the agricultural industry has a much greater local economic impact. A robust study prepared by Agricultural Impact Associates in 2016 demonstrated an additional $1.0 billion contribution to the local economy as a result of the multiplier effect.

The county's agricultural production primarily occurs on approximately 704,310 acres of agricultural lands, including 67,806 acres of Prime Farmland, 12,998 acres of Farmland of Statewide Importance, 36,574 acres of Unique Farmland, and 9,720 acres of Farmland of Local Importance under FMMP (California Department of Conservation, Division of Land Resource Protection 2023a; Tables 3.2-2 and 3.2-3). Approximately 514,653 acres of agricultural lands within the county are enrolled in Land Conservation Act contracts (County of Santa Barbara 2022b). A substantial amount of agricultural lands are also non-irrigated grazing and pasture lands where the prevalence of steep slopes, and less fertile, dryer lands may limit their agricultural use (Department of Conservation, Division of Land Resource Protection 2023a). While grazing land makes up the bulk of the agricultural acreage in the county, irrigated crops produce the greatest value. The county's agricultural industry continues to grow and change over time with trends of converting grazing lands to more intensive farming uses with higher value irrigated crops.

Table 3.2-1. Summary of Agricultural Production in Santa Barbara County (2021)

Agricultural Production/Crop	Harvested Acreage[1]	Production Value[2]	Percentage of Total Production Value
Fruit and Nuts	21,718	$1,023,493,000	53.4
Vegetables	59,743	$587,610,000	30.5
Wine Grapes	15,210	$105,151,000	5.5
Nursery Products	231	$119,137,000	6.2
Cut Flower & Cut Foliage	704	$35,494,000	1.9
Livestock and Poultry	N/A	$36,003,000	1.9
Field & Seed Crops	572,572	$10,630,000	0.6
Apiary Products[3]	N/A	$665,000	0.03
TOTAL	**712,823**	**$1,918,183, 000**	**100.0**

Notes:
[1] Harvested acreage is not reflective of land area, but of acres harvested where in some cases, crops may be harvested more than once per year. Vineyards and orchards not yet producing are not included in the harvested acreage.
[2] Represented as gross values.
[3] Dairy and Apiary Products were separated starting in 2018.
Source: County of Santa Barbara 2021.

Table 3.2-2. Summary of County Agricultural Lands in Santa Barbara County

County Region	Total Agricultural Land under FMMP[1] (acres)	Total Land Zoned for Agriculture[2] (acres)	Williamson Act Contracts (acres)
Santa Maria	134,641	147,491	97,308
Lompoc	201,997	275,501	118,669
Santa Ynez	164,317	247,456	133,755
Cuyama	175,243	361,771	129,925
South Coast	28,132	53,399	25,860
TOTAL	**704,310**	**1,085,618**	**505,517**

Notes:
[1] Acreage of total agricultural lands represents lands surveyed by the FMMP and includes prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing farmland.
[2] Total land zoned for agriculture differs from agricultural land, as lands zoned AG-I or AG-II may include built-up land, roads, water, or other non-cultivation uses.
Sources: Department of Conservation, Division of Land Resource Protection 2023a; County of Santa Barbara Assessor's Office 2023.

The FMMP was developed by the Department of Conservation, Division of Land Resource Protection, in 1982. Important Farmland Maps, a hybrid of resource quality (soils), irrigation status, and land use information, are produced by the FMMP. The Department of Conservation, Division of Land Resource Protection divides land into seven general categories, with Important Farmland comprising the first four categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance (Department of Conservation, Division of Land Resource Protection 2023a, 2023b). Important Farmlands contain soils best suited for producing food and forage, particularly for producing high-yield crops. Table 3.2-3 describes the area of FMMP lands throughout the county.

Table 3.2-3. Summary of County FMMP Lands

FMMP Designation	Santa Maria	Lompoc	Santa Ynez	Cuyama	South Coast
Farmland of Local Importance	762	3,192	3,455	875	62
Farmland of Statewide Importance	8,573	1,295	1,041	2,158	580
Grazing Land	79,422	181,308	146,842	153,343	15,899
Prime Farmland	27,721	13,125	7,361	16,554	3,045
Unique Farmland	18,164	3,057	5,617	2,313	8,548
TOTAL	**134,641**	**201,977**	**164,317**	**175,243**	**28,132**

Notes:

[1] Acreage of total agricultural lands represents lands surveyed by the FMMP and includes prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing farmland.

[2] Total land zoned for agriculture differs from agricultural land, as lands zoned AG-I or AG-II may include built-up land, roads, water, or other non-cultivation uses.

Source: Department of Conservation, Division of Land Resource Protection. 2023a; County of Santa Barbara Assessor's Office 2023a.

Agriculture provides many benefits to the county beyond just the economic value. For instance, the presence of farms and ranches has been deemed to yield significant aesthetic and economic benefits to the residents of the county (County of Santa Barbara 2009). Other environmental values of agriculture include the benefit of large expanses of open space, support of biodiversity and important habitat for special status species, contributions to soil and water quality, and the ability to sequester carbon, which can offset global warming (American Farmland Trust 2007). Many of the lands within the county that are currently under some form of agriculture are developed with standard commercial agricultural operations, which include irrigated and fallow cropland, nurseries, vineyards, greenhouses, pasture and grazing land, and orchards, as well as industry agricultural development such as wineries and food processing facilities. Over the last 20 years, the general trend has been toward conversion of grazing, dry-farmed, or open land to more intensive agricultural production such as orchards, irrigated row crops, and vineyards, which generally have higher production values per acre. Several factors have led to agricultural intensification, including high land values when compared to the relatively low economic yield of the cattle business, advances in water delivery technology, the emergence of vineyards as a profitable alternative to grazing on non-prime soils, and the availability of large capital investment (County of Santa Barbara 2009). Rising land values and cost of inputs have also contributed to an increase in the conversion of agricultural land to non-agricultural uses.

3.2.2.1 Agricultural Productivity within Santa Barbara County Regions

Santa Maria Valley Region

Over half of the county's agricultural production value is produced in this region, producing the majority of the county's high yield crops, including strawberries, broccoli, lettuce, cauliflower, and celery. The hills to the south and east of the valley are primarily used for vineyards and cattle grazing. Approximately 147,491 acres are designated for agricultural land within the region (County of Santa Barbara Planning and Development Department [P&D] 2018). Of these agricultural lands, 97,308

acres are enrolled under Williamson Act contracts, approximately 66 percent of the region's agricultural lands.

The Santa Maria Valley Region produces the majority of Santa Barbara County's agricultural value and contains the largest concentration of prime agricultural lands. High yield crops produced in this region include strawberries, broccoli, lettuce, cauliflower, and celery.

The Santa Maria Valley Region contains the largest concentration of Prime Farmland. This is, in part, because the Santa Maria and Sisquoc River flood plains have given the valley level fields and highly fertile soils. The majority of agriculturally zoned lands near larger communities such as Santa Maria, Guadalupe, and Orcutt are on the outskirts of developed areas and are zoned AG-II. A few parcels to the east of Santa Maria are zoned AG-I-10. Prime Farmland and Farmland of Statewide Importance are also concentrated on the outskirts of these developed areas, with a few exceptions located within City limits. Smaller communities, such as Sisquoc, Garey, and Casmalia, consist primarily of small blocks of residential zoned land surrounded by land zoned as AG-II. In Garey, two AG-I zoned blocks exist to the north and south of residential areas. Most land in and around these communities is classified as Prime Farmland and Farmland of Statewide Importance. Land surrounding Casmalia is either Grazing Lands or not Important Farmland (Department of Conservation, Division of Land Resource Protection 2023a; County P&D 2018).

Orcutt

West Orcutt contains the largest concentration of cultivated agriculture in the Orcutt area of the Santa Maria region, encompassing roughly 830 acres on the outskirts of residential areas. Other land within the township contains little agriculture. Agriculture in and around Orcutt is predominantly non-irrigated livestock grazing and strawberries. Several areas designated as Unique Farmlands and Farmlands of Statewide Importance are located west of Orcutt and southwest of the Santa Maria Airport. These lands are partially zoned agriculture, and partially zoned residential. Land to the east of the more concentrated residential areas in Orcutt is designated as Farmland of Statewide Importance and Unique Farmland and is zoned as agriculture (Department of Conservation, Division of Land Resource Protection 2023a). A roughly 1,200-acre site in West Orcutt (Assessor Parcel Numbers [APNs] 111-240-005, -007, -018, -020, -024. -025, -026, -027, -028, and -029) is currently zoned as residential (Residential Ranchette/RR-20), but over 480 acres are used for agricultural production (County P&D 2018). This site is bordered to the west by Black Road, to the north by Dutard Street, to the east by the Santa Maria Airport, and to the south by Casmalia Road (County P&D 2018).

Lompoc Valley Region

Approximately 275,501 acres are designated for agricultural land within the Lompoc Valley region. Of these agricultural lands, 118,669 acres are enrolled under Williamson Act contracts, approximately 43 percent of the region's agricultural lands. The Lompoc Valley contains 13,125 acres of prime farmlands associated with the Santa Ynez River watershed. The majority of agriculturally zoned lands in this region are located outside of the developed residential areas of Lompoc and are zoned as AG-II-40 and AG-II-100 (County P&D 2018). One roughly 9-acre block located east of River Park Road and west of Highway 246 is zoned AG-I-5. Large areas of Prime Farmland are located to the west and northeast of Lompoc and are zoned AG-II-40, AG-II-100, and AG-I-5. Agriculturally zoned lands in the

Mission Hills and Vandenberg Village areas are on the outskirts of developed residential areas. Most of this land is designated as Grazing Land or Other Land, with a small area of Unique Farmland south of Celestial Way in Vandenberg Village (Department of Conservation, Division of Land Resource Protection 2023a; County P&D 2018).

Santa Ynez Valley Region

The Santa Ynez Valley Region has 247,456 acres designated for agricultural land, 131,649 acres (approximately 54 percent) of which are enrolled under Williamson Act contracts. Much of the agricultural production occurs on the 7,489 acres of Prime Farmland surrounding the developed communities and along the Santa Ynez River. Wine grapes are particularly well suited to the soil and climate throughout the Santa Ynez Valley, and vineyards have expanded rapidly over the last decades (County of Santa Barbara 2009). Growing tourism and residential popularity of this region have led to conflicts with agricultural resources resulting from the expansion of ranchette, residential, and visitor-serving commercial land uses (County of Santa Barbara 2009).

Most agriculturally zoned land within the unincorporated area of the county is located outside of the developed urban areas. South of the urban area, blocks of Prime Farmland and Unique Farmland are found in areas zoned AG-I and AG-II. The unincorporated community of Ballard consists of a small block of land zoned as residential, with surrounding lands primarily zoned AG-I. Small areas of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are found to the north of the residential area along Alamo Pintado Road on lands zoned AG-I-10 and AG-I-40. Additional areas of Prime Farmland and Farmland of Statewide Importance are located south of the residential area on lands zoned AG-I-20. Lands to the east and west of the community are primarily Grazing Lands zoned for agriculture (Department of Conservation, Division of Land Resource Protection 2023a; County P&D 2018).

Cuyama Valley Region

Agricultural activity in the Cuyama Valley consists primarily of irrigated row crops in level or gently sloping areas, with livestock grazing in foothill areas. Agricultural land uses are dominant within the region, comprising approximately 361,771 acres in the Cuyama Valley, with approximately 16,554 acres of Prime Farmland, though water availability has notably limited agricultural expansion. Irrigated crops include alfalfa, apples, carrots, garlic, deciduous fruit orchards, pistachios, wine grapes, hay/grain, peppers, potatoes, and onions. Rangeland livestock grazing of cattle and calves, sheep, and horses, as well as a small-scale dairy operations, also occur in the Cuyama Valley (County of Santa Barbara 2007). Approximately 129,925 acres of agricultural land are enrolled in Williamson Act contracts within this region, approximately 36 percent of the region's agricultural lands.

In the community of Cuyama, a small block of residential and commercial land is surrounded by agricultural lands, most of which are zoned AG-II. One block of land in the southeastern portion of Cuyama is zoned AG-I/Educational Facility and is home to Cuyama Elementary School. The land surrounding Cuyama is predominantly Prime Farmland, and Unique Farmland and Farmland of Statewide Importance are also present on the northern side. A block of land zoned AG-II-100 is also designated Grazing Land.

In the community of New Cuyama, agricultural zoned lands are located on a large block bordered to the north by State Route (SR) 166 and to the west by Perkins Road. Grazing land is located to the south and west of the developed residential areas of New Cuyama. Prime Farmland, Farmland of Statewide

Importance, and Unique Farmland is located to the north and south of developed areas (Department of Conservation, Division of Land Resource Protection 2023a; County P&D 2018).

South Coast Region

The South Coast Region contains 53,399 acres designated for agricultural land, including 3,045 acres of Prime Farmland associated with the Carpinteria Valley and Eastern Goleta Valley areas. Most soils found in these valley floors are prime, and soils in the foothills are relatively adaptable. The region contains extensive tracts of agricultural lands along the coast from Goleta to Carpinteria, bordering urban areas and more rural agricultural regions located within the Santa Ynez Mountain foothills. Agriculture along the South Coast, from Goleta to Carpinteria, is primarily made up of smaller parcels engaged in high-value irrigated crops, such as tropical and sub-tropical fruit orchards and flowers. Approximately 25,860 acres of agricultural land within this region are enrolled in Williamson Act contracts, approximately 48 percent of the region's agricultural lands.

Gaviota Coast

The Gaviota Coast contains approximately 94,267 acres of land zoned for agricultural use, of which 3,111 acres are Important Farmland (County of Santa Barbara 2016a). However, not all of the agriculturally zoned lands can be farmed or grazed due to rugged topography, use restriction, or other factors. In addition, 60,321 acres (60 percent) of the region, or 76 percent of privately held land, is under Williamson Act contract (County of Santa Barbara 2016a). Cattle grazing is the primary agricultural use in the western Gaviota Coast area. Agricultural operations in the eastern Gaviota Coast area support cattle operations as well as a wide variety of crops including avocado, citrus and cherimoya orchards, flowers, nuts, olives, pasture, and an abalone aquaculture operation near Dos Pueblos Creek. Avocados and pasture each occupy approximately 2,500 acres (County of Santa Barbara 2016a).

Land uses within the Gaviota Coast, including agricultural uses, are guided by the Gaviota Coast Plan. As described in Section 2.2.3, *Regulatory Context*, the Gaviota Coast Plan established a tiered permitting structure for certain agricultural activities. The tiered permit structure allows landowners to engage in small-scale uses with a permit exemption or low-level permit, in order to explore the long-term value of the use. The scale of the permitted uses is intended to support, or be compatible with, agricultural activities on the Gaviota Coast. Higher intensity uses require a Conditional Use Permit (CUP).

3.2.3 Regulatory Setting

3.2.3.1 Federal

Farmland Protection Policy Act of 1981

The U.S. Department of Agriculture (USDA) administers the Farmland Protection Policy Act of 1981. The act is intended to minimize the extent to which Federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses. The act also requires these programs to be compatible with State, local, and private efforts to protect farmland.

3.2.3.2 State

California Department of Conservation, Division of Land Resource Protection

As previously described, the California Department of Conservation established the FMMP in 1982 to assess the location, quality, and quantity of agricultural lands and analyze the conversion of these lands throughout California. The FMMP is non-regulatory and was developed to inventory land and provide categorical definitions of Important Farmlands and consistent and impartial data to decision-makers for use in assessing present status, reviewing trends, and planning for the future of California's agricultural land resources. Important Farmland Maps, a hybrid of resource quality (soils), irrigation status, and land use information, is produced by the FMMP. The last update of the Important Farmland maps for Santa Barbara County was completed in 2018 and reflects land use changes to agriculture, since 2016. The California Department of Conservation divides land into seven general categories, with Important Farmland comprising the first four categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance (Department of Conservation, Division of Land Resource Protection 2023a). The best quality land is Prime Farmland. The descriptions of each category are as follows:

- **Prime Farmland.** Farmland that has the best combination of physical and chemical features and is able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to sustain high yields. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Farmland of Statewide Importance.** Farmland similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Unique Farmland.** Farmland with lesser quality soil that is used for production of leading agricultural crops in the state. This land is usually irrigated but may include non-irrigated orchards or vineyards, which are found in some climatic zones in California. Land must have been used for crops at some time during the 4 years prior to the mapping date.
- **Farmland of Local Importance.** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land.** Land where existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
- **Urban and Built-up Land.** Land occupied by structures with a building density of at least one unit to 1.5 acres, or about six structures within a 10-acre parcel. This land is used for: residential, industrial, commercial, institutional, and public administrative purposes; railroad and other transportation yards; cemeteries; airports; golf courses; sanitary landfills; sewage treatment facilities; water control structures; and other developed purposes.
- **Other Land.** Land not included in any other mapping category. Common examples include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and

water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded by urban development and greater than 40 acres is mapped as Other Land.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is promulgated in Government Code Section 51200-51297.4. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses in return for reduced property tax assessments. Specifically, this legislation enables landowners who voluntarily agree to participate in the Williamson Act program to receive assessed property taxes according to the income-producing value of their property in agricultural use, rather than on the property's assessed market value. This saves landowners from 20 percent to 75 percent in property tax liability each year (Department of Conservation, Division of Land Resources Protection 2019).

The Williamson Act program is administered by the California Department of Conservation in conjunction with local governments, which administer the individual contract arrangements with landowners. The landowner commits the parcel to a 10-year "rolling" period wherein no conversion out of agricultural use is permitted. Each year the contract automatically renews unless a notice of non-renewal or cancellation is filed. In return, the land is taxed at a rate based on the actual use of the land for agricultural purposes, as opposed to its unrestricted market value. An application for immediate cancellation can also be requested by the landowner, provided that the proposed immediate cancellation application is consistent with the cancellation criteria stated in the California Land Conservation Act and those adopted by the affected county or city. Non-renewal or immediate cancellation does not change the zoning of the property. Participation in the Williamson Act program is dependent on county adoption and implementation of the program and is voluntary for landowners.

The Uniform Rules is the set of rules by which the County administers its Agricultural Preserve Program under the Williamson Act. The Act requires that each participating local government have a set of uniform rules for administering Williamson Act and Farmland Security Zone contracts within its jurisdiction. The County's Uniform Rules establish the basic requirements of all contracts and are incorporated as a part of each contract.

Land enrolled in the County's Agricultural Preserve Program is to be used principally for commercial agricultural production, with the exception of land enrolled for open space or recreational purposes. Uniform Rule 2 – Compatible Uses in Agricultural Preserves, provides guidance and criteria for evaluating secondary uses on contracted land that are either incidental to, or supportive of, the agricultural operation on the property, in terms of their compatibility and consistency with the purpose and intent of the Williamson Act.

Uniform Rule 2 provides general compatibility principles, as established under the Williamson Act (Government Code Section 51238.1), to be applied to all land uses and activities occurring within contracted land, including both Williamson Act and Farmland Security Zone contracts. The remaining sections provide more specific criteria and requirements for specific land uses and activities that the Board of Supervisors has determined must be met for the use or activity to be considered compatible with agriculture and consistent with the Williamson Act.

Pursuant to Government Code Section 51238.1, uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

- The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels on other contracted lands in agricultural preserves.
- The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.
- The use will not result in the significant removal of adjacent contracted land from agricultural or open space use.

California Right to Farm Act (California Civil Code Section 3482.5)

The California Right to Farm Act (California Civil Code Section 3482.5) – enacted in 1981 – provides that a farming activity cannot be a public nuisance if all of the following factors are met:

- The activity is in support of the production of an agricultural commodity;
- The agricultural activity is commercial in nature;
- The activity is conducted "in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;"
- The farming activity must have been in operation for at least 3 years; and
- The farming activity was not a nuisance at the time it began.

The California Right to Farm Act does not require "best management practices" but instead simply allows adherence to "accepted" customs and practices. In addition, the statute specifically states that it prevails over any contrary provision of a city or county ordinance or regulation, but does allow cities and counties to require disclosures to be given to prospective home buyers that a dwelling is near an agricultural operation.

Farmland Security Zone Act

The Farmland Security Zone Act was passed by the California legislature in 1999 to ensure that long-term farmland preservation is part of public policy. Under the provisions of this act, a landowner already under a Williamson Act contract can apply for Farmland Security Zone status by entering into a contract with the County. Farmland Security Zone classification automatically renews each year for an additional 20 years. In return, for a further 35 percent reduction in the taxable value of land and growing improvements (in addition to Williamson Act tax benefits), the owner agrees not to develop the property into nonagricultural uses.

Public Resources Code Section 21060.1

Public Resources Code (PRC) Section 21060.1 defines agricultural land for the purposes of assessing environmental impacts under the FMMP. As stated previously, the FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and analyze the conversion of these lands. The FMMP looks at agricultural land use and land use changes throughout California.

3.2.3.3 Local

Santa Barbara County Comprehensive Plan

The Santa Barbara County Comprehensive Plan provides a framework for development and growth in the county. The Agricultural, Environmental Resource Management, and Land Use elements of the County's Comprehensive Plan, along with the Coastal Land Use Plan (CLUP) and local community plans, contain various goals and policies that address agricultural resources, including the preservation and expansion of agricultural land use within the county for the cultivation of crops and the raising of animals. Under the Comprehensive Plan, agricultural lands are designated A-I, A-II, or AC by the Land Use Element of the Comprehensive Plan and provide opportunities for a range of commercial agricultural operations. A-I parcels include prime or non-prime farmlands and areas with agricultural uses that are located within Urban, Inner Rural, and Rural Neighborhood areas. A-II parcels include farmlands and areas with agricultural uses located outside Urban, Inner Rural and Rural Neighborhood areas. On A-I lands, general agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.

The policies in the Comprehensive Plan outline the County's priority to preserve and, where feasible, expand and intensify agricultural land uses. Agricultural operations are encouraged in areas containing both prime and non-prime soils. Consistency with Comprehensive Plan goals and policies is further discussed in Section 3.10, *Land Use and Planning*. Relevant goals and policies are summarized below.

Agricultural Element

The Agricultural Element of the County's Comprehensive Plan serves as a guide for addressing the future use of agricultural lands and resources. It includes the following goals and policies applicable to the proposed Project governing the use, protection, and improvement of agricultural lands within the county.

Goal I: Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported.

Policy I.A: The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.

Policy I.B: The County shall recognize the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions. These rights and freedoms shall be conducted in a manner which is consistent with: (1) sound agricultural practices that promote the long-term viability of agriculture; and (2) applicable resource protection policies and regulations.

Policy I.C: To increase agricultural productivity, the County shall encourage land improvement programs.

Policy I.D: The use of the Williamson Act (Agricultural Preserve Program) shall be strongly encouraged and supported. The County shall also explore and support other agricultural land protection programs.

Policy I.E: The County shall recognize that the generation of noise, smoke, odor, and dust is a natural consequence of the normal agricultural practices provided that agriculturalists exercise reasonable measures to minimize such effects.

Policy I.F: The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.

Policy I.G: Sustainable agricultural practices on agriculturally designated land should be encouraged in order to preserve the long-term health and viability of the soil.

GOAL II. Agricultural lands shall be protected from adverse urban influence.

Policy II.B: Santa Barbara County shall recognize, and give high priority to, need for protection from trespass, thievery, vandalism, roaming dogs, etc., on all agricultural lands.

Policy II.D: Conversion of highly productive agricultural lands, whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

Goal III: Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.

Goal V: Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marking process on and/or off the farm.

Policy V.A: Santa Barbara County shall permit on-farm supportive agricultural installations for product handling and selling as prescribed in the Uniform Rules of the County's Agricultural Preserve Program.

Policy V.B: Santa Barbara County should allow areas for supportive agricultural services within reasonable distance and access to the farm user.

Environmental Resource Management Element

The Environmental Resource Management Element (ERME) states that existing croplands on prime soils should be preserved. Agricultural lands on less than prime soil should be preserved insofar as possible. Under Category A, urbanization should be prohibited where existing croplands have a high agricultural suitability rating (within study areas), a Class I or II soil capability classification, or where agricultural preserves are subject to Williamson Act agreements. Under Category B, urbanization should be prohibited except where existing croplands have a moderate or low agricultural suitability rating (in urban areas), a Class III or IV soil capability classification, or are highly suitable for expansion of cultivated agriculture. It is noted that agricultural preserves, although not subject to environmental constraints, are included in Category A. The reason is that in entering into Williamson Act agreements, the County has made a legal commitment that the land will remain in agricultural use for a minimum of 10 years, subject to automatic annual renewal.

Land Use Element

The Land Use Element of the County's Comprehensive Plan has four fundamental goals relating to the environment, urbanization, agriculture, and open lands. These goals aim to steer growth at a rate that can be sustained by available resources; to prevent scattered urban development and balance housing and jobs; to preserve cultivated agriculture and lands with both prime and non-prime farmland; and to prioritize open lands for non-urban uses where not suitable for agriculture. The following goals of the Land Use Element are most applicable to the proposed Project.

Regional Goal, Agriculture: In the Rural Areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.

Hillside and Watershed Protection Policy 9: Where agricultural development and/or agricultural improvements will involve the construction of service roads and the clearance of natural vegetation for orchard and vineyard development and/or improvements on slopes of 30 percent or greater, cover cropping or any other comparable means of soil protection, which may include alternative irrigation techniques, shall be utilized to minimize erosion until orchards and vineyards are mature enough to form a vegetative canopy over the exposed earth, or as recommended by the County Public Works Department.

Carpinteria – Summerland Area Goal: The agricultural economy and the semi-rural qualities of the area should be preserved. Every effort should be made to preserve fertile lands for agriculture.

Goleta Area Goal: Existing orchards and groves should be preserved, and expansion of agricultural land use, particularly orchards and grazing, should be encouraged.

Lompoc Area Goal, Land Use: Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

Santa Maria/Orcutt Area Goal, Land Use: Promotion and protection of agriculture as an industry.

Santa Ynez Valley Area Goal: Agriculture should be preserved and protected as one of the primary economic bases of the Valley.

Community and Area Plans

Unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms) that comprise the Project area would be subject to the agricultural goals and policies from the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Coastal Land Use Plan

The CLUP is an element of the Comprehensive Plan that outlines future goals and policies for Santa Barbara County's Coastal Zone. Generally, the Coastal Zone extends inland 1,000 yards from the mean high tide line, but is broadened in specific locations to include nearby habitat and recreational and agricultural resources. The CLUP for Santa Barbara County was adopted in 1982 in response to the passage of the California Coastal Zone Conservation Act. The legislature established goals for future activity in the Coastal Zone including the prioritization of Coastal Zone-dependent land uses over other uses; enhancement and restoration of natural and man-made resources; orderly and balanced utilization and conservation of resources (accounting for local social and economic needs); and recreational opportunities and public access. CLUP policies relevant to agriculture and the proposed Project include Policies 8-1 through 8-3:

Policy 8-1: An agricultural land use designation shall be given to any parcel in rural areas that meets one or more of the following criteria:

a. Prime agricultural soils (Capability Classes I and II as determined by the U.S. Soil Conservation Service).

b. Other prime agricultural lands as defined in Section 51201 of the Public Resources Code (Appendix A).

c. Lands in existing agricultural use.

d. Lands with agricultural potential (e.g., soil, topography, and location that will support long term agricultural use). These criteria shall also be used for designating agricultural land use in urban areas, except where agricultural viability is already severely impaired by conflicts with urban uses.

Policy 8-2: If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion of the entire parcel would allow for another priority use under the Coastal Act, e.g., coastal dependent industry, recreation and access, or protection of an environmentally sensitive habitat. Such conversion shall not be in conflict with contiguous agricultural operations in the area, and shall be consistent with Section 30241 and 30242 of the Coastal Act.

Policy 8-3: If a parcel is designated for agricultural use and is located in a rural area contiguous with the urban/rural boundary, conversion shall not be permitted unless:

a. The agricultural use of the land is severely impaired because of physical factors (e.g. high water table), topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and

b. Conversion would contribute to the logical completion of an existing urban neighborhood, and

c. There are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted.

Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones

The Uniform Rules are used to implement the Williamson Act and administer the Agricultural Preserve Program in the county. The Uniform Rules define eligibility requirements and compatible uses to which each participating landowner must adhere in order to receive a reduced tax assessment, based on acreage of prime and nonprime farmlands. The Uniform Rules' eligibility criteria require that an agricultural preserve consist of no less than 100 acres for non-prime agricultural lands, 40 acres for prime agricultural lands, or a combined 40 acres that may consist of a combination of 20-acre prime agricultural lands, or 5-acre minimum super prime agricultural lands. The County also enforces Agricultural Preserve contract requirements to ensure that tax assessments for contracted lands are appropriate.

The Uniform Rules also establish standards for the termination of Williamson Act contracts and the withdrawal of land from the Agricultural Preserve program, without impairing the integrity of the program. Uniform Rule 6 provides standards for the termination of contracts via several methods, which include non-renewal, cancellation, annexation, public acquisition, and rescission. Uniform Rule 6-1.1 Nonrenewal, states that

> *"[w]ithdrawal by a notice of nonrenewal is the preferred method considered in all instances, whether for all or part of the contracted land where whole parcels are involved. This method is open to either party to the contract, does not require a finding of fact, and provides for an adjustment in land assessed values, pursuant to Section 426 of the Revenue and Taxation Code."*

Upon serving a notice of non-renewal, the existing contract remains in effect for the balance of the period remaining, typically a period of 10 years. Uniform Rule 6-1.2 Cancellation, outlines the process for a landowner to petition the Board of Supervisors for the cancellation of his or her Williamson Act or Farmland Security Zone contract. The Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if it can make all of the findings for either Government Code Section 51282 (a)(1)(b), or Government Code Section 51282(a)(2)(c).

The following rules apply to the proposed Project:

2-1. Principles of Compatibility

A. Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or

parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use. In evaluating compatibility the Board of Supervisors shall consider the impacts on non-contracted lands in the agricultural preserve or preserves.

2-1.2. Other Compatibility Criteria

A. The use does not result in the significant increase in the density of the temporary or permanent human population that could hinder or impair agricultural operations on the subject property and/or other agricultural lands in the vicinity.

B. The use does not require and will not encourage the extension of urban services such as sewer or the upgrade of public roads to urban standards that could encourage premature conversion of agricultural land to non-agricultural uses.

2-2.1. Preparation and Processing.

A. **Preparation Facilities.** The preparation for market of agricultural products in their raw state includes but is not limited to: sorting, grading, cleaning, packing, cooling and shipping, and is deemed compatible provided all the following are met:

1. The facility does not exceed 50 percent of the parcel or 30 acres, whichever is less, except the Board of Supervisors may allow a preparation facility to exceed 50 percent of the parcel if it finds that a substantial benefit to the agricultural community and the public can be demonstrated. However, in no case shall the facility exceed 30 acres. All such uses shall be confined to a single parcel (excepting the access road) within the premises and sited in a manner that minimizes, to the extent feasible, the land area taken out of agricultural production. Included within this site are roads serving these uses, all parking and storage areas, landscaping, loading areas, all attached and detached supportive structures and any other related improvements. Wastewater treatment systems are included within this site limitation if they take land out of agricultural production.

2. The acreage allowances identified above are maximums and will only be permitted upon a demonstrated need.

3. All such uses are subject to all zoning requirements, including a conditional use permit, when applicable, and its conditions and standards that are found necessary to maintain compatible agricultural land uses.

4. The parcel with the preparation facility has at least 50 percent of the parcel or 50 acres in commercial agricultural production, whichever is less, unless it can be demonstrated to the Agricultural Preserve Advisory Committee that it is unreasonable due to terrain, sensitive habitat and/or resources or other similar constraints. Where constraints are determined to exist, the Agricultural Preserve Advisory Committee will recommend the minimum productive acreage particular to the premises. Notwithstanding the commercial production eligibility requirements in Rule 1-2.3, the Board of Supervisors may establish different minimum production acreage requirements particular to the parcel and/or premises if the Board finds that a substantial benefit to the agricultural community and public can be demonstrated.

C. **Small Scale Processing Beyond the Raw State.** Small scale processing of agricultural products other than wine grapes (wine grapes are addressed in Section 2.2.1.B) beyond the raw state are deemed compatible within contracted land, provided the following criteria are met:

1. The proposed facility is located on a parcel that has been planted with the crop proposed for processing prior to County approval of the facility;

2. Processing of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of processed products on the facility premises (with allowances for normalized yields upon maturity, fallow periods, and atypical harvest years), and where such premises comprise more than one legal parcel, at least 5 percent of the total volume of processed products shall be harvested from the legal parcel upon which the processing operation is located;

3. The processing facility and any ancillary facilities such as sales, marketing, and parking are limited to one acre;

4. In the case of super prime contracts, such facilities are limited to parcels 10 acres or greater in size and shall be either located within existing farm buildings or count towards the development envelope allowance in order to avoid displacement of productive agricultural land;

5. The allowance identified in #3, above, is a maximum. Small Scale Processing operations will only be permitted at an appropriate scale upon a demonstrated need to support the agricultural operation.

E. **Facilities Visible from a State-designated Scenic Highway**. Agricultural preparation and processing facilities visible from a State-designated scenic highway should be sited, screened, and designed to be compatible with the scenic and rural character of the area.

2-2.2. Retail Sales The sale of agricultural products permitted by this Uniform Rule is deemed compatible within contracted land providing:

A. All retail sales shall comply with all applicable regulations within the County's zoning ordinances.

B. All retail sales adhere to the compatibility guidelines set forth in Section 2-1.

C. Only one retail sales location is permitted on the premises.

2-4. Recreation Recreational uses, such as walking, hiking, picnicking, wilderness camping, scenic viewing, swimming, boating, fishing, hunting, and horseback riding, are deemed compatible uses on contracted land. Examples of non-compatible uses are: motor vehicle use which is detrimental to the productivity of the land, and golf courses. Uses which are compatible shall meet all of the following requirements:

A. The use is limited to land in its agricultural or natural state;

B. The use is consistent with the compatibility guidelines set forth in Section 2-1 of this Rule and with any restrictions imposed by the applicable zone district in the Santa Barbara County Code Chapter 35, Zoning;

C. Any facilities or structures necessary to support such uses, and which are not principally used as part of the agricultural operation, must be included within the acreage allowed for the development envelope on the premises and be sited in a manner that minimizes impacts to agriculture;

D. Only incidental low-intensity motorized activities shall be allowed. Contracted land that is used solely for recreation, where no agriculture is taking place, shall adhere to the requirements set forth in Rule 4.

2-11. Temporary Filming and Special Events Temporary filming activities and temporary uses (special events), as may be permitted by the County, may be considered compatible on contracted land if the activity is consistent with the compatibility guidelines set forth in Section 2-1 of this Rule and does not hinder or impair the short-term or long-term agricultural activities on the premises or on other properties in the vicinity.

Note: All applications for temporary uses on contracted lands requiring and Land Use Permit (LUP) or CUP shall be reviewed by all the Agricultural Preserve Advisory Committee (APAC) for consistency with the Uniform Rules, as are all other applications. This note does not obviate the requirement for applications for other uses or requests for other entitlements.

Agricultural Nuisances and Consumer Information Ordinance, Article V, §3-23 et seq. ("Right-to-Farm Ordinance")

The County's Right-to-Farm Ordinance protects agricultural land uses from conflicts with nonagricultural land uses that may result in financial hardship to agricultural operators or the termination of their operation. The purpose of the ordinance is to preserve and protect agricultural zoned lands for exclusive agricultural use; to support and encourage continued agricultural operations in the county; and to forewarn prospective purchasers or residents of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust, and chemicals that may accompany agricultural operations.

Projects that are proposed and/or approved in the county proximate to agriculturally zoned lands are often required to provide notice to future residents, tenants, and users of the Right-to-Farm.

County of Santa Barbara Agricultural Advisory Committee

The County of Santa Barbara's Agricultural Advisory Committee (AAC) was established in 1995. The duty of the AAC is to provide advice to the Board of Supervisors, Planning Commission, and other County departments on matters related to agriculture. The AAC may review matters that have agricultural resource issues (i.e., land use, economics, pesticides, legislation, water, regulatory issues, property rights, agricultural practices) or may affect agricultural resources including but not limited to policy and ordinance changes, departmental projects or programs, annexation requests by cities, other agency programs, and specific projects that have broad implications to agriculture. The AAC is advisory in nature and has no authority to approve, deny, or require modifications to any matter or project under the committee's consideration. The AAC consists of 12 members and represents the interests of the Board of Supervisors; the Santa Barbara County Flower and Nursery Center Association; the Central Coast Wine Growers Association; the Santa Barbara County Farm Bureau; the Grower-Shipper Vegetable Association; the Santa Barbara County Cattlemen's Association; the

California Strawberry Commission / Santa Barbara County Strawberry Growers; and California Women for Agriculture (AAC 2022).

County of Santa Barbara Agricultural Preserve Advisory Committee

The APAC is an advisory committee to the Board of Supervisors responsible for administering the County's Agricultural Preserve Program and the Uniform Rules. Its duties include reviewing applications and making recommendations for creating agricultural preserves, entering new contracts, making revisions to existing preserves or contracts, terminating contracts and disestablishing preserves. In conjunction with these duties, the APAC is responsible for monitoring and enforcement of the Agricultural Preserve Program.

County of Santa Barbara Land Use and Development Code

The Santa Barbara County Land Use and Development Code (LUDC) constitutes a portion of Chapter 35 of the Santa Barbara County Code. The LUDC carries out the policies of the Santa Barbara County Comprehensive Plan by classifying and regulating the uses of land and structures within the County. The LUDC is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the County (Section 35.10.010 – Purpose of LUDC).

Section 35.21.030 lists allowable land uses on agriculturally zoned lands. Development within agricultural zones should be designed, constructed, and established in compliance with the requirements in Section 35.21.050 of the LUDC and all applicable standards in Article 35.3 through Article 35.7 of the Development Code.

Santa Barbara County Coastal Zoning Ordinance

This ordinance is applicable to the unincorporated Coastal Zone within Santa Barbara County as well as the Channel Islands. Article II, Coastal Zoning Ordinance (CZO) implements the Coastal Land Use Plan by classifying and regulating the uses of land, buildings, and structures in the coastal zone. Pursuant to PRC Section 30500 of the California Coastal Act of 1976, the County must prepare a Local Coastal Plan (LCP) for the unincorporated areas of the county within the Coastal Zone. The ordinance contains the coastal zoning district maps, which apply regulations of the ordinance to the properties in the coastal areas.

Agricultural Buffers

Agricultural buffer regulations (Section 35.30.025 of the LUDC and Section 35-144O of the Article II CZO, adopted in 2013 and 2015 respectively) implement Comprehensive Plan policies by establishing development standards between agricultural uses and new non-agricultural development and uses. Buffers are used to minimize potential conflicts between agricultural and adjacent land uses that result from noise, dust, light, and odor incidental to normal agricultural operations as well as potential conflicts originating from residential and other non-agricultural uses such as domestic pets, insect pests, and invasive weeds. This ordinance applies to inland and coastal areas of the county when there is a discretionary application for non-agricultural development which: 1) is located within an Urban or Inner Rural Area, on an Existing Developed Rural Neighborhood (EDRN), or located on property zoned industrial that is located in the Rural Areas; and 2) is a project site located immediately adjacent to agriculturally zoned land that is located in a Rural Area. The ordinance does not apply to agriculture

in the Urban Area. The agricultural buffer width can range from 100 to 400 feet depending on the type of agriculture and proposed non-agricultural use or development. The buffer is required to be located on the lot which contains the non-agricultural project, adjacent to the common lot line between the project site and the adjacent agricultural lot.

3.2.4 Environmental Impact Analysis

This section discusses the potential agricultural resources impacts associated with the proposed Project. The conversion of important farmland to non-agricultural uses, along with any potential conflicts with existing land uses or other agricultural operations, may be considered significant impacts on agricultural resources, as described further herein. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.2.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. For purposes of this EIR, implementation of a project may have a significant adverse impact on agricultural resources if it would:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Natural Resources Agency, to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g]).

d) Result in the loss of forest land or conversion of forest land to non-forest use.

e) Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in the conversion of farmland to non-agricultural use.

County of Santa Barbara Environmental Thresholds and Guidelines

The County's Agricultural Resource Guidelines, included within the County's *Environmental Thresholds and Guidelines Manual* uses a point system to assign relative values to particular characteristics of a site's agricultural productivity (e.g., soils, parcel size, water availability, land use designation, and a range of other issues) to determine whether a project's impact on loss or impairment of agricultural resources will be considered to have a potentially significant impact. Where points total 60 or more, the following projects would have a potentially significant impact:

- Projects which involve the approval of a Development Plan (DVP), approval of a CUP, or other discretionary act which would result in the conversion from agricultural use of a parcel qualifying as viable using the weighting system; or

- Discretionary projects that may result in substantial disruption of surrounding agricultural operations.

  "If a potentially significant impact is identified using these criteria, further, more detailed, site-specific evaluation of agricultural impacts is completed in an EIR. The EIR analysis should focus upon the factors and criteria, but not the points, in the weighting system of these guidelines, and any other relevant factors such as the history of agricultural use on the site, land use trends, etc. Final determination of the project's level of impact will be based on this analysis" (County of Santa Barbara 2021b).

Thresholds relating to land use compatibility, are analyzed further in Section 3.10, *Land Use and Planning*.

Non-Applicable Thresholds

- CEQA Agricultural/Forestry Resources Threshold (c) (*Conflict with zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production*): The Project area does not contain zoning for forest land, timberland, or timberland zoned Timberland Production, nor does the Project propose the rezoning of any of these areas. As such, there would be no potentially significant adverse impacts related to forest- and timberland-related resources and this issue will not be analyzed further in this EIR.
- CEQA Agricultural/Forestry Resources Threshold (d) (*Result in the loss of forest land or conversion of forest land to non-forest use*): The Project area does not contain zoning for forest land, timberland, or timberland zoned Timberland Production. As such, there would be not potentially significant adverse impacts related to the loss or conversion of forest land with implementation of the Project and this issue will not be analyzed further in this EIR.

Methodology

Potential impacts related to agricultural resources would be unique to individual uses and related development at specific participating parcels. For example, projects involving rural recreational uses and supplementary agricultural uses with no development would have no impact or negligible impacts on underlying soils or existing agricultural operations. However, other project could result in excavation or overcovering of prime soils. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.2.4.2 Project Impacts

This section discusses the potential impacts to agricultural resources associated with the proposed Project. (Compatibility between the proposed Project and existing agricultural operations as well as other surrounding land uses and land use plans are analyzed further in Section 3.10, *Land Use and Planning*.) As discussed previously in Section 3.0, *Environmental Impact Analysis*, the number, location, and size of the land uses enabled under the proposed Project and just how many may be developed on any individual parcel are not known. If the proposed ordinance is successful in stimulating or enabling such development on 50 or more different premises around the county, there is some potential for impacts to agricultural land from development of parking areas, driveways, small

campgrounds, and other structures or facilities overlying agricultural soils. Similarly, if one participating parcel developed multiple uses, there could be an additive impact in the total area of agricultural land. However, given the nature of the proposed uses and related development (Table 2-2), impacts associated with any given uses would typically be limited to less than 0.5 acre to perhaps a maximum of 5 acres depending on premises size. The proposed Project would include a tiered permitting structure based on factors such as premises size as well as the size/intensity of proposed uses and related development. Less intense uses might be allowed without a permit (Exemption) or with a Zoning Clearance (ZC), LUP, or Coastal Development Permits (CDP). Larger or more intense projects would be subject to some level of County permit review (e.g., DVP or CUP) that would aid in avoiding or reducing impacts. These factors affect the potential impacts of the proposed Project to agricultural resources, limiting the area of agricultural soils that would be impacted on each parcel and thereby ensuring that the primary use of the premises remains agriculture, consistent with the regulations and policies described in Section 3.2.3, *Regulatory Setting*.

Table 3.2-4. Summary of Agricultural Impacts

Agricultural Impacts	Mitigation Measures	Residual Significance
Impact AG-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would convert limited amounts of agricultural soils but would not result in the conversion from agricultural uses of agriculturally viable parcels to non-agricultural uses or substantially impair agricultural land productivity (whether prime or non-prime soils).	Recommended MM AG-1. Informational Waiver	Insignificant
Impact AG-2. The uses and related development enabled and streamlined for permitting under the proposed Project would be potentially incompatible with existing zoning for agricultural uses and the County Uniform Rules.	Recommended MM AG-1. Informational Waiver MM AG-2. Uniform Rules Amendment	Potentially significant but mitigable
Impact AG-3. Rural recreational uses and supplementary agricultural uses enabled and streamlined for permitting under the proposed Project would create beneficial impacts to agriculture through increasing the economic viability of participating farms and ranches, helping sustain long-term agricultural production, and incrementally decreasing pressure for conversion of agricultural lands to non-agricultural uses.	No mitigation required	Beneficial
Cumulative Impacts	No mitigation required	Insignificant

Impact AG-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would convert limited amounts of agricultural soils but would not result in the conversion from agricultural use of agriculturally viable parcels to non-agricultural uses, or substantially impair agricultural land productivity (whether prime or non-prime soils).

The proposed Project would amend the LUDC and Article II CZO to establish land use regulations for the proposed uses and related development on unincorporated lands zoned AG-II, and for incidental food service on select unincorporated lands zoned AG-I (parcels with winery tasting rooms). The proposed Project would also include amendments to the Uniform Rules to address the compatibility of proposed uses on lands subject to a Williamson Act contract and recognize compatible uses and related development on agricultural lands. Uses enabled by the proposed Project would include: 1) rural recreational uses including overnight accommodations with small-scale campgrounds and farmstays, fishing, hunting, horseback riding, educational experiences, incidental food services, and small-scale events; and 2) small-scale supplementary agricultural uses including agricultural processing, agricultural product preparation, firewood processing and sales, aquaponics, composting, lumber processing/milling, farm stand, tree nut hulling (Table 2-2). These proposed uses and related development would be ancillary to and supportive of existing agricultural land uses. While development necessary to support some of these uses would result in the loss or overcovering of limited amounts of prime and nonprime soils (which could include prime farmland, unique farmland, or farmland of statewide importance under the FMMP), such loss of soils would be limited.

For proposed uses and related development, restrictions on the size of uses and supporting infrastructure (Table 2-2) would limit conversion of agricultural soils. Even with multiple uses occurring on one participating parcel impacts to agricultural soils would be negligible. For example, if a farmstay and small-scale events were proposed on a 40-acre premises, farmstays would be limited to four rooms, and a small-scale event venue would be limited to a new maximum 2,500-square foot (-sf) accessory structure. Together these limitations would restrict new development to generally less than 1 acre. Larger scale rural recreational uses (e.g., campgrounds larger than 30 sites) or supplementary agricultural uses (e.g., larger composting operations) have a greater potential for excavation, grading, over overcovering of agricultural soils. However, these larger scale uses would continue to be subject to permits such as a Minor CUP or Major CUP, more detailed policy and regulatory analyses and associated CEQA review, with potential for additional mitigation measures to avoid impacts to agricultural resources.

Future development on Williamson Act contracted lands would be required to comply with the Uniform Rules amendments, with review by APAC to ensure that agricultural productivity is not significantly compromised. Such review would substantially reduce the potential for impacts from future projects subject to permits as a substantial majority of the County's agricultural lands are enrolled in Williamson Act contracts. (See the discussion under Impact AG-2 for additional detail regarding this issue.)

In addition to the potential for excavation, grading, and overcovering of agricultural soils, the implementation of rural recreational uses at participating parcels would temporarily increase occupancy. However, given that the proposed Project would include strict limitations for the development and allocation of space for these uses as well as the number of attendees (e.g., for small-scale events and educational opportunities), the introduction of visitors would not interfere with or displace primary agricultural operations. Agritourism visitors may temporarily be subject to minor inconveniences associated with agricultural operations such as dust, noise, odor, etc. These impacts

to visitors should be anticipated given the nature of rural recreational uses. The Right-to-Farm Ordinance would continue to protect surrounding agricultural operations. **Recommended MM AG-1** would provide disclosure that potential agritourism visitors may experience minor inconveniences associated with primary agricultural operations during their stay.

In summary, the proposed uses and related development enabled by the proposed Project would result in incremental losses in agricultural soils. However, even with development of several different types of uses on one individual parcel, direct conversion of agriculturally productive soils would be limited to a very small percentage of participating parcels. For future County permit review for projects involving larger and/or more intense uses, application of standards within the proposed Project, as well as relevant Comprehensive Plan policies, applicable LUDC and Article II CZO regulations, and amended Uniform Rules, future County permit review would limit conversion of agricultural soils or interference with agricultural operations. While the precise number and location of future projects is not known, given their size, development for ministerially permitted projects throughout the county is estimated to be limited to tens of acres. Additionally, siting criteria and development standards for discretionary projects would further ensure a minimal effect on agricultural land use viability and productivity. Exempt uses by nature would be less intense and smaller scale than uses requiring a ministerial permit and would not result in substantial conversion of agricultural uses or impair agricultural land productivity. Therefore, limited conversion of agricultural soils associated with future development under the proposed Project would be *insignificant*.

Impact AG-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would potentially be incompatible with existing zoning for agricultural uses and the County Uniform Rules.

The proposed Project would enable a range of rural recreational uses (e.g., campgrounds, small-scale events, educational opportunities) and supplementary agricultural uses (e.g., agricultural processing) on unincorporated lands zoned AG-II as well as incidental food service on select unincorporated lands zoned AG-I (parcels with winery tasting rooms). As described in Section 2.3.1, *Project Overview,* the purpose of the proposed Project is to amend the LUDC, Article II CZO, and the Uniform Rules to expand the range and diversity of allowable uses on unincorporated agricultural lands. The proposed supplementary agricultural uses and rural recreational uses listed in Table 2-2 are intended to be generally compatible with existing agricultural uses. Small-scale uses would be exempt from permits or allowed under a tiered permitting structure linked to facility and/or activity size as well as premises size to help ensure compatibility with agricultural operations. Larger scale or more intensive uses would continue to require County permit review and must demonstrate consistency with relevant Comprehensive Plan policies, applicable LUDC and Article II CZO regulations, and amended Uniform Rules (Section 3.2.3, *Regulatory Setting*). County permit review for these future projects would limit any potential interference with the primary agricultural operations on-site. Because the majority of unincorporated lands zoned for agriculture within the county are enrolled in Williamson Act contracts (Table 3.2-2), proposed uses and related development subject to County permit review. Additionally, proposed uses would be subject to the amended Uniform Rules (included under the proposed Project) enforced by APAC, which would further help ensure compatibility with agricultural operations. **MM AG-2 (Uniform Rules Amendment – Small-Scale Campgrounds)**, would guide the amendments to the Uniform Rules for small-scale campgrounds, which could otherwise be considered inconsistent with the limited allowances for wilderness campgrounds included in the current Uniform Rules.

The allowance of small-scale uses (e.g., campgrounds, small-scale events, educational opportunities) which would temporarily increase occupancy on an agricultural site may lead to the potential for future trespasses on agricultural properties which could interfere with agriculture operations. Such trespasses have been known to occur in areas with visitor-serving facilities associated with rural recreational uses opportunities such as the Santa Ynez River Trail between Buellton and Solvang and the Foxen Canyon Wine Trail. However, given that existing instances of trespass are relatively uncommon and have not resulted in substantial degradation or interference with agricultural operations, the potential for future trespass would generally be considered low.

As described in Section 2.3.2, *Project Objectives*, one of the primary objectives of the proposed Project is to promote the orderly development of supplemental agricultural uses and agritourism uses that protect, promote, and support local agricultural operations and the county's agricultural economy. Adoption of proposed amendments to allow limited rural recreational uses and supplementary agricultural uses on agricultural properties would help ensure agricultural operations continue to be carried out into the future consistent with the purpose and intent of the County's existing agricultural zones. As described above, implementation of the proposed Project would provide additional economic opportunities to help maintain the viability of agricultural lands within the county by supporting additional uses that are considered compatible with the agricultural use of such lands that would enhance the viability of such operations.

Overall, with the implementation of **MM AG-2**, impacts associated with the proposed Project would be *potentially significant but mitigable.*

Impact AG-3. Rural recreational uses and supplementary agricultural uses enabled and streamlined for permitting enabled under the proposed Project would create beneficial impacts to agriculture through increasing the economic viability of participating farms and ranches, helping sustain long-term agricultural production and incrementally decreasing pressure for conversion of agricultural lands to non-agricultural uses.

The proposed Project would enable a range of rural recreational uses (e.g., farmstays) and small-scale supplementary agricultural uses (e.g., agricultural processing) on unincorporated lands zoned AG-II as well as incidental food service on select unincorporated lands zoned AG-I (parcels with winery tasting rooms). The intent of the proposed Project would be to provide added economic opportunities for agricultural operations and incrementally improve long-term economic viability of participating farms and ranches. Easing permitting requirements to enable small-scale supplemental and supportive agricultural uses such as agricultural processing, agricultural product preparation, firewood processing and sales, aquaponics, composting, lumber processing/milling, farm stand, tree nut hulling would incrementally broaden agricultural economic opportunities with potential benefits to farm and ranch operation economics. In addition, enabling rural recreational uses including overnight accommodations with small-scale campgrounds and farmstays, fishing, hunting, horseback riding, educational experiences, incidental food services at winery tasting rooms on lands zoned AG-I, and small-scale events would add additional economic opportunities. In particular, overnight accommodations could add substantial direct increases in revenue for participating farms and ranches. All of these enabled uses could help sustain agricultural operations, incrementally decreasing pressure for conversion of agricultural lands to other uses or the subdivision of farms and ranches.

Small-scale uses allowed under a tiered permitting system linked to facility and/or activity size as well as premises size would be particularly attractive as the returns for these limited uses would match the relatively limited costs and time delays required for such permits. It remains less clear if

larger scale uses that remain subject to expensive and time-consuming discretionary permitting would be implemented. To the extent that such uses proceed under discretionary permits, they too could add to farm and ranch incomes. However, overall, in incrementally broadening economic opportunities on agricultural lands, the proposed Project would create a *beneficial* impact to agricultural resources.

3.2.4.3 Cumulative Impacts

As described in Section 3.0 *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the County, as well as development projects in the unincorporated areas of the County as well as the cities. Potential impacts to agricultural resources associated with the proposed Project along with potential impacts from pending and current planning or development projects could create cumulative impacts to agricultural resources. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the County's 2023-2031 Housing Element Update, development and annexations proposed under the general plans and housing elements of several cities, to individual projects as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. The most significant cumulative projects with potential impacts to agricultural resources would appear to involve city and county housing elements which would entail development of approximately 26,000 new homes as well as proposed annexations of agricultural land to cities.

Concurrent development of the uses and related development allowed under the proposed Project combined with pending or approved planning projects, and residential, commercial, and agricultural development within or adjacent to the Project area could potentially contribute to the loss of agricultural soils, or disruption of agricultural activities as discussed under Impacts AG-1 and AG-2 above. These cumulative projects could impact agricultural resources within the Project area in combination with the activities described for the proposed Project. In particular, the proposed rezones of agricultural land, amendments to County Comprehensive Plan policies and land use designations (in selected locations) under both the County's 2023-2031 Housing Element Update as well as those of certain cities.

Proposed rezoning of agricultural land under the County's 2023-2031 Draft Housing Element Update could create potential impacts to agricultural land, particularly where more than 300 acres of agriculturally designated lands are proposed for conversion to housing, such as the South Patterson and San Marcos urban agricultural areas in active agriculture, the Glen Annie Golf Course located on AG-II designated land in the rural area, and scattered parcels in the Carpinteria Valley. Although housing, particularly affordable housing, is required by the State and would meet local needs, the conversion of substantial amounts of agricultural land would create cumulative impacts to agricultural land countywide. The proposed Project would contribute incrementally to such major impacts to agricultural land by potentially converting tens of acres of agricultural land across multiple parcels, but the contribution of the proposed Project would not be cumulatively considerable. Cumulative impacts to agricultural resources associated with the proposed Project would be *insignificant*.

In addition to the above projects, the proposed Countywide Recreation Master Plan would include amendments to the LUDC and the Land Use and Open Space elements, which could contribute to cumulative impacts to agriculture. The Countywide Recreation Master Plan Program, including the Land Use Element, Open Space Element, and LUDC amendments, proposes to broaden the range of

allowable uses on agriculturally designated lands that could be either obtained with ministerial-type permits or expedited and prioritized under the proposed Recreation Benefit Program, with potential for both beneficial and adverse impacts. If adopted, these proposed Comprehensive Plan and LUDC amendments could strengthen the economic viability of affected agricultural parcels by increasing farm and ranch revenues through agritourism and rural recreation uses. The Countywide Recreation Master Plan Program's proposed Recreation Benefit Program potentially could expand upon the proposed Project's efforts to ease permitting for agritourism / rural recreation uses by easing permitting for and prioritizing uses such as small inns, restaurants, larger campgrounds, potentially larger events and other uses deemed to be compatible, further increasing property owner/operator agricultural land revenues in exchange for public recreational amenities (e.g., parks and trails).

Taken together, the proposed Project and Recreation Benefit Program would create beneficial cumulative impacts to improving agricultural viability. However, by introducing such uses into rural areas, these two programs could also create cumulative adverse impacts to agriculture through incremental losses of productive farm or grazing land. Some increases in potential for trespass or urban rural type conflicts could to some extent interfere with agricultural production on affected or adjacent farms and ranches. Areas where urban rural conflict and trespass are known to occur are currently limited to the Santa Ynez River Trail between Buellton and Solvang and associated visitor-serving projects (e.g., larger campgrounds), Foxen Canyon Wine Trail, and potentially areas of the Gaviota Coast. Over time trespass and urban rural type conflicts could incrementally interfere with agricultural operations in affected areas. However, development standards such as siting criteria to limit conversion of agricultural soils, use of fencing and landscape screening, and visitor education would ensure that such cumulative impacts remain *insignificant*. Further, while the proposed Project and Recreation Benefit Program would generally be supportive of and complement agricultural land uses, these programs would also contribute incrementally to the introduction of a range of more easily permitted uses (e.g., farmstays, small campgrounds) or potential new allowable land uses (e.g., small inns, restaurants) into rural areas, which would potentially incrementally contribute to cumulative impacts to agriculture.

The proposed uses and related development combined with pending or approved planning projects discussed above, and residential, commercial, and agricultural development within or adjacent to the Project area could potentially result in disruption of agricultural productivity and loss of agricultural resources. As discussed in detail in Impacts AG-1 and AG-2 above, the proposed Project could lead to incremental losses of prime and non-prime agricultural soils across the county due to some uses becoming exempt from permits or only requiring low level ministerial permits. However, even if several such small-scale uses (e.g., four room farm stay, 15 space campground, etc.) were to be approved for an individual parcel, only a small percentage of any given premises' agricultural land would be impacted and lands participating in the program would remain predominantly in agricultural use. For agricultural enterprise activities requiring discretionary permits, new development or site alteration to facilities would be subject to County permit review and CEQA analysis, and such uses must comply with existing County policies and regulations, as well as any mitigation measures. For lands under Williamson Act contracts, future individual permit applications would also be reviewed by the County to ensure compliance with the Uniform Rules, the County Comprehensive Plan, the CLUP, and county zoning ordinances. Therefore, while past, approved and pending cumulative projects would create substantial losses of agricultural land as discussed above, the contribution of the proposed Project to such impacts would not be cumulatively considerable and the cumulative impact of the proposed Project would be *insignificant*.

3.2.4.4 Proposed Mitigation

Recommended MM AG-1. Informational Waiver. The applicant/owner implementing the proposed use(s) shall prepare an informational waiver for potential future agritourism visitors disclosing that the agritourism site is an active agricultural operation and visitors may be subjected to minor inconveniences associated with agricultural operation such as noise, dust, and odors from agricultural operations on the premises and/or adjacent agricultural lands. The provided waiver would also advise potential visitors that guests on active agricultural land uses must respect the property, pre-existing agricultural operations, and avoid trespassing beyond designated visitor sites.

MM AG-2. Uniform Rules Amendment – Small-Scale Campgrounds. Small-scale camping may be deemed compatible on contracted land, provided the following criteria are met:

1. Only one small-scale camping operation/facility is allowed on the premises;
2. Any development required for a small-scale campground on non-prime contracted land shall be limited to three percent of the premises or 2 acres, whichever is less;
3. Any development required for a small-scale campground on prime contracted land shall be limited to three percent of the premises or two acres, whichever is less, provided at least 50 percent of the premises is devoted to the principal agricultural operation; and
4. The small-scale campground facility is appropriately scaled and sited in such a manner that it will not interfere with the agricultural operation on the premises or other adjacent agricultural operations.

   Plan Requirements and Timing: The County shall incorporate the requirements of this mitigation measure as an amendment to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones prior to final adoption of the proposed Agricultural Enterprise Ordinance.

3.2.4.5 Residual Impacts

Impact AG-1. The proposed uses and related development enabled by the proposed Project would result in incremental losses in agricultural soils. However, even with development of several different types of uses on one individual parcel, direct conversion of agriculturally productive soils would be limited to a very small percentage of participating parcels. Limited conversion of agricultural soils associated with future development under the proposed Project would be *insignificant*. The Right-to-Farm Ordinance would continue to protect surrounding agricultural operations. **Recommended MM AG-1** would provide disclosure that potential agritourism visitors may experience minor inconveniences associated with primary agricultural operations during their stay.

Impact AG-2. The proposed rural recreational uses and supplementary agricultural uses are intended to be generally compatible with existing agricultural uses. Because the majority of unincorporated lands zoned for agriculture within the county are enrolled in Williamson Act contracts, proposed uses and related development subject to County permit review. Additionally, proposed uses would be subject to the amended Uniform Rules (included under the proposed Project) enforced by APAC, which would further help ensure compatibility with agricultural operations. **MM AG-2** would guide the amendments to the Uniform Rules for small-scale campgrounds, which could otherwise be considered inconsistent with the limited allowances for wilderness campgrounds included in the

current Uniform Rules. Overall, with the implementation of residual impacts associated with the proposed Project would be *potentially significant but mitigable.*

Impact AG-3. Overall, in incrementally broadening economic opportunities on agricultural lands, the proposed Project would create a *beneficial* impact to agricultural resources.

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Section 3.3
Air Quality

3.3.1 Introduction

This section describes the affected environment and regulatory setting for air quality in Santa Barbara County. It also describes the potential for impacts on air quality that would result from implementation of the proposed Agricultural Enterprise Ordinance (Project), and mitigation measures to reduce identified impacts where possible. The information and analysis in this section is based on information in previous studies and Environmental Impact Reports (EIRs) prepared by the County. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR, as well as the County's Clean Air Plan (CAP), Comprehensive Plan Land Use Element – Air Quality Supplement, and information from recent environmental documents prepared for the County. The discussion of air quality in the Project area is broadly derived from the above sources as well as the Santa Barbara County Air Pollution Control District (SBCAPCD) Ambient Air Monitoring Network and Air Quality Reports, the 2022 Ozone Plan, and the Environmental Review Guidelines for SBCAPCD.

3.3.2 Environmental Setting

The California Air Resources Board (CARB) has divided California into 15 regional air basins according to topographic drainage features. Each basin is further divided into Air Pollution Control Districts (APCDs), which are responsible for managing and enforcing air quality regulations within their districts.

The proposed Project is located in the South Central Coast Air Basin (SCCAB), which is comprised of three districts: San Luis Obispo County APCD, SBCAPCD, and Ventura County APCD. The Project area is within the jurisdiction of SBCAPCD.

3.3.2.1 Topography and Meteorology

The county's air quality is influenced by both local topography and meteorological conditions. Meteorological and topographical influences that may affect air quality in the Project area include the semi-permanent high-pressure cell that lies off the Pacific Coast, which leads to limited rainfall (approximately 16 inches per year), warm dry summers, and relatively cold dry winters. Maximum summer temperatures average approximately 76 degrees Fahrenheit (°F). During winter, average minimum temperatures are approximately 44°F.

Temperature inversions result when cool, stable air lies below warmer air aloft. Inversions also tend to confine horizontal flow through passes and valleys that are below the inversion height. Surface temperature inversions (0 to 500 feet) are most frequent during the winter, and subsidence inversions (1,000 to 2,000 feet) are most frequent during the summer. Inversions are an increase in temperature with height and are directly related to the stability of the atmosphere. Inversions act as

a cap to the pollutants that are emitted below or within them, and ozone (O_3) concentrations are often higher directly below the base of elevated inversions than they are at the Earth's surface. For this reason, elevated monitoring sites will occasionally record higher O_3 concentrations than sites at lower elevations. Generally, the lower the inversion base height and the greater the rate of temperature increase from the base to the top, the more pronounced effect the inversion will have on inhibiting vertical dispersion.

Santa Ana winds are northeasterly winds that occur primarily during fall and winter, but occasionally in spring. These are warm, dry winds blown from the high inland desert that descend the slopes of a mountain range. Wind speeds associated with the Santa Ana winds are generally 15 to 20 miles per hour (mph), though wind speeds can sometimes exceed 60 mph. During Santa Ana conditions, air pollutants emitted within the county are moved out to sea. These pollutants can then be moved back onshore into the county in what is called a "post-Santa Ana condition."

Poor air quality is usually associated with air stagnation (i.e., periods of high stability and restricted air movement). Therefore, it is reasonable to expect a higher frequency of air pollution events in the southern portion of the county where light winds are frequently observed, as opposed to the northern part where the prevailing winds are usually strong and persistent.

Most of the total annual precipitation in the county occurs during migratory storms. Measurements of surface wind speed and direction are made at numerous airports and air quality monitoring stations throughout the county. The air quality monitoring stations that are equipped to measure wind speed and direction are described in Section 3.3.2.3, *Ambient Air Monitoring*. Temperatures in the winter range from an average low of 33°F at night to an average high of 55°F during the day and in the summertime the daytime highs range in the 70s and 80s with lows ranging in the 50s and 60s. Nighttime average minimum temperatures are 50°F to 55°F over most of the county (County of Santa Barbara 2021).

Precipitation occurs primarily in the winter, with 90 percent of the annual precipitation occurring between the months of November and April. Annual precipitation averages are as low as 6 inches at some inland measuring stations, and as high as 30 inches in some areas of the coast. Summer months are generally quite dry, with thundershowers providing occasional rainfall. Large fluctuations mountains in annual rainfall are common, which is typical for regions which receive small amounts of precipitation. Precipitation inland varies considerably as a function of distance from the coast, elevation, and topography.

3.3.2.2 Sensitive Receptors

Individuals with pre-existing health problems, those who are close to the emissions source, or those who are exposed to air pollutants for long periods of time are considered more sensitive to air pollutants than others. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential land uses are considered sensitive to poor air quality because people in residential areas are often at home for extended periods and are therefore subject to extended exposure to the type of air quality present at the residence. Recreational land uses offer individuals a location to exercise and are therefore considered moderately sensitive to air pollution. Vigorous exercise places a high demand on the human respiratory function and poor air quality could add potentially detrimental stresses to the respiratory function.

Sensitive receptors affected by the proposed Project would be primarily residences, parks, and school land uses adjacent to agricultural lands. Other common types of sensitive air pollutant receptors, such as hospitals and nursing homes which tend to exist in more urban areas of the county, have lower potential to be affected by the Project.

3.3.2.3 Ambient Air Monitoring

The SBCAPCD is responsible for monitoring air quality in the County portion of the SCCAB to determine whether pollutant concentrations meet Federal and State air quality standards. The SBCAPCD has 12 air monitoring stations in the county. Monitoring stations measure a number of different variables including wind direction, wind speed, outdoor temperature, relative humidity, barometric pressure, solar radiation total hydrocarbons, O_3, nitrogen oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO_2), hydrogen sulfide (H_2S), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and particulate matter less than 10 microns in diameter (PM_{10}). The stations are categorized as Industrial Monitoring Stations (IMS) and State and Local Air Monitoring Stations (SLAMS). IMS stations are used to determine baseline air quality and the impacts of specific operations. SLAMS measure urban and regional air quality. Table 3.3-1 identifies and describes the monitoring stations found in the county. Figure 3.3-1 shows the locations of air quality monitoring stations throughout the county (SBCAPCD 2022a).

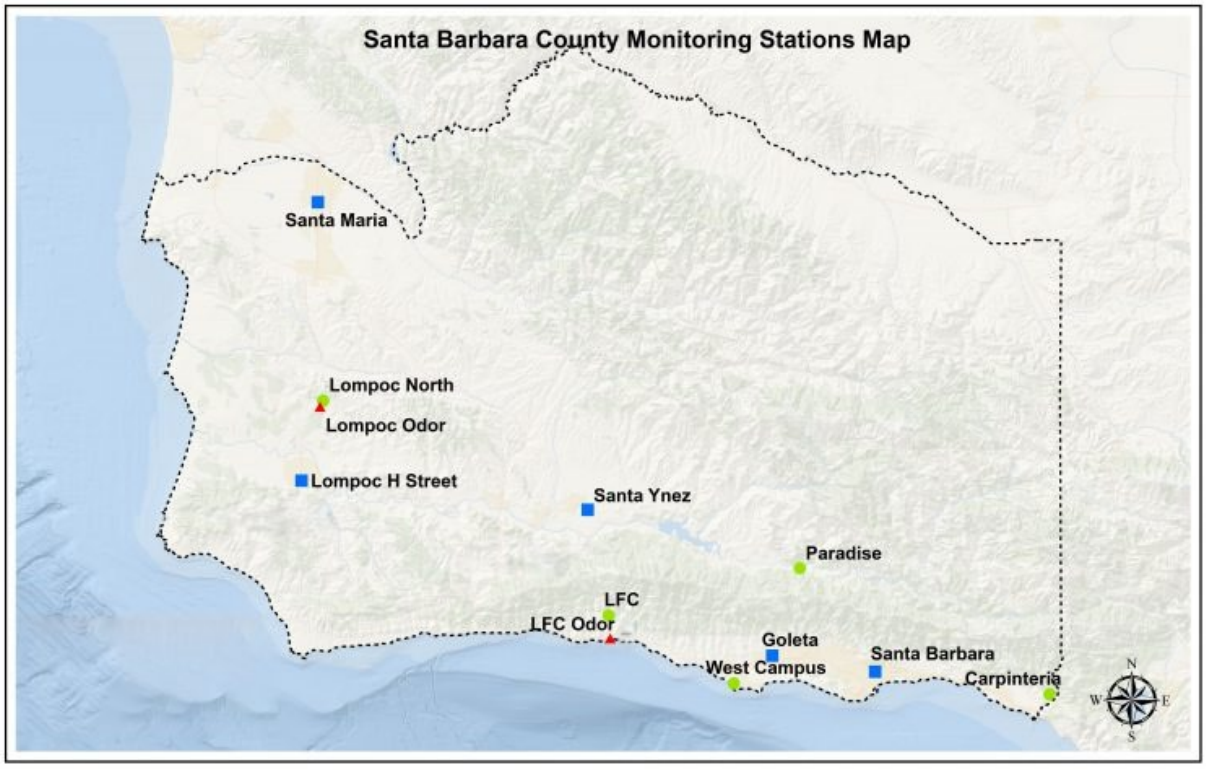

Figure 3.3-1. Air Quality Monitoring Station Locations

Table 3.3-1. Santa Barbara County Air Quality Monitoring Stations

	Station Names	Type	Monitoring
1	Carpinteria	Industrial/ SLAMS[1]	O_3, NO_2, Wind Speed, Wind Direction, Ambient Temperature
2	Goleta	SLAMS	O_3, PM_{10}, $PM_{2.5}$, Wind Speed, Wind Direction, Ambient Temperature
3	Las Flores Canyon	Industrial/ SLAMS[1]	O_3, NO_2, SO_2, CO, Total Hydrocarbons, PM_{10}, Wind Speed, Wind Direction, Ambient Temperature
4	Las Flores Canyon Odor	Industrial	H_2S, Wind Speed, Wind Direction, Ambient Temperature
5	Lompoc – H Street	SLAMS	O_3, NO_2, SO_2, CO, PM_{10}, $PM_{2.5}$, Wind Speed, Wind Direction, Ambient Temperature
6	Lompoc HS&P (North)	Industrial	O_3, NO_2, SO_2, Total Hydrocarbons, Wind Speed, Wind Direction, Ambient Temperature
7	Lompoc Odor	Industrial	H_2S, Total Reduced Sulfur, Wind Speed, Wind Direction, Ambient Temperature
8	Paradise Road	Industrial/ SLAMS[1]	O_3, NO_2, Wind Speed, Wind Direction, Ambient Temperature
9	Santa Barbara	SLAMS	O_3, PM_{10}, $PM_{2.5}$, Wind Speed, Wind Direction, Ambient Temperature
10	Santa Maria	SLAMS	O_3, NO_2, CO, PM_{10}, $PM_{2.5}$, Wind Speed, Wind Direction, Ambient Temperature
11	Santa Ynez Airport	SLAMS	O_3
12	West Campus (University of California, Santa Barbara)	Industrial	SO_2, THC, H_2S, TRS, Wind Direction, Wind Speed

Notes: [1] Ozone monitors at these locations are SLAMS; other monitors are industrial.
Source: SBCAPCD 2022a.

Santa Barbara County is designated nonattainment status for the State 1-hour and 8-hour O_3 standard, as well as the State annual arithmetic mean and 24-hour PM_{10} standard. While the county is currently designated nonattainment status for the State 1-hour O_3 standard, it should be noted that the county recorded 0 days of exceedance of this standard in 2021 (SBCAPCD 2022b). Until recently, the county was also designated nonattainment status for the State annual arithmetic mean and 24-hour $PM_{2.5}$ standard. However, in February 2022, CARB changed the county's designation status from "unclassified" to "attainment" for State $PM_{2.5}$ standards (SBCAPCD 2022c). The county is designated as attainment or unclassified/attainment status for Federal and State standards for all other pollutants. Table 3.3-2 identifies the attainment and nonattainment pollutant designations for the county.

Table 3.3-2. Santa Barbara County Attainment/Nonattainment Classification Summary 2020

Pollutant	Averaging Time	California		Federal	
		Standard	Attainment Status	Primary Standard	Attainment Status
Ozone (O_3)	1-hour	0.09 ppm	N	Revoked	--
	8-hour[1]	0.07 ppm	N	0.07 ppm	U/A[1]
Nitrogen Dioxide (NO_2)[3]	1-hour	0.18 ppm	A	0.1 ppm	U/A
	Annual Arithmetic Mean	0.03 ppm	A	0.053 ppm	U/A
Sulfur Dioxide (SO_2)	1-hour	0.25 ppm	A	0.075 ppm	U/A
	24-hour	0.04 ppm	A	Revoked	--
Carbon Monoxide (CO)	1-hour	20 ppm	A	35 ppm	A
	8-hour	9.0 ppm	A	9.0 ppm	A
Fine Particulate Matter ($PM_{2.5}$)	24-hour[2]	--	--	35 µg/m^3 [2]	U/A
	Annual Arithmetic Mean	12 µg/m^3	A	12.0 µg/m^3	U/A
Particulate Matter (PM_{10})	24-hour[2]	50 µg/m^3	N	150 µg/m^3	U
	Annual Arithmetic Mean	20 µg/m^3	N	Revoked	--
Lead	30-day	1.5 µg/m^3	A	--	--
	Rolling 3-month	--	--	0.15 µg/m^3	U
Sulfates	24-hour	25 µg/m^3	A	--	--
Hydrogen Sulfide	1-hour	0.03 ppm	A	--	--
Vinyl Chloride (chlorothene)	24-hour	0.01 ppm	--	--	--
Visibility Reducing Particles	8-hour	N/A[5]	U	--	--

Notes:
A=Attainment; N=Nonattainment; U=Unclassified; U/A=Unclassifiable/Attainment; -- = No Standard
mg/m^3=milligrams per cubic meter
ppm=parts per million
µg/m^3=micrograms per cubic meter

[1] USEPA strengthened the 8-hour O_3 standard from the 1997 level of 0.08 ppm to 0.075 ppm on May 27, 2008, but delayed implementation of the standard. Designations for the 2008 standard were finalized on April 30, 2012. Later, on October 1, 2015, the national 8-hour O_3 primarily and secondary standards were lowered from 0.075 to 0.070 ppm.

[2] USEPA strengthened the 24-hour fine particle standard from the 1997 level of 65 µg/m^3 to 35 µg/m^3 on September 21, 2006. The annual standard was strengthened from 15 to 12.0 µg/m^3 on January 15, 2013.

[3] The State NO_2 ambient air quality standard was amended on February 22, 2007, to lower the 1-hour standard to 0.18 ppm and establish a new annual standard of 0.030 ppm. On January 22, 2010, the U.S. Environmental Protection Agency (USEPA) set a new 1-hour NO_2 standard of 100 parts per billion (ppb). They also retained the annual NO_2 standard of 53 ppb.

[4] USEPA has not yet made final designations on attainment status. For more information, see USEPA's website.

[5] Statewide VRP Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70 percent. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Source: SBCAPCD 2022a.

3.3.2.4 Common Air Pollutants

The following is a general description of the physical and health effects from the governmentally regulated air pollutants.

Ozone (O_3). O_3 occurs in two layers of the atmosphere. The layer surrounding the Earth's surface is the troposphere. The troposphere extends approximately 10 miles above ground level, where it meets the second layer, the stratosphere. The stratospheric (i.e., the "good" O_3) layer extends upward from about 10 to 30 miles and protects life on Earth from the Sun's harmful ultraviolet rays (UV-B). "Bad" O_3 is a photochemical pollutant and is formed from complex chemical reactions involving volatile organic compounds (VOCs), NO_x, and sunlight; therefore, VOCs and NO_x are O_3 precursors. VOCs and NO_x are emitted from various sources throughout the county. Significant O_3 formation generally requires an adequate amount of precursors in the atmosphere and several hours in a stable atmosphere with strong sunlight. High O_3 concentrations can form over large regions when emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

Many respiratory ailments, as well as cardiovascular disease, are aggravated by exposure to high ozone levels. O_3 also damages natural ecosystems (e.g., forests and foothill plant communities) and damages agricultural crops and some human-made materials (e.g., rubber, paint, and plastics). Societal costs from ozone damage include increased healthcare costs, the loss of human and animal life, accelerated replacement of industrial equipment, and reduced crop yields.

Carbon Monoxide (CO). CO is a colorless, odorless, relatively inert gas. It is a trace constituent in the unpolluted troposphere and is produced by both natural processes and human activities. In remote areas far from human habitation, CO occurs in the atmosphere at an average background concentration of 0.04 ppm, primarily as a result of natural processes such as forest fires and the oxidation of methane. Global atmospheric mixing of CO from urban and industrial sources creates higher background concentrations (up to 0.20 ppm) near urban areas. The major source of CO in urban areas is incomplete combustion of carbon-containing fuels, mainly gasoline.

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of worsening oxygen supply to the heart. Inhaled CO has no direct toxic effect on the lungs but exerts its effect on tissues by interfering with oxygen transport by competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin. Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include patients with diseases involving heart and blood vessels, fetuses (unborn babies), and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes.

Nitrogen Dioxide (NO_2). NO_x comprises a family of highly reactive gases that are a primary precursor to the formation of ground-level O_3, and react in the atmosphere to form acid rain. NO_2 (often reported as total nitrogen oxides, NO_x) is a reddish-brown gas that can cause breathing difficulties at high levels. It is formed from nitrogen (N_2) and oxygen (O_3) under conditions of high temperature and pressure which are generally present during combustion of fuels (e.g., motor vehicles); nitric oxide (NO) reacts rapidly with the oxygen in air to form NO_2. The two gases, NO and NO_2, are referred to collectively as NO_x. In the presence of sunlight, atmospheric NO_2 reacts and splits to form a NO molecule and an oxygen atom. The oxygen atom can react further to form O_3, via a complex series of chemical reactions involving hydrocarbons.

Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposures to NO_2 at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California (fewer or no stoves). In healthy subjects, increase in resistance to air flow and airway

contraction is observed after short-term exposure to NO_2. Larger decreases in lung functions are observed in individuals with asthma and/or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups. More recent studies have found associations between NO_2 exposures and cardiopulmonary mortality, decreased lung function, respiratory symptoms, and emergency room asthma visits.

Coarse Particulate Matter (PM_{10}). PM_{10} refers to suspended particulate matter, which is smaller than 10 microns or 10 one-millionths of a meter. Major sources of PM_{10} include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood burning stoves and fireplaces; dust from construction, landfills and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. PM_{10} scatters light and significantly reduces visibility. In addition, these particulates penetrate the lungs and can potentially damage the respiratory tract.

Respirable particles (i.e., particles less than 10 microns in diameter, denoted as PM_{10}) can accumulate in the respiratory system and aggravate health problems such as asthma, bronchitis, and other lung diseases. Children, the elderly, exercising adults, and those suffering from asthma are especially vulnerable to adverse health effects of PM.

Fine Particulate Matter ($PM_{2.5}$). Due to recent increased concerns over health impacts related to fine particulate matter (i.e., particulate matter 2.5 microns in diameter or less), both Federal and State $PM_{2.5}$ standards have been created. Emissions of $PM_{2.5}$ result from fuel combustion (e.g., motor vehicles, power generation and industrial facilities), residential fireplaces and wood stoves. In addition, $PM_{2.5}$ can be formed in the atmosphere from gases such as SO_2, NO_x, and VOCs.

Particulate matter primarily affects infants, children, the elderly, and those with pre-existing cardiopulmonary disease. A consistent correlation between elevated ambient fine particulate matter (particles less than 10 microns in diameter, denoted as $PM_{2.5}$) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the U.S. and various areas around the world. Studies have reported an association between long-term exposure to air pollution dominated by $PM_{2.5}$ and increased mortality, reduction in lifespan, and an increased mortality from lung cancer.

Daily fluctuations in $PM_{2.5}$ concentration levels have also been related to hospital admissions for acute respiratory conditions, to school and kindergarten absences, to a decrease in respiratory function in normal children and to increased medication use in children and adults with asthma. Studies have also shown lung function growth in children is reduced with long-term exposure to PM. In addition to children, the elderly, and people with pre-existing respiratory and/or cardiovascular disease appear to be more susceptible to the effects of PM_{10} and $PM_{2.5}$.

Reactive Organic Compounds (ROCs) and Volatile Organic Compounds (VOCs). ROCs and VOCs are organic gases that are formed solely of hydrogen and carbon. ROCs and VOCs are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. The major sources of hydrocarbons are combustion engine exhaust, oil refineries, and oil-fueled power plants; other common sources are petroleum fuels, solvents, dry cleaning solutions, and paint (via evaporation).

Sulfur Dioxide (SO_2). SO_2 is a colorless gas with a sharp odor. It reacts in air to form sulfuric acid, which contributes to acid precipitation, and sulfates, which are components of particulate matter. Main sources of SO_2 include coal and oil used in power plants and industries. Exposure of a few minutes to low levels of SO_2 can result in airway constriction in some asthmatics. All asthmatics are sensitive to

the effects of SO_2. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, is observed after acute higher exposure to SO_2. In contrast, healthy individuals do not exhibit similar acute responses, even after exposure to higher concentrations of SO_2.

Lead (Pb). Pb in the atmosphere is present as a mixture of a number of lead compounds. Leaded gasoline and lead smelters have been the main sources of lead emitted into the air. Due to the phasing out of leaded gasoline, there was a dramatic reduction in atmospheric Pb over the past three decades. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. In adults, increased Pb levels are associated with increased blood pressure. Pb poisoning can cause anemia, lethargy, seizures, and death. There is no evidence to suggest that there are direct effects of Pb on the respiratory system.

3.3.2.5 Odors

Odors are not regulated under the Federal Clean Air Act or the California Clean Air Act (CCAA) (Section 3.3.3, *Regulatory Setting*); however, they are considered nuisances under the California Environmental Quality Act (CEQA). Odors can potentially affect human health in several ways. Odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Additionally, VOCs can cause odors that stimulate (e.g., by compromising the immune system). Common sources of odors and nuisance emissions include wastewater treatment plants, landfills, composting facilities, petroleum refineries, and chemical manufacturing facilities. Agricultural activities themselves are a common source of objectionable odors within the county. The tiling to soil, raising of certain crops, livestock farming, cattle grazing, and wineries processing grapes are all common activities that are recognized as uses that can create objectionable odors.

3.3.3 Regulatory Setting

Air quality issues in the county are addressed through the effort of Federal, State, regional, and local government agencies. These agencies work together and individually to improve air quality through legislation, regulations, policy making, education, and numerous related programs. The individual roles these agencies play in regulating air quality is described below.

3.3.3.1 Federal and State: Ambient Air Quality Standards

Both the Federal and State governments have established ambient air quality standards (AAQS) for several different pollutants, a summary of which is provided in Table 3.3-2 above. For some pollutants, separate standards have been set for different time periods. Most standards have been set to protect public health. However, for other pollutants, standards have been based on some other value (e.g., protection of crops, protection of materials, or avoidance of nuisance conditions).

3.3.3.2 Federal

Federal Clean Air Act

The Federal Clean Air Act (CAA) was passed in 1963 and amended in 1990, and was the first comprehensive Federal law to regulate air emissions from stationary and mobile sources. Among other things, the law authorizes the U.S. Environmental Protection Agency (USEPA) to establish National Ambient Air Quality Standards (NAAQS), which help to ensure basic health and environmental protection from air pollution. The Federal CAA also gives the USEPA the authority to limit emissions of air pollutants coming from sources like chemical plants, utilities, and steel mills.

Federal Clean Air Act Amendments

In 1990, the U.S. Congress adopted the Federal Clean Air Act Amendments (CAAA), which updated the nation's air pollution control program. The CAAA established a number of requirements, including new deadlines for achieving federal clean air standards.

The USEPA is the Federal agency charged with administering the CAAA and other air quality-related legislation. As a regulatory agency, USEPA's principal functions include setting NAAQS; establishing minimum national emission limits for major sources of pollution; and promulgating regulations.

The CAAA require USEPA to approve state implementation plans (SIPs) to meet and/or maintain the NAAQS. California's SIP is comprised of plans developed at the regional or local level.

3.3.3.3 State

California Clean Air Act

CARB ensures implementation of the CCAA and responds to the Federal CAA. CARB is responsible for the control of vehicle emission sources, while the local air district is responsible for enforcing standards and regulating stationary sources.

California Air Resources Board

CARB, a part of the California Environmental Protection Agency (CalEPA), is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, CARB conducts research, sets California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. CARB is responsible for the control of vehicle emission sources, while the local air district is responsible for enforcing standards and regulating stationary sources.

3.3.3.4 Local

Santa Barbara County Air Pollution Control District

SBCAPCD monitors air quality and regulates stationary emission sources in the County. As a responsible agency under CEQA, SBCAPCD reviews and approves environmental documents prepared by other lead agencies or jurisdictions to reduce or avoid impacts on air quality and to ensure that the lead agency's environmental document is adequate to fulfill CEQA requirements. As a concerned

agency, the SBCAPCD comments on environmental documents and suggests mitigation measures to reduce air quality impacts.

County of Santa Barbara Clean Air Plan Planning

The Federal CAAA of 1990 and the CCAA of 1988 mandate the preparation of plans for the attainment of air quality standards that provide an overview of air quality and sources of air pollution, and identify pollution-control measures needed to meet Federal and State air quality standards. The SBCAPCD and the Santa Barbara County Association of Governments (SBCAG) are responsible for formulating and implementing air quality attainment plans for Santa Barbara County. To comply with these regulations, the County prepared an Air Quality Attainment Plan (AQAP) in 1979. The 1979 AQAP demonstrated that the area could not attain the Federal O_3 standard by the required attainment date of 1982 despite the implementation of all reasonably available control techniques on stationary sources. The 1977 CAAA requires that air quality plans include "...such other measures as may be necessary to insure attainment and maintenance of such primary or secondary standards (for which the area is in a nonattainment status), including, but not limited to transportation controls..." In order to achieve this directive, land use control measures were and have been included in the AQAP to aid in future air quality planning efforts. Subsequent AQAPs have been issued in 1989 and 1991. In 1994, the SBCAPCD began preparing CAPs, which served as triennial updates to the AQAPs. The CAP provides an overview of the regional air quality and sources of air pollution, and identifies the pollution-control measures needed to meet clean-air standards. The schedule for plan development is outlined by Federal and State requirements, and is influenced by regional air quality. CAPs affect the development of SBCAPCD rules and regulations and other programs. They also influence a range of activities outside the district including transportation planning, allocation of monies designated for air-quality projects, and more (SBAPCD 2022a).

The SBCAPCD 2022 Ozone Plan is the most recent triennial update to the County AQAP required by the State to show how SBCAPCD plans to meet the State 8-hour O_3 standard. Note that past ozone plan updates addressed both the Federal and State O_3 standards, but this place addresses the State standards only because the SCCAB is designated "attainment" for the Federal 8-hour O_3 standards. The 2022 Ozone Plan builds upon and updates the 2019 Ozone Plan and includes an inventory of O_3 precursor emissions in the county, the most prevalent of which are reactive organic gases (ROCs) and NO_x. The 2022 Ozone Plan focuses on reducing O_3 precursor emissions through predicting vehicle activity trends and implementation of both stationary source emission control measures and transportation control measures, which would serve to reduce mobile-source emissions, the primary source of ROC and NO_x emissions in the county. The 2022 Ozone Plan satisfies both Federal and State planning requirements and was adopted by the SBCAPCD Board in December 2022 (SBCAPCD 2022d).

Santa Barbara County Comprehensive Plan, Land Use Element, Air Quality Supplement

Due to the exceedance of the Federal ambient air quality standard for O_3, the 1977 CAAA requires that air quality plans include "...such other measures as may be necessary to insure attainment and maintenance of such primary or secondary standards (for which the area is in a nonattainment status), including, but not limited to transportation controls..." Since the success of certain aspects of transportation planning is an integral part of land use planning, and since emission growth from population-related sources contributes to the overall emission growth in the county, land use control

measures have been included in the Air Quality Supplement to the Land Use Element in the County's Comprehensive Plan. These land use measures aid in future air quality planning efforts and present a coordinated approach to integrating air quality planning techniques into the County's land use planning program. Such measures include the promotion of alternative transportation, directing new development within established urbanized areas, and restricting the development of auto-dependent facilities (County of Santa Barbara 2009).

3.3.4 Environmental Impact Analysis

This section discusses the potential air quality impacts associated with the proposed Project.

3.3.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the CEQA Guidelines. For purposes of this EIR, implementation of the proposed Project may have a significant adverse impact on air quality if it would:

a) Conflict with or obstruct implementation of the applicable air quality plan.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.

c) Expose sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Santa Barbara County Thresholds

According to the County's *Environmental Thresholds and Guidance Manual* a project would have a significant impact if it individually or cumulatively results in any of the following:

- Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NO_x and ROCs (otherwise referred to as VOCs).
- Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).
- Produces emissions which may affect sensitive receptors (e.g., children, elderly, or acutely ill).
- Produces toxic or hazardous air pollutants in amounts which may increase cancer risk for the affected population.
- Creates odor or another air quality nuisance problem impacting a considerable number of people.

No quantitative thresholds exist for short-term construction emissions from O_3 precursors (NO_x and ROC). Short-term emissions are considered insignificant by the County Planning and Development Department (P&D) because construction emissions only comprise approximately 6 percent of the

1990 countywide emission inventory for NO_x, and the emissions are temporary and short-term in nature.

In addition to the County's thresholds described above in this section, the SBCAPCD has prepared the *Environmental Review Guidelines for the Santa Barbara County Air Pollution Control District* (2015), which also lists screening criteria for determining the significance of long-term operational emissions. A proposed project would not have a significant air quality effect on the environment, if operation of the project would:

- Emit (from all project sources, mobile and stationary), less than the daily trigger for offsets set in the SBCAPCD New Source Review Rule, for any pollutant; and
- Emit less than 25 pounds per day of NO_x or ROCs from motor vehicle trips only; and
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except O_3); and
- Not exceed the SBCAPCD health risk public notification threshold adopted by the SBCAPCD Board; and
- Be consistent with the adopted Federal and State Air Quality Plans.

Further, a project would have a significant air quality impact if it causes, by adding to the existing background CO levels, a CO "hot spot" where the California 1-hour standard of 20 ppm CO is exceeded. This typically occurs at severely congested intersections. To determine if a project exceeds these quantitative thresholds, the expected emissions of these pollutants from the project must be calculated. However, the County's *Environmental Thresholds and Guidance Manual* states that if a project contributes to less than 800 trips, then CO modeling is not required (County of Santa Barbara 2021).

Methodology

Conflict with Applicable Air Quality Plan

Federal and State ambient air quality standards are designed to prevent the harmful effects of air pollutant emissions. These standards are continually updated based on evolving research, including research which relates air quality impacts with health effects. At the regional level, the 2022 Ozone Plan works to ensure that the SCCAB reaches and maintains attainment with State standards for ozone. Locally, EIRs evaluate a plan or project's consistency with applicable policies identified in the Ozone Plan intended to protect human health. In addition to review of a project for consistency with the Ozone Plan, the County's *Environmental Thresholds and Guidelines Manual* requires that a project be analyzed for consistency with the Air Quality Supplement of the County Comprehensive Plan Land Use Element. The Air Quality Supplement identifies and provides land use planning measures that serve to reduce emissions generated from sprawling land use development and increases in the reliance of the automobile.

SBCAPCD is required, pursuant to the CAA, to reduce emissions of criteria pollutants for which the SCCAB is in nonattainment of the NAAQS (e.g., O_3 and PM_{10}). The assessment of consistency with the 2022 Ozone Plan focuses on the potential for future growth facilitated by the proposed project to create or contribute to air quality violations and possibly delay air quality standards attainment. The 2022 Ozone Plan contains a comprehensive list of pollution control strategies directed at reducing O_3 and O_3 precursor emissions and achieving attainment with the NAAQS and CAAQS. These strategies

are developed, in part, based SBCAG's Regional Growth Forecast. Further, the SBCAPCD significance thresholds are health-protective and also serve to achieve attainment with the NAAQS and CAAQS within the SCCAB. Thus, projects, uses, and activities that are consistent with the assumed growth projections and control strategies assumed in the development of the Ozone Plan would not conflict with or obstruct implementation of the Ozone Plan, even if they exceed the SBCAPCD's numeric thresholds for criteria pollutants.

Cumulatively Considerable Net Increase in Criteria Pollutants

CEQA Guidelines Section 15130 requires that an EIR discuss cumulative impacts of a project when the project's incremental effects are cumulatively considerable. A "cumulative impact" is an impact that is created as a result of the combination of the proposed project together with other projects causing related impacts. "Cumulatively considerable" means that the incremental effects of the individual project are significant when viewed in connection with the effects of past projects, current projects, and probable future projects, which in this case includes growth within the county.

This analysis focuses on the air quality impacts that could occur from air pollutant emissions associated with the implementation of the proposed Project. Consistent with County and SBCAPCD guidance, this analysis evaluates the contribution of the proposed Project to cumulative air quality impacts by comparing the estimated emissions against the SBCAPCD's thresholds of significance defined above, as described further below. As discussed below, only operational vehicle-source emissions that would be generated under the implementation of the proposed Project were estimated using California Emissions Estimator Model (CalEEMod) Version 2020.4.0. Calculation details are provided in the CalEEMod worksheet results in Appendix C.

Construction Air Quality Impacts

The proposed Project consists of amendments to the Land Use Development Code (LUDC) and the Article II, Coastal Zoning Ordinance (Article II CZO) and does not directly involve new or expanded development of any areas of the county. Depending on the timing of entitlements and permit processing, construction activities for individual uses and related development could begin shortly after adoption of the proposed Project. The specific construction details (e.g., amount, location, scheduling/phasing, equipment, size, and grading) for future sites are unknown at this time, would vary by the use, and permit category. Therefore, it is impossible to quantify the construction-related emissions that may potentially occur. As such, the analysis of construction-related air quality impacts is qualitative in nature, discussing the potential range of construction-related impacts that could potentially occur from the development of individual agricultural enterprise sites under the proposed Project.

Operational Air Quality Impacts

Similar to construction-related emissions, the specific construction and operational details (e.g., amount of new structural development, size of development, location, equipment, number of personnel, utility demands) for future sites are unknown at this time, would vary by the use and permit category. Area and energy source emissions would be generated by the proposed Project from chemically formulated products use (i.e., cleaners and solvents), landscaping, reapplication of architectural coatings, natural gas combustion, and the generation, transmission, and consumption of electricity. However, it is impossible to quantify the operational-related emissions from area and energy sources that may potentially occur. Nevertheless, operational area and energy source emissions generated by new agricultural enterprise uses are considered constitute a minor portion of

the operational emissions of these types of projects. Future operational air pollutant emissions would be predominantly attributed to new on-road vehicle trips by new visitors of rural-recreation type agricultural enterprise activities.

To provide an analysis of the predominant source of operational emissions from agricultural enterprise activities enabled under the Project (mobile-source emissions), operational mobile source emissions from on-road vehicle travel were estimated using the results of trip generation and vehicle miles traveled (VMT) data produced for the Project's VMT impact analysis. (Section 3.13, *Transportation* and Appendix E). The average daily trip (ADT), trip lengths, and VMT assumed for the proposed Project were assigned to six categories of recreational land uses in CalEEMod, which are intended to address assumptions for the following activities: small-scale campgrounds, farmstays, small guided tours, other educational tours or activities, fishing/hunting/horseback riding, and small-scale events. CalEEMod does not provide default land use subtypes or subcategories that are directly applicable to these uses. As such, each category was individually defined in the model. Except for operational vehicle trip assumptions, construction and operation details for each of these land use categories were omitted from the model so as to calculate only operational vehicle-source emissions.

It should be noted that this modeling and analysis represents a highly conservative estimate of operational mobile-source emissions. Following adoption of the proposed Project, individual uses and related development would be implemented/approved over a long period of time. It is unlikely that the amount of activities assumed for the purposes of estimating Project VMT would be permitted or operational anytime in the near future. To present a worst-case analysis, the air-quality calculations assume full operation of the estimated buildout of the proposed Project by the year 2025. For example, this modeling scenario doesn't account for increases in vehicle fuel efficiencies (e.g., increases in electric vehicles) into the future.

Results of the CalEEMod analysis for mobile-source operational emissions of the proposed Project are summarized in Table 3.3-3 below.

Table 3.3-3. Estimated Maximum Daily Operational Emissions (lbs/day)

Category	Pollutant					
	ROC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	28.57	57.49	390.30	0.91	104.73	28.45
Total	**28.57**	**57.49**	**390.30**	**0.91**	**104.73**	**28.45**
SBCAPCD Vehicle Source Emissions Threshold	*25*	*25*	--	--	--	--
Threshold Exceeded?	**Yes**	**Yes**	**--**	**--**	**--**	**--**
SBCAPCD Area + Vehicle Source Emissions Thresholds	*55*	*55*	--	--	*80*	--
Threshold Exceeded?	**No**	**Yes**	**--**	**--**	**Yes**	**--**

Mobile-source CO Modeling

Individually, the uses and related development associated with the proposed Project would be small-scale and would not generate traffic rates that would exceed the County's threshold of 800 daily trips. Though cumulative effect of all future agriculture enterprise activities enabled by the proposed

Project would likely generate more than 800 trips, CO modeling is not appropriate given the dispersed, rural nature of proposed agricultural enterprise activities. These vehicle trips would be dispersed throughout the County and would be unlikely to contribute 800 or more daily trips to a single county roadway. Therefore, Project specific CO modeling is not required.

3.3.4.2 Project Impacts

Table 3.3-4 provides a summary of the proposed Project's impacts related to air quality. A detailed discussion of each impact follows.

Table 3.3-4. Summary of Air Quality Impacts

Air Quality Impacts	Mitigation Measures	Residual Significance
Impact AQ-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially be inconsistent with applicable air quality plans, including the Ozone Plan and County Comprehensive Plan, Land Use Element – Air Quality Supplement.	No mitigation required	Insignificant
Impact AQ-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in cumulatively considerable net increases of criteria air pollutants for which the region is in nonattainment under an applicable Federal or State ambient air quality standard.	No feasible mitigation	Significant and unavoidable
Impact AQ-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could expose sensitive receptors to substantial pollutant concentrations.	No mitigation required	Insignificant
Impact AQ-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could generate odors or other nuisance problems impacting a considerable number of people.	No mitigation required	Insignificant
Cumulative Impacts	No feasible mitigation	Significant and unavoidable

Impact AQ-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could be inconsistent with applicable air quality plans, including the Ozone Plan and County Comprehensive Plan, Land Use Element – Air Quality Supplement.

The proposed Project would involve amendments to the LUDC and Article II CZO to enable the proposed uses and related development described in Table 2-2. While the proposed Project would involve amendments to exiting codes and ordinances to streamline the permitting of allowed uses on unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), the proposed Project does not immediately propose any alterations, demolition, or new construction on specific sites, nor does it propose any changes to existing land use patterns. Lands that are currently designated and zoned for agriculture would continue to remain as such. However, as a result of the amendments to the LUDC, Article II CZO, and Uniform Rules under the

proposed Project, individual landowners may propose ancillary uses that could range from not requiring any modification of existing infrastructure to uses that could require new development and substantially expanded site operations. As an example, small, guided tours and educational experiences, small incidental food services, and farm stands may all be proposed at intensities that would be exempt or require only low-level permits if they rely on existing structures and do not require any permanent, physical alterations. In contrast, rural recreational uses (e.g., small-scale campgrounds) or supplementary agricultural uses (e.g., agricultural processing) requiring major alterations of existing infrastructure or new construction could require County review and approval of permits. Nevertheless, the proposed uses and related development would be supplemental and ancillary to the existing agricultural operations on the subject properties. As such, the proposed Project is not anticipated to directly conflict with current land use patterns of the County's Comprehensive Plan or growth assumptions which inform the Ozone Plan.

While it is impossible to precisely predict the amount of growth or development that could result from the proposed Project, it is anticipated that the vast majority of future uses would be small scale and would not result in new development or substantial emissions that could conflict with applicable air quality plans. More intensive uses, which would involve the greatest degree of site development, would not qualify for an exemption or low-level permit (e.g., Zoning Clearance [ZC] or Land Use Permit [LUP]). These projects would be subject to additional review by the County to ensure that the proposed development is internally consistent with applicable plans and policies, including the Ozone Plan and the Air Quality Supplement. As a result, the proposed Project would not conflict with applicable air quality plans and impacts would be *insignificant*.

Impact AQ-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in cumulatively considerable net increase of criteria air pollutants for which the region is in nonattainment under an applicable Federal or State ambient air quality standard.

Construction Impacts

Based on the range of uses enabled under the proposed Project, associated construction activities, if necessary at all, are anticipated to involve only minor amounts of construction equipment, short-duration construction schedules, and limited constructed phases. Many uses eligible for an exemption or low-level permit would not require any new development or would require only minimal improvements to existing facilities, while others might propose development requiring grading, trenching, construction, and even paving. One of the types of activities enabled under the proposed Project that could result in a greater amount of site development might include development of a new 30-site small-scale campground on a parcel of 320 acres or greater. The degree of development of these types of campsites could range from involving a very minor amount of development or site improvement, to requiring grading of an area generally less than 5 acres, construction of concrete pads for RV sites, grading or improvement of a site access road, and development of some supporting infrastructure (e.g., water lines, electrical hookups, restrooms with on-site septic systems). Other proposed uses, such as new agricultural processing facilities would be allowed to construct a new structure of less than 5,000 square feet (sf). The potential also exists for an individual project to result in a greater degree of site development and construction activity if multiple uses are proposed on a single premises. Construction activities for some sites may involve excavation of soil that would generate emissions, while others may not. Construction timing for such activities is also unknown and

the potential exists for multiple construction periods to overlap or occur concurrently, increasing construction-related emissions during such occasions.

The County currently has no quantitative thresholds in place for short-term construction emissions, which includes construction emissions related to PM_{10} and NO_x. Particulate emissions for diesel exhaust are classified as a carcinogen by the State, so projects that have the potential to affect sensitive receptors or very large projects, are required to implement particulate matter and NO_x reduction measures. Emissions of NO_x from construction equipment in the county are estimated at 1,000 tons per year, and when compared to the total emission inventory of NO_x, this accounts for approximately 6 percent; therefore, construction generated NO_x emissions are considered insignificant (County of Santa Barbara 2021). More intensive uses requiring approval of a Zoning Clearance or Land Use Permit that are likely to result in a greater degree of construction would be required to implement dust control measures from the County's Grading Ordinance, as well as SBCAPCD standard dust control and particulate from diesel exhaust measures as outlined in the SBCAPCD 2015 Scope and Content document. This would minimize short-term dust and PM_{10} impacts as part of the development review and permitting process. Therefore, construction-related air quality impacts associated with the proposed Project are considered *insignificant.*

Traffic Generated Emissions

As previously discussed, the proposed Project would enable a range of uses that could potentially generate substantial new operational emissions, depending on the type of activity. For instance, farm stands, firewood sales, incidental food service, and composting would involve only minor modifications to existing uses and/or would involve limited operations that are not anticipated to generate substantial new stationary or mobile-source emissions as they would have negligible effects on site operations and travel patterns. However, as discussed in Section 3.13, *Transportation,* the operation of new visitor-oriented or rural recreation uses such farmstays, campgrounds, educational experiences, tours, horseback riding, fishing/hunting, and new small-scale event venues could have the potential to attract a larger number of visitors from throughout Santa Barbara County and the greater Central Coast and Southern California region. Though emissions associated with the operation of these uses are likely to be negligible, the increase in visitation and vehicle trips generated by these uses could result in substantial increases in mobile-source emissions.

Based on the vehicle trips and VMT estimated in Section 3.13, *Transportation,* when considered together, the implementation of the uses and related development associated with the proposed Project has the potential to generate new mobile source emissions which would exceed adopted County and SBCAPCD thresholds for both NO_x and ROC. Results of the air emissions modeling for these trips is summarized in Table 3.3-3 above. As summarized therein, implementation of the proposed Project and the increase in new vehicle trips has the potential to exceed SBCAPCD's vehicle source emissions threshold of 25 lbs/day for NO_x (57.49 lbs/day) and ROC (28.57 lbs/day). As such, impacts associated with the proposed Project are considered *potentially significant.*

As the majority of uses enabled by the proposed Project are regional visitor-oriented uses located in rural unincorporated areas without multi-modal transportation options, mitigating the impacts from mobile sources emissions is difficult, if not impossible. Since visitor-serving vehicle trips are also a transportation issue in the context of VMT impacts under CEQA, mitigation for these types of impacts is relies upon measures that can feasibly reduce VMT or the reliance on personal vehicles. As described under Impact T-2 in Section 3.13, *Transportation,* the primary method for reducing VMT is through implementation of various Transportation Demand Management (TDM) strategies that

reduce single-occupant vehicle travel. However, even this analysis makes note of the challenges with mitigating VMT impacts due to the predominantly suburban and rural land use context of the county. Many of the TDM strategies recommended by the County in the *Transportation Analysis Updates in Santa Barbara County* (2020) involve increasing the diversity of land uses by including mixed uses within projects, providing pedestrian network improvements, providing traffic calming measures and low-stress bicycle network improvements, implementing car and ride-sharing programs, encouraging telecommuting, and increasing transit service frequency. Most of these strategies are tailored towards individual development projects or plans within or near urban areas with access to multi-modal transportation methods. Many traditional TDM strategies are not appropriate for countywide visitor-oriented uses in rural areas.

Given the inability to effectively reduce VMT and associated mobile-source emissions associated with the proposed Project, the increase in operational mobile-source NO_X and ROC emissions would be *significant and unavoidable.*

Impact AQ-3. The proposed uses and related development enable and streamlined for permitting under the proposed Project could expose sensitive receptors to substantial pollutant concentrations.

As discussed in Section 3.3.2, *Environmental Setting*, sensitive receptors include individuals with pre-existing health problems, those who are close to an emissions source, or those who are exposed to air pollutants for long periods of time, and the establishments that host these individuals. Examples of sensitive receptors include schools, hospitals, and convalescent homes because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Sensitive receptors affected by the proposed Project would be primarily residences, places of worship, and elementary school land uses in rural agricultural areas or rural/urban interface areas. Examples of such areas include agricultural lands immediately bordering residential areas within the cities of Santa Maria, Guadalupe. Solvang, Buellton, Goleta, and Carpinteria as well as unincorporated urban townships, such as Orcutt, Los Alamos, Garey, Sisquoc, New Cuyama, and Santa Ynez, and multiple Existing Developed Rural Neighborhoods (EDRN) located throughout the rural areas of the county. Other common types of sensitive receptors, such as hospitals, parks, and nursing homes, have the potential to be affected; however, they are generally located in urban settings. Because the proposed Project involves development on rural agricultural lands, away from urban centers, the inherent risk of substantially affecting sensitive receptors is decreased. Additionally, most uses that would be allowed under the proposed Project would not affect sensitive receptors during the construction or operational phases, as they would be small-scale supplemental or ancillary uses to existing agricultural operations and would not generate substantial amounts of pollutants. Therefore, impacts would be *insignificant*.

Impact AQ-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could generate odors or other nuisance problems impacting a considerable number of people.

Implementation of the proposed Project would result in the addition of a variety of new activities on agricultural lands across the county. With any new uses and related development, particularly those adjacent to sensitive receptors, there exists a risk of nuisance problems, including the creation of odors. However, the majority of the proposed uses and related development on agricultural lands would not be likely to result in the creation objectionable or offensive odors. These uses include farmstays, educational experiences or opportunities such as tours, camping, hunting operations,

horseback riding, incidental food service at winery tasting rooms and other properties, small-scale events, aquaponics, farmstands, firewood processing and sales, lumber processing and milling, and tree nut hulling.

However, some activities, such as composting, would have the potential to create odors that could impact a considerable number of people. A composting operation can produce a variety of odors which are often considered and perceived by some individuals as objectionable or offensive. Of course, the detectability and concentration of odors generated from composting facilities would vary drastically based on the type and scale proposed/occurring at each site. For example, traditional composting involves many open-air steps, while newer, more sophisticated composting systems may occur in enclosed systems which confine open-air processes to the final maturation process (Pearson et al. 2015). There is not an extensive amount of literature relating to effects from compost odors, but existing literature suggests that odors from composting are generally not harmful to human health.

The significance of nuisances and odors is often determined by whether or not these problems would affect a substantial amount of people. Because the proposed Project would facilitate new development on rural agricultural lands, away from urban centers and not close in proximity to large communities, the amount of people potentially impacted by any odors produced would be small. Within the county, agricultural activities are known to have potential to generate odors and are acknowledged as such in the County Comprehensive Plan Agricultural Element Policy I.E. which states "…the County shall recognize that the generation of noise, smoke, odor, and dust is a natural consequence of the normal agricultural practices provided that agriculturalists exercise reasonable measures to minimize such effects." Therefore, agricultural uses, or uses which support agriculture, are not considered to cause substantial adverse impacts from odors.

Additionally, as part of the proposed Project, individual development would be subject to additional review to ensure that it would not generate odors affecting a significant number of people, or ensure potential odor-generating uses are appropriately located to reduce potential for nuisance odors. For instance, new small-scale composting facilities proposed on unincorporated lands zoned AG-II would be required to maintain and follow an Odor Abatement Plan per SBCPACD guidance to address odor issues. Given the proposed uses and related development would be ancillary and supplemental to existing agricultural operations, and site-specific review of agricultural enterprise uses and compliance with existing policies and regulations, odor impacts would be *insignificant.*

3.3.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would include programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the County's 2023-2031 Housing Element Update, and the development and annexations proposed under the general plans and housing elements of several cities. Cumulative projects would also include individual projects as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. The most significant cumulative projects with potential impacts to air quality would appear to involve city and county housing elements which would entail development of approximately 26,000 new residential units as well as associated mobile emissions related to vehicle trips throughout the county.

Certain proposed uses and related development could result in some limited site disturbance, grading, or site improvements which could result in short-term emissions, as well as increases in long-term operational emissions on agricultural zoned lands. These activities, as well as construction and operation of other cumulative development projects in the county, would increase criteria air pollutant emissions in the SCCAB, which could contribute to the basin's nonattainment status.

Combined with pending and future projects in the county, operation of the proposed uses and related development – particularly residential development under the proposed housing element updates – would increase emissions and would expose new residents and property to NO_x and ROC emissions. However, air quality would be addressed on a case-by-case basis to mitigate impacts resulting from individual projects. All development projects would be subject to air quality standards contained in the SBCAPCD and mitigating policies within applicable Comprehensive Plan elements, Santa Barbara County Building Codes and Ordinances, and the additional mitigation measures provided. While the implementation of mitigation measures would not be expected to avoid all air quality impacts within the county, there are many more mitigation measures available to address residential development as compared to agritourism and supplemental agricultural uses on lands designated and zoned for agricultural.

Based on County thresholds, a project would have a significant cumulative impact if it is inconsistent with the applicable adopted Federal and State air quality plans. As discussed in Impact AQ-1, the project is consistent with the Ozone Plan. However, as discussed in Impact AQ-2, the uses and related development associated with the proposed Project are expected generate cumulatively considerable new long-term mobile-source NO_X and ROC emissions. Project-related emissions, as well as those emissions from cumulative pending projects, would cumulatively contribute to the SCCAB's nonattainment status for O_3 precursors. Therefore, the Project would contribute to a cumulative significant impact to air quality and impacts would be *significant and unavoidable.*

3.3.4.4 Proposed Mitigation

No mitigation exists which could feasibly reduce Project-related vehicle trips and associated mobile-source NO_x and ROC emissions. Please refer the discussion of proposed mitigation in Section 3.13.3.3, *Proposed Mitigation* for detailed discussion as to why mitigation is not feasible.

3.3.4.5 Residual Impacts

Impact AQ-1. Individual development of agricultural enterprise uses would be subject to County permit review to ensure that proposed development is internally consistent with applicable plans and policies, including the Ozone Plan. As a result, the proposed Project would not conflict with applicable air quality plans and residual impacts would be *insignificant*.

Impact AQ-2. Operational mobile-source emissions generated by the Project would exceed NO_X and ROC significance thresholds adopted by SBCAPCD for the purposes of CEQA. No mitigation exists which could feasibly reduce Project-generated vehicle trips, VMT, and associated mobile-source NO_X and ROC emissions. Residual impacts would be *significant and unavoidable.*

Impact AQ-3. Most uses that would be allowed under the proposed Project would not generate substantial new emissions affecting sensitive receptors during the construction or operation phases, as they would be small-scale supplemental or ancillary uses to existing agricultural operations, would

be located in rural areas of the county away from most sensitive receptors, and would not generate substantial amounts of pollutants. Residual impacts would *insignificant*.

Impact AQ-4. Given that the proposed uses and related development would be ancillary and supplemental to existing agricultural operations, and given that site-specific review of new development would ensure compliance with existing policies and regulations, residual odor impacts would be *insignificant.*

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Section 3.4
Biological Resources

3.4.1 Introduction

This section describes the affected environment and regulatory setting for biological resources in Santa Barbara County. The information and analysis in this section is based on information provided in previous long-range planning documents, Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County), and associated technical studies. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR as well as the County's Comprehensive Plan and associated Community Plans. Key resources and data used in the preparation of this section are derived from the above sources as well as California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB) and other literature on habitat requirements and distributions of plant and animal species in the county.

3.4.2 Environmental Setting

This section discusses existing conditions related to biological resources in the county. As this is a programmatic, countywide analysis, no site-specific biological surveys were conducted. Information presented in this section was based on review of existing environmental documents, associated technical studies, and other resources described above and herein.

For purposes of this discussion, the county is split into five regions: Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, Cuyama Valley, and South Coast regions. The county is situated in a topographically diverse area containing coastal terraces, rolling foothills, steep mountains, and river valleys. The county is separated into the south coastal area and the northern interior by the Santa Ynez Mountains, which are part of the Transverse Mountain range. In the northern part of the county, foothills to these mountains include the Purisima, Casmalia, Solomon, and Santa Rita Hills. The Santa Ynez River is located between the Santa Ynez and San Rafael Mountains, and the Santa Maria/Sisquoc/Cuyama River system drains the Sierra Madre and San Rafael Mountains, as well as the Caliente and Santa Lucia Ranges in San Luis Obispo County (Section 3.9, *Hydrology and Water Quality*). Extensive valleys and floodplains surround these four major rivers.

3.4.2.1 Natural Communities

The county encompasses a diverse range of habitats, including several large coastal salt marsh wetlands such as the Goleta Slough and Carpinteria Salt Marsh, grasslands, oak woodland and savannah, sage scrub and chaparral, and riparian woodlands along the Santa Ynez and Santa Maria rivers, as well as on major streams, such as Maria Ygnacia Creek, San Jose Creek, Carpinteria Creek, Alamo Pintado Creek, and Tepusquet Creek. Due to the large size as well as the biological and

geographical diversity of the Project area, natural communities within the county are addressed on a regional basis.

Santa Ynez Valley Region

The Santa Ynez Valley is located in central Santa Barbara County, between the Santa Ynez and San Rafael Mountains, and includes the Santa Ynez River as well as its many tributaries. Undeveloped land supporting natural habitats and additional agricultural lands surround the developed areas. The primary land use in the Santa Ynez Valley is agriculture, specifically rangeland/pasture as well as irrigated row crops, vineyards, grains, hay, and alfalfa. The Santa Ynez Valley Community Plan designates the following resources as Environmentally Sensitive Habitat (ESH): the Santa Ynez River, its tributaries, other streams and creeks; central coastal scrub, coast live oak woodlands, valley oak woodland with native grass understory, valley oak savanna (if 5 or more acres and unfragmented), native grasslands, wetlands, sensitive native flora, and critical wildlife habitat (County of Santa Barbara 2009).

Although the community of Los Alamos is nearly equidistant from the Santa Maria Valley and Lompoc Valley regions, it is grouped with the Santa Ynez Valley region because of the similar agricultural nature of the community. Agricultural uses typically consist of open grassy rangelands, grain fields, row crops, and vineyards. However, native habitats in the planning include arroyo willow riparian woodland, coast live oak woodland, valley oak savannah, and wetlands (County of Santa Barbara 2011). The most valuable biological resources within this area are associated with the San Antonio Creek riparian corridor. San Antonio Creek is the primary waterway in this community, flowing east to west. Barka Slough, located along San Antonio Creek, is the largest freshwater wetland in the county at 550 acres, and supports several sensitive species (Cachuma Resource Conservation District 2003). The Canada de Calaveras tributary of San Antonio Creek, which drains to a small, north-facing watershed in the Purisima Hills, also contains important habitat.

The Santa Ynez River corridor, which traverses the Santa Ynez Valley and the Lompoc Valley, is designated as ESH by the County and is used to irrigate agricultural areas in the region.

The plant communities within the Santa Ynez Valley region include valley needlegrass grassland, non-native grassland, coastal scrub, buck brush chaparral, valley oak savanna, oak woodland and savanna, eucalyptus woodland, wetland, and riparian habitats. Other habitat types include agriculture, ruderal, and developed areas. Sensitive natural communities within the Santa Ynez Valley region are identified in Table 3.4-7 of Appendix D. As described in further detail below, and shown in Table 3.4-6 of Appendix D, these habitats support a variety of special-status plants and wildlife. In addition, this area also provides critical habitats for the federally threatened California red-legged frog (*Rana draytonii*), the federally threatened California tiger salamander (*Ambystoma californiense*), the federally endangered southwestern willow flycatcher (*Empidonax trailli extimus*), and the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*) (U.S. Fish and Wildlife Service [USFWS] 2022).

Santa Maria Valley Region

While much of the Santa Maria Valley has been developed with agriculture and/or urban development, areas of dune scrub, coastal sage scrub, wetlands, vernal pools, oak woodlands, and grasslands also remain. Additionally, riparian communities occur along Orcutt, Pine Canyon, and Graciosa Creeks, and in several undeveloped areas of the valley. The creek corridors extend into the Solomon and Casmalia Hills, and are accompanied by central coast live oak woodlands, sandhill chaparral, central coastal scrub, central dune scrub, eucalyptus woodland, bishop pine forest, vernal pools and flats, freshwater marsh, freshwater seep, southern coast live oak riparian forest, central coast riparian scrub, and non-native grassland.

The western portion of the Santa Maria Valley Region includes most of the coastal dune system known as the Guadalupe-Nipomo Dunes Complex, which is bordered by the Santa Maria River estuary. The Guadalupe-Nipomo Dunes Complex is managed for the protection of the unique dune, beach, freshwater, and estuarine habitats, and for active and passive recreation, including wildlife viewing.

The northeastern portion of the Santa Maria Valley Region includes Tepusquet Canyon, a mountainous area shared with the Cuyama Valley Region, with Tepusquet Road serving as the boundary between these neighboring regions. The Tepusquet Canyon area primarily supports chaparral oak woodland and grassland habitats, and surface waters support an intermittent stream which travels south and continues into the Santa Maria Valley.

The community of Orcutt is located directly south of the City of Santa Maria and north of the Solomon Hills, Los Alamos, and the Santa Ynez Valley. Significant habitat areas remain in the Solomon and Casmalia Hills, in undeveloped areas, and within the riparian corridors of the Orcutt, Pine Canyon, and Graciosa Creeks. Plant communities within Orcutt include central coast live oak woodlands, sandhill chaparral, central coastal scrub, central dune scrub, eucalyptus woodland, bishop pine forest, vernal pools and flats, freshwater marsh, freshwater seep, southern coast live oak riparian forest, central coast riparian scrub, and grassland (non-native) (County of Santa Barbara 1997).

The southern part of Orcutt near the Solomon Hills supports the highest biological diversity, including riparian habitat along the creeks, central dune scrub and grassland, oak woodland along slopes, coastal sage scrub and sandhill chaparral at higher elevations, and Bishop Pine Forest near the Graciosa Ridge (County of Santa Barbara 1997). Within the central urban core of Orcutt, wildlife corridors link the surrounding hills to grasslands and wetlands in the Santa Maria Valley and support central dune scrub, eucalyptus woodland, mixed woodland, grassland, and riparian communities. Western Orcutt is relatively flat and contains grassland, riparian communities, and sandhill chaparral in the dunes. The area east of U.S. Highway 101 is dominated by grassland and central dune scrub and provides habitat.

Sensitive natural communities within the Santa Maria Valley Region are identified in Table 3.4-2 of Appendix D. As described in further detail below, and shown in Table 3.4-3 of Appendix D, these habitats in the Santa Ynez Valley support a variety of special-status plants and wildlife. In addition, critical habitats for the federally threatened California red-legged frog, the federally threatened California tiger salamander, the federally endangered La Graciosa Thistle (*Cirsium loncholepis*), federally endangered Lompoc Yerba Santa (*Eriodictyon capitatum*), the federally endangered tidewater goby (*Eucyclogobius newberryi*), and federally threatened western snowy plover (*Charadrius nivosus nivosus*) are present within the region (USFWS 2022).

Lompoc Valley Region

Lompoc Valley encompasses the unincorporated areas of Vandenberg Village and Mission Hills. The rural landscapes within the unincorporated portions of the region support a broad range of habitats. In particular, the region supports stands of oak forests and Burton Mesa Chaparral. Agricultural lands supporting row crops and vineyards are located within the unincorporated areas of Lompoc Valley that border the City of Lompoc to the east and west.

Areas of undeveloped open space and habitat areas are generally associated with the Santa Ynez River watershed resources. Within the Coastal Zone, the Santa Ynez River corridor is designated ESH as it provides substantial riparian habitats, including southern cottonwood willow riparian forest, California southern willow scrub, and habitat for the federally threatened southern California steelhead (*Oncorhynchus mykiss irideus*). The Santa Ynez River is characterized by freshwater forested and shrub wetland habitats, with freshwater emergent wetland, and riverine habitats (USFWS 2022).

Sensitive natural communities within the Lompoc Valley region are identified in Table 3.4-5 of Appendix D. As described in further detail below, and shown in Table 3.4-4 of Appendix D, these habitats support a variety of special-status plants and wildlife. In addition, critical habitats for the federally threatened California red-legged frog, the federally threatened California tiger salamander, the federally endangered Lompoc Yerba Santa, the federally endangered southwestern willow flycatcher, and the federally endangered Vandenberg monkeyflower (*Diplacus vandenbergenis*) occur within the region (USFWS 2022).

Cuyama Valley Region

Natural ecological communities within the Cuyama Valley, the northernmost region within Santa Barbara County, include oak woodland, sagebrush communities, chaparral communities, native and non-native grassland, riparian woodland, freshwater habitats, and perennial and ephemeral streams. These are complex ecosystems that provide habitat for many special-status plant and wildlife species. Table 3.4-8 in Appendix D describes the special-status plants and wildlife species that have been observed within the Cuyama region. The Cuyama Valley has also been recognized by the National Audubon Society as an Important Bird Area. The area is sparsely inhabited and is largely used for ranching, agriculture, and oil and gas production. South of Cuyama Valley lies the Los Padres National Forest (LPNF), which encompasses the majority of the Cuyama Region. The Cuyama River forms the County's northeastern boundary with Kern and San Luis Obispo counties.

The Cuyama Valley is comprised of agricultural lands, including large farms like the one pictured above.

South Coast Region

The South Coast Region contains the relatively undeveloped Santa Ynez Mountains and foothills to the north and east, with much of the southern portion of the region occupied by open coastal plains

and developed incorporated cities and unincorporated areas. The South Coast Region encompasses a range of habitats such as the mixed chaparral plant community characterizing either side of the San Marcos Pass area in the Santa Ynez Mountains; the wetlands of the Goleta Slough and Carpinteria Salt Marsh; riparian woodlands along major streams such as Carpinteria Creek, San Jose Creek, Maria Ygnacio Creek, and Gaviota Creek; the grassland communities of the coastal bluffs west of Hope Ranch and Ellwood Pier; and the chaparral and coastal pine communities on the slopes of the western Santa Ynez Mountains above Gaviota.

Within this region, Eastern Goleta Valley supports urban and suburban development on the valley floor with blocks of productive agricultural lands (zoned AG-I) in the urban areas. The mostly rural area to the north of Cathedral Oaks Drive includes mountainous foothills and a few existing developed rural neighborhood communities. The lower elevation foothills are zoned AG-II and are primarily in orchards. Within this area and further north in the mountains, the primary natural vegetation consists of chaparral, oak woodland, riparian areas, mixed woodlands, coastal sage scrub, coastal bluff scrub, forested wetlands, annual grasslands, and native grasslands (County of Santa Barbara 2015). The Eastern Goleta Valley has several sensitive vegetation communities with limited distributions, including bigcone douglas fir, coastal mixed hardwood, coast live oak, willow, riparian mixed hardwood, California sycamore, riparian mixed shrub, chamise, lower montane mixed chaparral, ceanothus chaparral, California sagebrush, buckwheat, coastal bluff scrub, soft scrub – mixed chaparral, perennial grasses and forbs, tule–cattail wetlands, and dunes (County of Santa Barbara 2015). In addition, the Conservation Element of the County's Comprehensive Plan notes that there are "Ecological Communities of Great Interest" in Eastern Goleta Valley, including mixed evergreen forest, Douglas fir forest, coastal dune and strand, coastal salt marsh, coastal bluff, native grassland, vernal pools, freshwater marsh, and marine intertidal zones. There are also several important wildlife linkages in Eastern Goleta Valley. Atascadero Creek is particularly important because it connects Goleta Slough, More Mesa, Lower Maria Ygnacio Creek, and the San Marcos Foothills. Riparian habitats along Wylie Canyon, San Pedro Creek, Encina Creek, Fremont Creek, San Jose Creek, Maria Ygnacio Creek, San Antonio Creek, and San Roque Creek also support wildlife movement from the mountains to the ocean through undeveloped passageways.

The Gaviota Coast transects the landscape from the Pacific Ocean to the Santa Ynez Mountains. The area is topographically diverse, containing rolling hills, valleys, coastal terraces, streams, coastal bluffs, estuaries, sandy beaches, and rocky shorelines. The Gaviota Coast is Southern California's largest continuous stretch of rural coastal land, supporting high biological diversity and unique species. Rare and endangered habitats along the Gaviota coast includes montane hardwood/conifer, closed-cone pine/cypress, tanoak forest, valley oak woodlands, chaparral, central maritime chaparral, native grasslands, wetlands, riparian woodlands, coastal dunes and strand, and marine ecosystems. These habitats support a wide variety of wildlife and plant species, including many special-status species.

The relatively undisturbed nature of the Gaviota Coast and the Santa Ynez Mountains creates wildlife corridors between inland, mountainous, and coastal habitat areas. At Point Conception (located in the Lompoc Valley Region), the northern and southern ecosystems of the West Coast converge, which causes the climate, topography, flora, fauna, and marine environment to mix and change. Many northern plant species reach their southern geographic limits north of the Santa Ynez Mountains, while many southern species reach their northern geographic limits south of the Santa Ynez Mountains. This merging of ecosystems and species is the reason for the increased biodiversity along the Gaviota Coast.

Sensitive natural communities within the South Coast Region are identified in Table 3.4-10 of Appendix D. As described in further detail below, and shown in Table 3.4-9 of Appendix D, these habitats in the Cuyama Valley Region support a variety of special-status plants and wildlife. In addition, critical habitats for California red-legged frog, the federally listed and state-listed Gaviota tarplant (*Deinandra increscens* ssp. *villosa*), the federally endangered Lompoc yerba santa, the federally endangered tidewater goby, the federally endangered Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*), and the federally threatened western snowy plover exists within the region (USFWS 2022).

3.4.2.2 Sensitive Habitats within the County

As previously described, the county contains a number of sensitive habitats designated as such by either the Federal government, the State government, and/or the County, which define areas that provide crucial habitats for sensitive species. At the Federal level, sensitive habitats are defined as "federally designated critical habitat," which are mapped for federally listed species by the USFWS.

Critical habitat is defined in Section 3 of the Federal Endangered Species Act (ESA) as:

1. The specific areas within the geographical area occupied by the species, at the time it is listed in accordance with the ESA, on which are found those physical or biological features:
    a. Essential to the conservation of the species;
    b. Which may require special management considerations or protection; and
2. Specific areas outside the geographical area occupied by the species at the time it is listed, upon a determination that such areas are essential for the conservation of the species.

According to USFWS, the county contains federally designated critical habitats for 14 species (Table 3.4-1). The California red-legged frog has the most extensive critical habitat of these species, with the largest area occurring on the northern slopes of the Santa Ynez Mountains.

At the State level, ESH are defined in Section 30107.5 of the California Coastal Act as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." CDFW also identifies special natural communities in the CNDDB.

In addition, the County identifies 14 ecological communities as either rare and/or endangered. The Conservation Element of the County Comprehensive Plan describes the characteristic plants within each community and the major locations (County of Santa Barbara 2010). Some of these communities occur within LPNF (high montane coniferous forest, Coulter pine forest) and others occur along the shore (e.g., marine intertidal, coastal salt march), and therefore, do not fall within the Project area and would not be affected by the proposed Project. Others (e.g., native grassland, rare freshwater habitats) have some potential to be found on some AG-II lands.

Table 3.4-1. Species with Federally Designated Critical Habitats Occurring in Santa Barbara County

Common Name	Scientific name	County Region
AMPHIBIANS		
California tiger salamander	*Ambystoma californiense*	Santa Ynez Valley Santa Maria Valley Lompoc Valley
Arroyo toad	*Anaxyrus californicus*	Santa Ynez Valley Cuyama Valley South Coast
California red-legged frog	*Rana draytonii*	Santa Ynez Valley Santa Maria Valley Lompoc Valley Cuyama Valley South Coast
BIRDS		
California condor	*Gymnogyps californianus*	Cuyama Valley
Western snowy plover	*Charadrius alexandrinus nivosus*	Santa Maria Valley South Coast
Southwestern willow flycatcher	*Empidonax traillii extimus*	Santa Ynez Valley Lompoc Valley Cuyama Valley South Coast
Least Bell's vireo	*Vireo bellii pusillus*	Cuyama Valley South Coast
FISH		
Tidewater goby	*Eucyclogobius newberryi*	Santa Maria Valley Lompoc Valley South Coast
Steelhead – southern California distinct population segment	*Oncorhynchus mykiss irideus*	Santa Ynez Valley Santa Maria Valley Lompoc Valley Cuyama Valley South Coast
INVERTEBRATES		
Vernal pool fairy shrimp	*Branchinecta lynchi*	Santa Ynez Valley Cuyama Valley
PLANTS		
Gaviota tarplant	*Deinandra increscens* ssp. *villosa*	Lompoc Valley South Coast
La Graciosa thistle	*Cirsium scariosum* var. *loncholepis*	Santa Maria Valley Lompoc Valley
Lompoc yerba santa	*Eriodictyon capitatum*	Santa Maria Valley Lompoc Valley
Vandenberg monkeyflower	*Diplacus vandenbergensis*	Lompoc Valley
Ventura Marsh Milk-vetch	*Astragalus pycnostachyus* var. *lanosissimus*	South Coast

Source: USFWS 2022.

High Montane Coniferous Forest (Mixed Coniferous Forest) – This plant community consists of large coniferous trees which are characteristic of the Sierra Nevada. Elements of the community include sugar pine (*Pinus lambertiana*), Jeffrey pine (*Pinus jeffreyi*), ponderosa pine (*Pinus ponderosa*), white fir (*Abies concolor*), incense-cedar (*Libocedrus decurrens*), and California black oak (*Quercus kelloggii*). The mixed coniferous forest, according to Munz, is found in Southern California in areas with an elevation of 5,000 to 8,000 feet (Munz 1973). In the county, this plant community is well developed only on the peaks of Big Pine, Madulce, and San Rafael Mountains. While California black oak is not found on these three mountains, it is found on the Zaca-Figueroa Ridge and on Little Pine Mountain.

Mixed Evergreen Forest – This plant community consists of trees and shrubs commonly associated with the cool redwood forests of the northern coast ranges and the Sierra Nevada. Characteristic plants include tanoak (*Lithocarpus densiflora*), madrone (*Arbutus menziesii*), California bay (*Umbellularia californica*), bigleaf maple (*Acer macrophyllum*), and California huckleberry (*Vaccinium ovatum*). In the county, this community exists only on the cool, north-facing slopes and canyons of the Santa Ynez Range. Known localities include the north-facing slopes on Mt. Tranquillon, Kinevan Canyon, Painted Cave, Jualachichi Summit, and the north face of the Santa Ynez – especially between Gaviota and San Marcos Passes.

Closed Cone Pine Forest – Bishop Pine (*Pinus muricata*), the only closed cone pine in the county, is distributed spottily in areas which receive the cool damp oceanic influence. The tree is uncommon both statewide and in the county. Besides being limited to coastal localities, the trees are generally found on low hills and flats. Known localities include Vandenberg Space Force Base (VSFB), Mt. Tranquillon, the Purisima Hills, an area near Orcutt, the extreme western end of the Santa Ynez Mountains, Jualachichi Summit, and small areas on hills near Lompoc.

Douglas Fir Forest – The Douglas fir (*Pseudotsuga menziesii*), the most important lumber tree in North America, also is known as the "Oregon Pine." As the name implies, the focus of the tree's distribution is the Pacific Northwest, typically in the Mixed Evergreen Forest, a community occurring primarily in cool, moist climates. An extremely small stand of Douglas fir, approximately 20 trees in a canyon of the Purisima Hills, is growing on a diatomaceous shale within a group of Bishop Pine. This is the southernmost natural grove known and, as such, is of great scientific interest.

Southern Oak Woodland – This plant community is now quite uncommon due to the rareness of the California walnut (*Juglans californica*), an important indicator species (Munz 1973). California Walnut is found in only four localities in the county, with the two best stands along Jalama and Rincon Creeks. Coast live oak (*Quercus agrifolia*) and other community components also occur at these two spots.

Coastal Dune and Strand – This unique and very delicate community occurs in several places in the coastal county but only about half of these are in an undisturbed state. Dunes can be found north of Point Sal (severely disturbed), between Point Sal and Purisima Point (slightly disturbed), south of Purisima Point (slightly disturbed), around Surf (moderately disturbed), and in Devereux Dunes (part slightly disturbed, and part moderately disturbed). Coastal dunes and strand support an extremely distinctive flora, which deteriorates rapidly with traffic.

Coastal Salt Marsh – This habitat occurs in the following estuaries or sloughs: Surf, Devereux, Goleta, and Carpinteria.

Coastal Bluff – The uncommon plant community in this habitat resides on the steep terrain between the extreme intertidal and the point at which the incline becomes level, with the best examples in the

Point Sal area and on Santa Cruz Island. On the South Coast, the dominant plants include saltbush (*Atriplex* spp.), tickseed (*Coreopsis* spp.), succulents (*Dudleya* spp.), bush sunflower (*Encelia californica*), cacti (*Opuntia* spp.), scorpionweed (*Phacelia* spp.), and lemonade berry (*Rhus intergrifolia*). North of Point Conception, the floristic composition of the community changes with the addition of seaside fiddleneck (*Amsinckia spectabilis*) and seaside fleabane (*Erigeron glaucus*). Certain plants also are lost north of Point Conception. Due to the typical steepness of its habitat, any activity which accelerates erosion, such as agriculture, grazing, or construction, is a peril to this community.

Native Grassland – Prior to the introduction of domestic grazers and non-native grasses, large portions of the state were covered with native grasses. At present, large areas of native grassland are almost nonexistent. Isolated patches of some native grasses grow in the county and may occur on ranch lands. Small patches border Camino Cielo Road along the crest of the Santa Ynez range and the coast, west of the City of Goleta.

Interior Cypress Forest – According to the fossil record, Cypresses are not as successful as they once were. Throughout the state, cypresses occur in small patches and usually grow on poor soils. In the county the sole Cypress grove (a stand of *Cupressus sargentii*) is located just northeast of Zaca Lake.

Canyon Oak – Big Cone Spruce – In general, the Big Cone Spruce (*Pseudotsuga macrocarpa*) is most common in the eastern third of the county, but small groups of trees are scattered throughout the county in places such as Figueroa Mountain. Its association with the Canyon Oak (*Quercus chrysolepis*) is limited.

Coulter Pine Forest – Coulter Pines (*Pinus coulteri*) are widely scattered throughout the county. The best example of these trees may be seen on Figueroa Mountain and in the Miranda Pine Mountain area of the Sierra Madre Range.

Rare Freshwater Habitats – Vernal pools are temporary standing bodies of water, found usually in small depressions which drain freshwater runoff and are underlain by non-porous soil. They are most common in the San Joaquin Valley, but are patchily distributed throughout the state. Because of their temporary nature, vernal pools support a highly specialized set of species, many of which only can be found in vernal pools. Zaca Lake is the county's only natural lake. Freshwater marshes are rare plant communities in the state, providing a unique habitat with a long growing season and relatively constant physical conditions. Very few freshwater marshes occur in the county. Several spots along the Santa Ynez River support freshwater marsh communities, and they may occur on lands zoned AG-II.

Well-preserved Marine Intertidal Zones – Examples of well-preserved intertidal zones are rare. At present, there may be very short stretches of the habitat along the beaches of VSFB. Most beaches in the county have been depleted of some of the larger and more conspicuous species. At present, even with newly enacted laws, it is still possible to collect anything which is edible. Further, many beach users ignore or are unfamiliar with the laws and collect ornamental items such as shells and starfish. As more and more intertidal areas are thus depleted of organisms, the process of replacement of lost individuals by young is slowed and even halted.

3.4.2.3 Wetlands and Other Waters of the United States

All naturally occurring wetlands are considered to be significant biological resources because they provide a high number of functions in a generally dry, arid region, and because of their rarity within the region. Wetlands provide food, cover for protection against predators, and breeding habitat for

organisms such as invertebrate larvae and amphibians. Mammals also use these habitats for a drinking water source, and some species may forage in wetlands.

The county encompasses all or parts of 12 major watersheds, including: Cuyama River, Santa Maria River, San Antonio Creek, Orcutt Creek, Shuman Creek, Sisquoc River, South Coast, Ventura River, Santa Clara River, and the Lower, Middle, and Upper Santa Ynez River watersheds (Figure 3.9-1; Section 3.9, *Hydrology and Water Quality*).[1] The county also supports hundreds of smaller watersheds, many of which drain directly into the Pacific Ocean. The major rivers/creeks within the county that drain some of these watersheds include the Santa Ynez River, Santa Maria River, Sisquoc River, Cuyama River, and San Antonio Creek. (Table 3.9-1 in Section 3.9, *Hydrology and Water Quality* provides a summary of major surface waters in the county.) Each of the county's major river systems supports a coastal estuary where meets the Pacific Ocean.

The Santa Ynez River originates from the north slopes of the Santa Ynez Mountains and the south slopes of the San Rafael Mountains. It flows from east to west through the Santa Ynez Valley and empties into the Pacific Ocean at Surf, near the city of Lompoc. The riverbed contains braided channels that are vegetated by Coastal and Valley Freshwater Marsh. Vegetation within the floodplain consists of Coast Live Oak Riparian Forest, Central Coast Cottonwood-Sycamore Riparian Forest, Central Coast Arroyo Willow Riparian Forest, and Central Coast Riparian Scrub. The river's aquatic and riparian habitat is utilized by a large number of wildlife species, including special-status species, and it is a major wildlife corridor for dispersal and migration.

Other types of wetlands found throughout the project area include freshwater emergent wetland, freshwater forested/shrub wetland, freshwater pond, lake, slough, estuary, and riverine. Important wetlands in the county include the Santa Maria River Mouth, Santa Ynez River Mouth, Jalama Creek Mouth, Carpinteria Salt Marsh, Devereux Slough, Barka Slough, and Goleta Slough. Riparian habitat occurs in and along the county's four major rivers, in and along the county's many creeks and streams, and along arroyos, barrancas, and other types of drainages throughout the county.

3.4.2.4 Special-Status Species

Special-status species include plants and animals in the categories listed below.

- Species listed or proposed for listing as threatened or endangered under the ESA (50 Code of Federal Regulations [CFR] §17.12 [listed plants], 50 CFR §17.11 [listed animals], and various notices in the Federal Register (FR) [proposed species]).
- Species that are candidates for possible future listing as threatened or endangered under the ESA.
- Species listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA).
- Species that are candidates for possible future listing as threatened or endangered under CESA.
- Animal species of special concern to CDFW.

[1] The Ventura and Santa Clara rivers are not major watersheds in Santa Barbara County. Certain tributaries of these rivers (Matilija Creek and Sespe Creek, respectively) have headwaters in Santa Barbara County that drain portions of the LPNF in the eastern part of the county and do not traverse AG-II lands that make up the Project area.

- Animals fully protected in California (California Fish and Game Code, Section 3511 [birds], Section 4700 [mammals], Section 5050 [amphibians and reptiles], and Section 5515 [fish]).
- Species that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15380).
- Plants listed as rare under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.).
- Plants listed by the California Native Plant Society (CNPS) as California Rare Plant Ranks (CRPR) 1A, 1B, 2A, 2B, 3, or 4 (CNPS 2017).

According to the CNDDB, the county is known to contain 21 federally listed and 21 state-listed rare, threatened, or endangered wildlife species, and 11 federally listed and 11 state-listed rare, threatened, or endangered plant species. (Appendix D provides a full list of special-status plants and wildlife species within the county.)

3.4.2.5 Wildlife Movement Corridors

Habitat linkages and wildlife corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Wildlife movement corridors or habitat linkages are critical to maintaining populations of plant and wildlife species. The fragmentation of large habitat areas into small, isolated segments reduces biological diversity, eliminates disturbance-sensitive species, restricts gene flow between populations, and may eventually lead to local extinctions of entire floral or faunal assemblages. Many land use planning guidelines now recognize the importance of protecting wildlife movement corridors and seek to retain major linkages wherever possible. However, defining precise corridor alignments and specific spatial and resource requirements can be problematic. The County and resource and conservation agencies consider wildlife movement corridors to be sensitive.

Depending on the species, wildlife movement corridors can vary from relatively narrow paths for movement between breeding and foraging areas to areas at the scale of mountain ranges or valleys for dispersal and migration. Movement corridors can also be either continuous or discontinuous patches of suitable habitat. For example, fish require relatively continuous habitats for movement, whereas highly mobile species such as birds and large mammals often use discontinuous habitat patches. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel.

Agricultural land uses occur throughout much of the county and many wildlife species may move through agricultural fields that connect areas of native vegetation. For example, California red-legged frogs and California tiger salamanders are known to use fields that are currently in agricultural production during dispersal and migration. These species move between aquatic habitats traversing through upland areas; they may remain in suitable terrestrial habitats for periods of several months to years. Juveniles disperse away from aquatic breeding sites, apparently without regard to habitat corridors such as riparian areas when in undeveloped landscapes. Therefore, while aquatic breeding habitats have received the most attention for protection in the past with respect to wildlife movement, there is an increasing amount of evidence that the protection of terrestrial migration and dispersal habitats is at least of equal importance for the conservation of these species.

3.4.3 Regulatory Setting

The biological resources analysis was conducted in conformance with the goals and policies of Federal, State, and local regulations, as described below.

3.4.3.1 Federal

Federal Endangered Species Act

Under the Federal ESA, it is unlawful to "take" any species listed as threatened or endangered. Take is defined as actions intended to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." An activity is defined as a take even if it is unintentional or accidental. Take provisions under the Federal ESA apply only to listed fish and wildlife species under the jurisdiction of USFWS and/or the National Oceanic and Atmospheric Administration (NOAA), or National Marine Fisheries Service (NMFS). Consultation with USFWS or NMFS is required if a project "may affect" or result in take of a listed species.

When a species is listed, USFWS and/or NMFS, in most cases, must officially designate specific areas as critical habitat for the species. Consultation with USFWS and/or NMFS is required for projects that include a federal action or federal funding if the project would modify designated critical habitat.

Clean Water Act Section 404

Under Section 404 of the Clean Water Act (CWA), the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into U.S. waters. U.S. waters are those waters that have a connection to interstate commerce, either directly via a tributary system or indirectly through a nexus identified in USACE regulations. In nontidal waters, the lateral limit of jurisdiction under Section 404 extends to the ordinary high water mark (OHWM) of a water body or, where adjacent wetlands are present, beyond the OHWM to the limit of the wetlands. The OHWM is defined as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area" (33 CFR §328.3). In tidal waters, the lateral limit of jurisdiction extends to the high tidal line (HTL) or, where adjacent wetlands are present, beyond the HTL to the limit of the wetlands.

Wetlands are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for a life in saturated soil conditions (U.S. Environmental Protection Agency [USEPA] 2017)." U.S. waters essentially include any body of water not otherwise exempted that displays an OHWM.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits actions that would result in a "take" of migratory birds, their eggs, feathers, or nests. Take is defined in the MBTA to include any attempt at hunting, pursuing, wounding, killing, possessing, or transporting by any means or in any manner any migratory bird, nest, egg, or part thereof. More than 800 species of birds are protected under the MBTA.

Migratory birds are also protected, as defined in the MBTA, under Section 3513 of the California Fish and Game Code.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA) makes it illegal to import, export, take (which includes molest or disturb), sell, purchase, or barter any bald eagle or golden eagle or parts thereof. USFWS oversees enforcement of this Act. The 1978 amendment authorizes the U.S. Secretary of the Interior to permit the taking of golden eagle nests that interfere with resource development or recovery operations.

On September 11, 2009, USFWS announced a final rule on two new permit regulations that allow for the take of eagles and eagle nests under this Act. The permits authorize limited non-purposeful take of bald eagles and golden eagles, authorizing individuals, companies, government agencies (including tribal governments), and other organizations to disturb or otherwise take eagles in the course of conducting lawful activities, such as operating utilities and airports. Most permits issued under the new regulations would authorize disturbance. In limited cases, a permit may authorize the physical take of eagles but only if every precaution is taken to avoid physical take. Removal of eagle nests would usually be allowed only when it is necessary to protect human safety or the eagles.

3.4.3.2 State

California Endangered Species Act

Under CESA, it is unlawful to "take" any species listed as rare, threatened, or endangered. Take under CESA means to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" (CDFW 2017). CESA take provisions apply to fish, wildlife, and plant species. Take may result whenever activities occur in areas that support a listed species. Consultation with CDFW is required if a project would result in "take" of a listed species.

California Fish and Game Code Sections 1600-1616

CDFW, through provisions of Sections 1600-1616 of the California Code of Regulations, is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be substantially adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks and the conveyance of at least ephemeral flows. CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFW. CDFW exerts jurisdiction over the bed and banks of rivers, lakes, and streams according to provisions of Sections 1601-1603 of the California Fish and Game Code. The California Fish and Game Code requires a Lake and Streambed Alteration (LSA) Agreement for the fill or removal of material within the bed and banks of a watercourse or water body and for the removal of riparian vegetation.

CDFW also has jurisdiction over any riparian habitat areas associated with a river, stream, or lake. Riparian habitat includes willows, cottonwoods, and other vegetation typically associated with the banks of a stream or lake shoreline. In most situations, wetlands associated with a stream or lake would fall within the limits of riparian habitat. Thus, defining the limits of CDFW jurisdiction based on riparian habitat would automatically include any wetland areas. CDFW has not defined wetlands for jurisdictional purposes. Wetlands not associated with a lake, stream, or other regulated area are generally not subject to CDFW jurisdiction.

California Fish and Game Code Sections 3503, 3503.5, and 3513 – Protection of Birds, Nests, and Raptors

Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders Falconiformes and Strigiformes), including their nests or eggs. Typical violations of these codes include destruction of active nests resulting from removal of vegetation in which the nests are located. Violation of Section 3503.5 could also include failure of active raptor nests resulting from disturbance of nesting pairs by nearby project construction. This statute does not provide for the issuance of any type of incidental take permit. Section 3513 states that it is unlawful to take or possess any migratory nongame bird, as designated in the MBTA, or any part of such migratory nongame bird.

California Fish and Game Code – Additional Sections

Other applicable sections of the California Fish and Game Code include Section 2050 (CESA), Section 5650 (prohibits water pollution), Section 5652 (prohibits refuse disposal in or near streams), Section 5901 (prohibits any device that impedes fish passage), and Section 5937 (requires sufficient water bypass and fish passage, relating to dams).

California Native Plant Protection Act

The California Native Plant Protection Act (CNPPA) preserves, protects, and enhances endangered and rare plants in California. Specifically, it prohibits import, take, possession, or sale of any native plant designated by the CDFW Commission as rare or endangered, except under certain circumstances designated by the Act.

Clean Water Act Section 401

Under Section 401 of the CWA, the State Water Resources Control Board (SWRCB) must certify all activities requiring a Section 404 permit. The nine Regional Water Quality Control Boards (RWQCBs) regulate these activities and issue water quality certifications for those activities requiring a Section 404 permit. In addition, the RWQCBs have authority to regulate the discharge of "waste" into waters of the state pursuant to the Porter-Cologne Water Quality Control Act (Porter-Cologne).

Porter-Cologne Water Quality Control Act (California Water Code Division 7)

Porter-Cologne seeks to preserve, enhance, and restore the quality of California's water resources. Porter-Cologne established the SWRCB and nine RWQCBs as the principal state agencies with the responsibility for controlling water quality in the state. The State of California regulates discharges of dredged and fill material to Waters of the State through its Water Quality Certification Program under the authorities of Porter-Cologne and CWA Section 401, a program that allows the State to ensure that activities requiring a Federal permit or license comply with state water quality standards. The Water Quality Certification Program is the State's de facto wetland protection program. It protects all waters within the State's regulatory jurisdiction, but has special responsibilities for wetlands, riparian areas, and headwater streams because these water bodies are not systematically protected by other State and regional board programs.

3.4.3.3 Local

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan (inclusive of mandatory and optional elements) addresses the conservation, development, and use of natural resources. Consistency with these policies is discussed in Section 3.10, *Land Use and Planning*.

Land Use Element

The Land Use Element is intended to interrelate all different factors that contribute to population growth, urban development, and open land preservation with countywide policies on land use. The Land Use Element contains Hillside and Watershed Protection and Streams and Creeks policies that intend to help protect and minimize impacts from new development. The most applicable policies of the Land Use Element for biological resources include:

Hillside and Watershed Protection Policy 1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Hillside and Watershed Protection Policy 2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Hillside and Watershed Protection Policy 3: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

Hillside and Watershed Protection Policy 4: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

Hillside and Watershed Protection Policy 5: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

Hillside and Watershed Protection Policy 6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

Hillside and Watershed Protection Policy 7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Hillside and Watershed Protection Policy 9: Where agricultural development and/or agricultural improvements will involve the construction of service roads and the clearance of natural vegetation for orchard and vineyard development and/or improvements on slopes of 30 percent or greater, cover cropping or any other comparable means of soil protection, which may include alternative irrigation techniques, shall be utilized to minimize erosion until orchards and vineyards are mature enough to form a vegetative canopy over the exposed earth, or as recommended by the County Public Works Department.

Streams and Creeks Policy 1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

Community Plans

Unincorporated lands zoned AG-II and select unincorporated lands zone AG-I (parcels with winery tasting rooms only) would be subject to the biological resources goals and policies from the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Conservation Element

The Conservation Element focuses on the protection and policies governing the county's natural and cultural resources. The element addresses a variety of different ecosystems and provides policies and development standards for each. For example, the ecological systems section discusses coastal strand and marine habitats; chaparral and scrub habitats; grassland; woodland and savanna; forest; riparian forests and woodlands; introduced trees and scrubs; swampy habitats; and aquatic habitats, as well as location-specific policies. This element also addresses oak tree protection in inland rural areas of the county, and provides related policies. Particularly relevant policies are included in Table 3.10-3 of Section 3.10, *Land Use and Planning*.

Coastal Land Use Plan

The Coastal Land Use Plan (CLUP) is intended to protect coastal resources while accommodating land use development within the Coastal Zone. The other elements of the County's Comprehensive Plan are applicable within the Coastal Zone; however, when there is a conflict, the CLUP takes precedence. The following policies are particularly applicable to the protection of biological resources.

Hillside and Watershed Protection Policies

Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.

Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.

Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetland shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Policy 3-22: Where agricultural development will involve the construction of service roads and the clearance of major vegetation for orchard development, cover cropping or any other comparable means of soil protection shall be utilized to minimize erosion until orchards are mature enough to form a vegetative canopy over the exposed earth.

Environmentally Sensitive Habitat Area Overlay Designation Policies

There are 14 policies that protect sensitive species and habitats throughout the county (e.g., oak trees, riparian habitats/streams/creeks, white-tailed kite habitat, etc.) (Section 3.10, *Land Use and Planning*). Policy 9-1 below in particular requires avoidance of mapped ESH.

Policy 9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an ESH shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an ESH may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.

Native Plant Communities Policies

Policy 9-35: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.

Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

Santa Barbara County Code

Chapter 15B – Development Along Watercourses. Section 15B-3, Limitation on development, prohibits development within 50 feet of the top of the bank of any watercourse, or within 200 feet from the top of the bank of any of the four rivers (i.e., Cuyama, Sisquoc, Santa Maria, and Santa Ynez rivers), unless said development has been previously approved and the necessary permits have been obtained for such development.

Chapter 35 – Zoning, Article IX – Deciduous Oak Tree Protection and Regeneration. The County Deciduous Oak Tree Protection and Regeneration Ordinance and the associated Grading Ordinance Guidelines for Native Oak Tree Removal found in Chapter 14 of the County Code implements those goals and policies of the Santa Barbara County Comprehensive Plan that promote the protection of deciduous oak trees (i.e., valley oaks [*Quercus lobata*] and blue oaks [*Quercus douglasii*]). These regulations address deciduous oak tree removal in the inland rural areas of the County if such removal is not associated with development that requires a permit under the Land Use and Development Code (LUDC) of Chapter 35 of the County Code.

3.4.4 Environmental Impact Analysis

This section discusses the potential biological resources impacts associated with the proposed Project. Take of special-status species and/or sensitive habitats may be considered significant impacts on biological resources, as described further herein. Where there are potentially significant or

significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.4.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the CEQA Guidelines states that a project is considered to have a significant impact on biological resources if it is found to:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the CDFW or USFWS.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.

c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the CWA (including marsh, vernal pool, and coastal areas) through direct removal, filling, hydrological interruption, or other means.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

CEQA Guidelines Section 15206 states that a project is of statewide, regional, or area-wide significance if it has the potential to affect sensitive wildlife habitats substantially, including riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and threatened species, as defined by CEQA Guidelines Section 15380. CEQA Guidelines Section 15380(d) further provides that a plant or animal species may be treated as rare or endangered even if it is not on one of the official lists (e.g., if it is likely to become endangered in the foreseeable future).

County of Santa Barbara Environmental Thresholds and Guidelines

The County's *Environmental Thresholds and Guidelines Manual* indicates that the determination of impact is done on a case-by-case basis. Because of the complexity of biological resource issues, substantial variation can occur between cases. An assessment of impacts must account for both short-term and long-term impacts. Thus, the assessment must account for items such as immediate tree removal and longer term, more subtle impacts, such as interruption of the natural fire regime or interference with plant or animal propagation. Disturbances to habitats or species may be significant, as determined by substantial evidence in the record (not public controversy or speculation), if they affect significant resources in the following ways:

1. Substantially reduce or eliminate species diversity or abundance.

2. Substantially reduce or eliminate quantity or quality of nesting areas.

3. Substantially limit reproductive capacity through losses of individuals or habitat.
4. Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.
5. Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
6. Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

There are many areas in the county where little or no importance is given to a habitat, and it is presumed that disruption would not create a significant impact. Examples of areas where impacts on habitat are presumed to be insignificant include the following:

1. Small areas of non-native grassland if wildlife values are low.
2. Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.
3. Areas of historical disturbance such as intensive agriculture.
4. Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
5. Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

In addition to the criteria listed above, the following questions and factors are used in assessing the significance of project impacts on biological resources:

1. Size.
    - How much of the resource in question both on and off the project site would be impacted (percentage of the whole area and square footage and/or acreage)?
    - How does the area or species that would be impacted relate to the remaining populations off the project site (percentage of the total area or species population, either quantitatively or qualitatively)?
2. Type of Impact.
    - Would it adversely indirectly affect wildlife (e.g., light, noise, barriers to movement)?
    - Would it remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area?
    - Would it fragment the area's resource?
3. Timing.
    - Would the impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, flowering periods)?
    - Is the impact temporary or permanent? If it is temporary, how long would the resource take to recover?
    - Would the impact be periodic, of short duration, but recur again and again?

Section D of the County's *Environmental Thresholds and Guidelines Manual* includes habitat-specific impact assessment guidelines, which provides additional impact assessment guidelines specific to

several biological communities. The following summarizes the thresholds applied to different habitat types throughout the county.

1. **Wetlands.** The following types of project-created impacts may be considered significant:
    - Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species.
    - Projects which substantially interrupt wildlife access, use, and dispersal in wetland areas.
    - Impacts to the hydrologic conditions of wetlands systems, such as the quantity and quality of run-off, etc.
    - Substantial alteration of tidal circulation or decrease of tidal prism in coastal salt marsh habitats.
    - Adverse hydrologic changes (e.g., altered freshwater input), substantial increase of sedimentation, introduction of toxic elements, or alteration of ambient water temperature in coastal salt marshes.
    - Indirect impacts from construction activities near coastal marshes such as noise and turbidity on sensitive animal species, especially during critical periods such as breeding and nesting.
    - Disruption of wildlife dispersal corridors in coastal salt marshes.
    - Disturbance or removal of substantial amounts of coastal salt marsh habitats. Because of the high value and extremely limited extent of salt marsh habitat in the County, small areas of such habitat may be considered significant.
    - Direct removal of a vernal pool or vernal pools complex.
    - Direct or indirect adverse hydrologic changes to vernal pool habitats such as altered freshwater input, changes in the watershed area or run-off quantity and/ or quality, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature.
    - Disruption of larger plant community (e.g., grassland) within which a vernal pool occurs, isolation or interruption of contiguous habitat which would disrupt animal movement patterns, alter seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpation.
2. **Riparian Habitats.** The following types of project-created impacts may be considered significant:
    - Direct removal of riparian vegetation.
    - Disruption of riparian wildlife habitat, particularly animal dispersal corridors and/or understory vegetation.
    - Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion.
    - Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e.g., amphibians), or where

such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.

- Construction activity which disrupts critical time periods (nesting or breeding) for fish and other wildlife species.

3. **Native Grasslands.** Project-created impacts may be considered significant if they result in the removal or severe disturbance to a patch or patches of native grasses greater than 0.25 acre, and that are clearly part of a significant native grassland or an integral component of a larger ecosystem.
4. **Oak Woodlands and Forests.** The following changes in habitat value and species composition may be considered significant:
    - Habitat fragmentation.
    - Removal of understory.
    - Alteration to drainage patterns.
    - Disruption of the canopy.
    - Removal of a significant number of trees that would cause a break in the canopy or disruption in animal movement in and through the woodland.
5. **Individual Native Trees.** Impacts to individual native trees may be considered significant if a project results in the loss of 10 percent or more of the trees of biological value on a project site.

Methodology

Potential impacts to biological resources would be unique to individual uses and related development at specific participating parcels. For example, projects involving rural recreational uses or supplementary agricultural uses with no development would have no impact or negligible impacts on sensitive species or their habitats. However, other projects could result in excavation, grading, or other construction activities that would require the use of heavy construction equipment and vegetation removal. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.4.4.2 Project Impacts

This section discusses the potential impacts to biological resources associated with the proposed Project. As discussed previously in Section 3.0, *Environmental Impact Analysis*, the number, location, and size of the proposed uses and related development enabled under the proposed Project are not known. If the proposed ordinance is successful in stimulating or enabling such development on 50 or more different agricultural premises around the county, there is some potential for impacts to biological resources due to vegetation removal, grading, and construction of parking areas, driveways, small campgrounds, and other structures or facilities. However, given the nature of the proposed uses and related development (Table 2-2), such facilities typically would be limited to less than 0.5 acre to perhaps a maximum of 5 acres (depending on premises size) and may be sited in areas that minimize the disturbance of native habitats to be consistent with County policy (Section 3.4.3, *Regulatory*

Setting). The proposed Project would include a tiered permitting structure based on factors such as premises size as well as the size and intensity of proposed uses and related development. Less intense uses would either be exempt or require low-level permits, such as a Zoning Clearance (ZC), Land Use Permit (LUP), or Coastal Development Permit (CDP). Larger structures or more intensive uses may require a Development Plan (DVP), or Conditional Use Permit (CUP). As a result, larger structures or more intensive uses would be subject to a more rigorous level of County review that would aid in avoiding or reducing impacts to biological resources. These factors would limit the potential for impacts to biological resources consistent with the regulations and policies described in Section 3.4.3, *Regulatory Setting*.

Table 3.4-2 provides a summary of the proposed Project's impacts related to biological resources. A detailed discussion of each impact follows. Given the programmatic nature of the proposed Project and the inability to effectively predict or anticipate the location and extent to which agricultural enterprise uses would be constructed, the analysis of biological resources impacts from implementation of the proposed Project is programmatic.

Table 3.4-2. Summary of Biological Resources Impacts

Biological Resources Impacts	Mitigation Measures	Residual Significance
Impact BIO-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could create potential impacts to unique, rare, or threatened plant species and sensitive natural communities.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Impact BIO-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could create potential impacts to unique, rare, threatened, or endangered wildlife species and/or habitat that supports these species.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Impact BIO-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could cause impacts to migratory species or patterns as a result of introduction of barriers to movement.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-3. Fencing for Wildlife Movement	Potentially significant but mitigable
Impact BIO-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in the potential loss of healthy native specimen trees.	MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Impact BIO-5. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in the introduction or spread of non-native vegetation.	No mitigation required	Insignificant

Table 3.4-2. Summary of Biological Resources Impacts (Continued)

Biological Resources Impacts	Mitigation Measures	Residual Significance
Impact BIO-6. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection	Potentially significant but mitigable
Cumulative Impacts	MM BIO-1. Setbacks for Sensitive Habitats MM BIO-2. Oak Tree and other Native Tree Protection MM BIO-3. Fencing for Wildlife Movement	Potentially significant but mitigable

Impact BIO-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could create potential impacts to unique, rare, or threatened plant species and sensitive natural communities.

The proposed Project would amend the LUDC and Article II, Coastal Zoning Ordinance (CZO) to establish the land use regulations for the proposed uses and related developed in unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I. The proposed Project includes uses that may involve physical development or alteration of agricultural land (e.g., vegetation removal, grading, and/or the construction of new structures). Depending on the specific location of future uses and related development, construction activities could result in a direct loss of, or temporary disturbance to, unique, rare, or threatened plant species or sensitive natural communities, including wetlands, vernal pools, native grasslands, riparian habitat, and/or oak woodlands and forests. These sensitive natural communities include those defined as such by CDFW as well as mapped or unmapped locally designated ESH and other unique habitats within the county. Additionally, as discussed further in Impact BIO-2, long-term operation of these uses could result in temporary increases in noise associated with occupancy of the Project site (Section 3.11, *Noise*). For example, agricultural product processing and composting would involving industrial activities and associated noise while small-scale events could result in noise from event attendees and amplified noise. Depending on the location of these activities and their proximity to native vegetation communities, noise could result in indirect impacts to sensitive biological resources on- and off-site.

The proposed uses and related development allowed under the proposed Project would be secondary and ancillary to existing agricultural operations. Many uses that would be allowed under the proposed Project would not require any vegetation removal, grading, or construction. Educational experiences, tours, and horseback riding, for example, would utilize existing infrastructure and would not require additional development. Uses such as these would generally be exempt from permitting requirements and would not create the potential for adverse impacts to special-status plant species or sensitive

natural communities given that they do not involve new infrastructure or development. Many other activities that would be allowed under the proposed Project, such as fishing operations, hunting, and farm stands would involve only minor and/or interior improvements or developments that would not result in any substantial physical changes from the environmental baseline.

In contrast, however, the construction of new structures or grading and development of new campgrounds or other more intensive supplementary agricultural uses (e.g., composting), would have a greater potential for impacts to special status plant species and/or sensitive natural communities. Any potential impacts to jurisdictional waters would require permitting pursuant to the CWA and California Fish and Game Code Section 1600-1616 as well as compliance with all required permit conditions, including compensatory mitigation, as necessary. Additionally, the County's standard review process for uses and activities requiring permits would assess the potential of adverse impacts to biological resources on a case-by-case basis. This review would ensure compliance with existing policies, regulations, and development standards relating to the protection of biological resources, such as the Hillside and Watershed Protection policies in the Land Use Element of the County's Comprehensive Plan (Section 3.4.3, *Regulatory Setting*). For example, Hillside and Watershed Protection Policy 2 of the Land Use Element requires that "[n]atural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible." While these requirements would reduce the potential for impacts to special-status plant species and sensitive natural communities under the proposed Project, it is uncertain that this process would effectively reduce all adverse impacts to special status plants and sensitive natural communities, particularly for unmapped sensitive biological resources. Specific biological impacts cannot be determined as specific sites have not been identified for the proposed uses and related development. However, a loss of, or disturbance to unique, rare, or threatened plants would be considered significant because it could result in the reduction or elimination of a population of a rare plant species to the point where the population is no longer viable, particularly in the case of rare endemic plant species. Therefore, due to the regional rarity of these species, this impact is considered *potentially significant* and would require mitigation measures **MM BIO-1 (Setbacks from Sensitive Habitats)** and **MM BIO-2 (Oak Tree and other Native Tree Protection)** to reduce potential impacts to an insignificant level.

Impact BIO-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could create potential impacts to unique, rare, threatened, or endangered wildlife species and/or habitat that supports these species.

As described in Impact BIO-1, many of the uses under the proposed Project would not involve additional development and would not substantially alter existing site operations. Therefore, these uses would not have the potential to result in impacts to special status wildlife species and/or the habitat that supports these species. However, some more intensive uses might require vegetation removal, grading, construction of new structures, and demolition of existing structures or otherwise change existing site operations. In particular, the construction of new structures, the grading and development of new campgrounds, or other similar development, would have a greater potential for impacts to special status wildlife species and/or the habitat that supports these species.

Vegetation removal under the proposed Project has the potential to result in the injury or mortality of birds, especially eggs or young in nests. Such impacts could occur due to removal of vegetation used as for habitat and nesting, or the disturbance of individuals nesting within or immediately adjacent to sites considered for proposed uses and related development under the proposed Project. Regardless of the proposed uses or related development, vegetation removal would be subject to the provisions of the MBTA. Additionally, the proposed uses and related development would be subject to the

provisions of the County's existing biological resources conservation and protection policies, such as Hillside and Watershed Protection Policy 2 of the County's Comprehensive Plan Land Use Element, which requires that "[n]atural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible." Nevertheless, implementation of the proposed Project would still have the potential to result in the permanent loss of an unknown amount of such habitat. Given the widespread nature of the proposed Project throughout the county, adverse effects on migratory birds and active nests of both common and sensitive bird species could occur; therefore, this impact is considered *potentially significant* and would require **MM BIO-1** to reduce potential impacts to an insignificant level.

More intensive uses involving vegetation removal, grading, construction of new structures, and/or demolition of existing structures would also potentially result in disturbance of breeding, foraging, or dispersal habitat for federally listed, State-listed, and other special-status species. Suitable foraging, dispersal, and breeding habitat for these species consists of sensitive natural communities discussed above in Impact BIO-1. A reduction in the number of any unique, rare, threatened, or endangered species of wildlife, a restriction in their range, or an impact on their critical habitat would be considered a significant impact because these impacts would potentially reduce the species population to a level where it can no longer be sustained. In particular, the range of the federally endangered and State-listed threatened California tiger salamander extends throughout much of the Santa Ynez Valley, Santa Maria Valley, and Lompoc Valley regions. The range of both the California red-legged frog and the least Bell's vireo extends through the Santa Ynez Valley, Santa Maria Valley, Lompoc Valley, Cuyama Valley, and South Coast regions. Similarly, the arroyo toad can be found within the Santa Ynez Valley, Santa Maria Valley, Cuyama Valley, and South Coast regions of the county.

Future uses and related development would be subject to all Federal, State, and local policies concerning special-status species and their habitat. For example, development within or adjacent to federally designated critical habitat (e.g., California tiger salamander) may require USFWS protocol surveys for determining the presence of the species. Results of these surveys would be reported to the USFWS; if the proposed use or related development is determined to have a potential to adversely affect federally listed species, the USFWS may make additional recommendations for avoidance or otherwise require an incidental take permit. While compliance with the Federal ESA and CESA as well as the County's local development restrictions and setback requirements would reduce the potential for impacts to special-status wildlife species and would limit or avoid the loss of suitable habitat, implementation of the proposed Project would still have the potential to result in the direct injury or mortality of and permanent loss of an unknown amount of suitable habitat. Therefore, impacts on these species are considered *potentially significant* and would require **MM BIO-1** and **MM BIO-2** to reduce potential impacts to an insignificant level.

Operationally, the proposed uses and related development would result in increased noise, lighting, etc. related to an increase in human presence (e.g., campgrounds, farmstays, small-scale events, educational opportunities) and associated commercial agricultural activities (e.g., agricultural product processing and composting). Noise and other forms of human disturbance could result in indirect harassment and/or predation or injury to special-status species. While operational noise associated with the proposed uses and related development would be minor in the context of existing agricultural operations (Section 3.11, *Noise*), these impacts are considered potentially significant and would require implementation of **MM BIO-1** and **MM BIO-2** to reduce potential impacts to an insignificant level.

Impact BIO-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could cause impacts to migratory species or patterns as a result of introduction of barriers to movement.

Many uses under the proposed Project would not require additional development, and therefore, would not create the potential to impact migratory species or patterns through introduction of barriers to movement. For example, small guided tours and educational experiences would not involve additional development or the construction of fencing. However, some uses under the proposed Project would involve new development and/or fencing that could restrict the movement of resident or migratory wildlife species. The introduction of barriers to movement of any resident or migratory wildlife species would be considered a significant impact if obstacles to movement could disrupt population dynamics and gene flow between populations. Any development proposed as a result of these more intensive uses described for the proposed Project would be small-scale (under 5,000 square feet [sf] in most cases), and would be sited on agricultural lands, much of which already have fencing and structures relating to existing agricultural operations. Additionally, more intensive uses involving substantial grading or development requiring a permit would undergo County review processes to ensure compliance with existing policies, plans, and regulations. Depending on the location of the proposed uses and related development and the presence of potentially sensitive biological resources, new uses and development could introduce barriers to wildlife movement, and impacts would be *potentially significant*. **MM BIO-1**, requiring setbacks from sensitive habitats, and **MM BIO-3 (Fencing for Wildlife Movement)** requiring standards for proposed fencing to minimize barriers to wildlife movement, would reduce impacts relating to barriers of movement to an insignificant level.

Impact BIO-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in the potential loss of healthy native specimen trees.

Many uses under the proposed Project would not require new development and therefore would not create the potential for loss of healthy native specimen trees. However, more intensive uses requiring vegetation removal, grading, and/or construction could result in the loss of healthy native specimen trees, which would be considered a significant impact. Any uses involving substantial grading and development would not be exempt under the proposed Project and would undergo review by the County to determine compliance with relevant tree protection policies and regulations, such as the Deciduous Oak Tree Protection and Regeneration Ordinance. Consistency with these policies and regulations would reduce impacts relating to loss of healthy native trees. Additionally, the implementation of **MM BIO-2** would require that new development be located outside the dripline of native trees; thus, protecting them from damage that could lead to the loss the trees. Therefore, while the potential loss of healthy native specimen trees would be *potentially significant*, the implementation of **MM BIO-2** would reduce impacts to an insignificant level.

The operation of uses such as firewood processing and sales as well as lumber processing and milling, could pose a danger of removal to on-site native trees. However, these activities would need to comply with the Deciduous Oak Tree Protection and Regeneration Ordinance and the associated Grading Ordinance Guidelines for Native Oak Tree Removal, as specified in Chapter 2, *Project Description*. The Deciduous Oak Tree Protection and Regeneration Ordinance and the associated Grading Ordinance Guidelines for Native Oak Tree Removal allows for the removal of up to 12 oak trees for non-agricultural purposes; firewood processing and lumber processing and milling would meet the

definition of non-agricultural purposes as defined in these regulations. The ordinance and guidelines also include detailed standards and direction for oak tree management plans and oak tree replacement, and therefore, impacts resulting from firewood processing and lumber processing and milling would be *insignificant*.

Impact BIO-5. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in the introduction or spread of non-native vegetation.

Depending on the location of future uses and related development throughout the county, ground disturbing construction activities and operational activities could create opportunities for the introduction and/or spread of non-native species. Invasive species could out-compete native species for water and space, and soil disturbance can reduce the native seed bank associated with the site, further limiting the ability of native plants to reestablish.

For uses involving additional structural development, the land area that would not be covered by structures would likely be recolonized by vegetation following construction, unless landscaping is incorporated into the project design. Additionally, all uses involving substantial development and ground disturbance would not be exempt and would undergo review by the County to ensure compliance with relevant policies, guidelines, and development standards, including those relating to invasive species, such as requiring native and/or non-invasive plant species in any landscape plantings. Therefore, this impact would be *insignificant*.

During future operational activities, the composition of the plant communities in the immediate vicinity may shift to favor those species more tolerant of continual disturbance from these activities, as well as from special events, which would introduce temporary new populations. This shift would likely favor invasive weed species because they better tolerate this treatment than existing native plants.

Non-native invasive species could also be introduced during operational activities and special events that continue to curtail native vegetation growth. Continued soil disturbance, as well as the continued use of vehicles for employee and visitor transportation, would increase the potential for the spread of non-native species on individual agricultural enterprise sites. Although these activities have the potential to spread invasive species, most disturbance would occur within areas that are currently cultivated or heavily disturbed through ongoing agricultural operations. Therefore, this impact would be *insignificant*.

Impact BIO-6. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.

There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the entire Project area. However, the County has adopted a number of other plans, policies, and ordinances oriented towards the protection and conservation of biological resources.

As previously mentioned, Chapter 15B of the County Code, "Development Along Watercourses," prohibits development within 50 feet of the top of the bank of any watercourse, or within 200 feet from the top of the bank of the four major rivers (i.e., Cuyama, Sisquoc, Santa Maria, and Santa Ynez rivers), unless said development has been previously approved and the necessary permits have been obtained for such development. To comply with this policy under the proposed Project, all non-

exempt project applications shall be reviewed and approved by the Santa Barbara County Flood Control and Water Conservation District, as well as the County building official. Therefore, compliance with this policy would ensure that impacts would be *insignificant*.

Issues related to Chapter 35, Article IX of the County Code, the Deciduous Oak Tree Protection and Regeneration Ordinance and the associated Grading Ordinance Guidelines for Native Oak Tree Removal, are discussed in Impact BIO-4. Any uses involving substantial grading and development would not be exempt under the proposed Project and would undergo review by the County to determine compliance with relevant policies and regulations, such as the Deciduous Oak Tree Protection and Regeneration Ordinance. Consistency with these policies and regulations would reduce impacts relating to loss of healthy native trees. Additionally, the implementation of **MM BIO-2** would require that new development be located outside the dripline of native trees; thus, protecting them from damage that could lead to the loss the trees. Therefore, while the potential loss of healthy native specimen trees would be *potentially significant*, the implementation of **MM BIO-2** would reduce impacts to an insignificant level.

The County's Comprehensive Plan and the CLUP contain conservation measures that protect biological resources. These measures cover coastal strand, marine, chaparral, woodland and savanna, forest, and aquatic habitats. Proposed uses and related development under the proposed Project would be required to comply with these policies. However, as described in Impacts BIO-1 and BIO-2, it is uncertain that the County's review process would effectively avoid all adverse impacts to special status plants and sensitive natural communities, particularly for unmapped sensitive biological resources. Therefore, this impact is considered *potentially significant* and would require **MM BIO-1** and **MM BIO-2** to reduce potential impacts to an insignificant level.

Implementation of **MM BIO-1** and **MM BIO-2** would minimize conflicts with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.

3.4.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments and the County's 2023-2031 Housing Element Update, development and annexations proposed under the general plans and housing elements of several cities, to individual projects such as the North Fork Ranch Tentative Parcel Map and various cannabis cultivation development projects. The most significant cumulative projects with potential impacts to agricultural resources would appear to involve city and county housing elements, which would entail development of approximately 26,000 new homes as well as proposed annexations of agricultural land to cities.

Concurrent development of the uses and related development allowed under the proposed Project combined with pending or approved planning projects, and residential, commercial, and agricultural development within or adjacent to the Project area could potentially contribute to the loss of sensitive biological resources.

The proposed Project would result in cumulatively considerable impacts if it, in combination with proposed development under other County plans and projects, would adversely affect, either directly

or through habitat modifications, any species, riparian habitat, or natural community identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the USFWS or CDFW; adversely affect federally or state protected wetlands regulated under Section 404 or Section 401 of the Clean Water Act or California Fish and Game Code Section 1600-1616 (including marsh, vernal pool, and coastal areas) through direct removal, filling, hydrological interruption, or other means; interfere substantially with movement of any native resident or migratory fish or wildlife species or with established migratory corridors or native wildlife nursery sites; or conflict with any local policies or ordinances protecting biological resources, including tree preservation policies, habitat conservation plans, natural community conservation plans, or other approved conservation plans.

The proposed Project, in combination with proposed development under other County plans and projects, would potentially adversely affect biological resources, including sensitive plant and wildlife species and natural communities. However, as described in Impacts BIO-1, BIO-2, BIO-3, BIO-4, BIO-5, and BIO-6, the proposed activities and related development associated with the proposed Project would be required to comply with existing County policies and regulations. Additionally, with the implementation of **MM BIO-1**, **MM BIO-2**, and **MM BIO-3**, these impacts would be insignificant. Therefore, the contribution of the proposed Project would not be cumulatively considerable and cumulative impacts associated with the Project would be *insignificant*.

3.4.4.4 Proposed Mitigation

MM-BIO-1. Setbacks from Sensitive Habitats. Agricultural enterprise uses and development (including grading and ground-disturbing activities in support of new development) shall be located a minimum of 100 feet from the edge of the following sensitive habitats:

- Streams and creeks, i.e., riparian habitat, or if riparian habitat is not present, from the top-of-bank of the stream or creek
- Wetlands
- Vernal pools
- Native woodlands and forests
- Native shrub lands (e.g., chaparral and coastal sage scrub)
- Native grasslands

The habitat boundary and 100-foot setback shall be depicted on all plans submitted to the County of Santa Barbara Planning and Development Department (P&D).

Projects located within or near critical habitat for rare, endangered or threatened species listed by Federal or State agencies under the Federal ESA or CESA, or within plant communities known to contain rare, endangered, or threatened species, shall comply with LUDC or Article II CZO permit review procedures and requirements for addressing rare, endangered, or threatened species.

Projects proposing to impact designated or mapped ESH (typically found within the Coastal Zone and select community plan areas) shall instead comply with the applicable setback of the CLUP or community plan.

New development shall avoid wildlife movement corridors.

Plan Requirements and Timing: The County shall incorporate the requirements of this mitigation measure as objective development standards into the Agricultural Enterprise Ordinance prior to final adoption of the ordinance.

MM-BIO-2. Oak Tree and other Native Tree Protection. Proposed uses and development (including grading and ground-disturbing activities in support of new development) shall be located at least 6 feet outside the canopy dripline of oak trees (valley oak, blue oak, and coast live oak) and other native trees species. Applicants proposing to encroach within this setback shall be required to submit a tree protection plan in compliance with standard submittal requirements to County P&D for review and approval.

Plan Requirements and Timing: The County shall incorporate the requirements of this mitigation measure as objective development standards into the Agricultural Enterprise Ordinance prior to final adoption of the ordinance.

MM BIO-3. Fencing for Wildlife Movement. If fencing is required for proposed agricultural enterprise uses and related development, the fencing shall be designed in compliance with the following standards to allow for the safe passage of wildlife.

- Fences and gates shall be wildlife permeable.
- The distance between the bottom wire or rung and the ground surface shall be a minimum of 18 inches.
- The fencing shall be no higher than 4 feet.
- Fencing materials may include the use of rails, smooth wire, and similar materials. Barbed wire shall not be used for agricultural enterprise uses unless it separates livestock operations from agricultural enterprise uses.

Plan Requirements and Timing: The County shall incorporate the requirements of this mitigation measure as objective development standards into the Agricultural Enterprise Ordinance prior to final adoption of the ordinance.

3.4.4.5 Residual Impacts

Impact BIO-1. Implementation of **MM BIO-1** would require an objective standard 100-foot setback from sensitive habitats and implementation of **MM BIO-2** would require that development be located six feet outside the dripline of oaks and other native trees. Together with the County's existing policy framework, the implementation of these mitigation measures would ensure that residual impacts to special-status plants and sensitive natural communities would be *potentially significant but mitigable*.

Impact BIO-2. With implementation of the objective development standards of **MM BIO-1** and **MM BIO-2** and existing conservation policies, adverse effects on special-status wildlife and the habitats that support these species would be *potentially significant but mitigable*.

Impact BIO-3. Implementation of **MM BIO-1** and **MM BIO-3**, which would ensure that any proposed fencing allows free movement of wildlife species, residual impacts related to wildlife movement barriers would be *potentially significant but mitigable*.

Impact BIO-4. With implementation of County review processes and compliance with conservation policies and ordinances as well as the implementation of **MM BIO-1** and **MM BIO-2**, impacts

associated with compliance with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources would be *potentially significant but mitigable*.

Impact BIO-5. Given the small-scale and secondary nature of the proposed uses and related development under the proposed Project the potential for the introduction of non-native invasive species would be *insignificant*.

Impact BIO-6. Continued implementation and required compliance with adopted local plans, policies, and ordinances along with County review processes and implementation of **MM BIO-1** and **MM BIO-2** would ensure that impacts would be *potentially significant but mitigable*.

Section 3.5
Cultural and Tribal Cultural Resources

3.5.1 Introduction

This section describes the environmental and regulatory setting for cultural resources, evaluates the effects on cultural resources that would result from implementation of the proposed Agricultural Enterprise Ordinance (Project), and identifies mitigation measures to reduce identified impacts where possible. The information and analysis in this section is based on information in previous studies and Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County). These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR, as well as the Santa Barbara County Comprehensive Plan. The discussion of cultural resources in the Environmental Setting section below are broadly derived from the above sources as well as the National Park Service's National Register of Historic Places (NRHP), the National Park Service's California National Historic Landmarks (NHLs), the Office of Historic Preservation's (OHP's) California Historic Landmarks (CHLs), the Historic Landmark Advisory Commission's (HLAC's) Santa Barbara County Landmarks and County of Santa Barbara Places of Historic Merit.

Cultural resources are the tangible or intangible remains or traces left by prehistoric or historic peoples, and typically include prehistoric and historic archaeological sites and the historic built environment, such as buildings or structures, or traditional cultural places or landscapes. Additionally, a separate class of cultural resources, "tribal cultural resources," is defined as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that are listed, or determined to be eligible for listing, in the national or state register of historic resources, listed in a local register of historic resources, or determined by a local agency. Historic resources include buildings, structures, and objects of historic or aesthetic importance that amplify the local population's sense of community, enhance perceptions and enjoyment of the community, and provide an important measure of the physical quality of life. When a significant concentration of such resources occurs within a defined geographic space, a historic district may be defined.

3.5.2 Environmental Setting

The County has a rich history of habitation dating back 11,000 to 12,000 years ago, including the region's first known habitants, the Chumash, some of whom still live in the county today. Native habitation extended through European exploration periods, which began in 1542 with Juan Cabrillo's explorations and establishment of missions in the 1760s. Settlers claimed land in the county through the 1800s as part of the state's Gold Rush, expansion of ranching, and American industrialization, including commercial agriculture and tourism. Agriculture also expanded rapidly in the county, which increased growth of agricultural economies supported by landowners and immigrant populations.

While some of the county, particularly areas of known sensitivity for habitation or use proximate to larger creeks or along the coastline, has been surveyed for cultural resources, most of it has not. Along the county's coastline there will always exist potential for encountering undiscovered archaeological remains; however, much of the 75 miles of coastline within the Project area has been subject to intensive archaeological explorations either due to early review of still extant villages along the coastline of the Gaviota Coast by Rogers (1929) and other early archaeologists or during the major oil development boom of the 1980s, where new oil pipeline construction required extensive archaeological exploration. The inland reaches of the Project area have generally been subject to much less regular archaeological investigation, unless triggered by a particular development project and therefore may exhibit somewhat higher potential for discovery of unknown sites. For historic resources, while landmarks such as the Ballard Little Red Schoolhouse are well documented, the potential exists for multiple potentially historic structures such as farmhouses, barns, and other structures older than 50 years to occur within the Project area that have not been documented, even on well-known older farms or ranches. Thus, the potential exists for the occurrence of previously unrecorded cultural resources in areas that would support the proposed uses and related development. The prehistory and history of the county are summarized below.

3.5.2.1 Prehistory

Within the Santa Barbara Channel region, the Barbareño Chumash developed a highly complex social system during late prehistory. While it is clear that there are many differences between the Chumash groups living north and south of Point Conception and between the coast and interior, there are some broad patterns of cultural change applicable to all regions.

Early Holocene/Paleocoastal Period (Prior to 6500 B.P.)

Human habitation of the Santa Barbara County region is believed to have begun more than 12,000 years ago. Although early archaeological evidence is sparse, several discoveries have led to an understanding of the prehistory of the area. A fluted Clovis point fragment found near the coast on Hollister Ranch is estimated to be approximately 11,000 to 12,000 years old (Erlandson et al. 1987). Human presence became more widespread around approximately 9000 Before Present (B.P.) where these ancient residents inhabited the coast and exploited marine resources prior to the Milling Stone Period (6500 – 3500 B.P.). Very few Paleocoastal sites have been identified, potentially due to relatively small populations and/or loss through erosion and other natural forces. The Paleocoastal Period exhibited low population density and simple technology. Early populations subsisted largely on plants, shellfish, and vertebrate species, with artifact assemblages emphasizing flaked stone tools.

Milling Stone Period (6500 – 3500 B.P.)

The Milling Stone Period is defined by the prevalence of handstones and milling slabs, indicating a reliance on seeds and other plant foods. Milling stones called mutates and manos dated as old as 9000 B.P. have been found in abundance. These milling stones have been interpreted as evidence of a dietary shift to a focus on plant materials such as seeds and nuts, and may also be a sign of food storage capabilities (Glassow 1996). As such, it is believed that subsistence during the Milling Stone Period consisted of a mixture of plant foods, shellfish, and a limited array of vertebrate species.

Assemblages from this era also contain hammerstones for making flaked tools and for resharpening milling surfaces, small anvils, bone fish gorges, stone sinkers, and other fishing technology. The number, size, and complexity of habitation sites increases dramatically at this time, and sites show

substantial variability across the region. Well-developed middens have been associated with this period, suggesting more regular and continuous use of habitation sites; however, small ephemeral campsites marked by just a few handstones or other milling tools are also found during this time.

Archaeological sites within the period from 6,500 to 5,000 years ago are very limited, likely due to environmental changes (Glassow 1996; Lebow et al. 2001).

Early Period (3500 – 600 B.P.)

Cultural changes during the Early Period are thought to have occurred as a result of environmental shifts, rising sea levels, and an increase in the population base. Population densities appear to surge around 5,000 years ago. The response to these changes by people of this period is evidenced by sites that appear more settled, but not permanent, with an increase in specialized sites for resource procurement activities such as hunting, fishing, and plant material processing. As a result of increased population, trade between regions expanded, as evidenced by the presence of exotic shell beads and obsidian materials. Like the Milling Stone Period, ground stone artifacts identified with the Early Period consist of handstones and milling slabs. Toward the end of the period mortars and pestles were added, probably indicating systematic exploitation of acorns. Notched projectile points and the atlatl (throwing stick) appear shortly thereafter as well.

Middle Period (600 B.P. – 1000 A.D.)

The early Middle Period is defined by the continued specialization in resource exploitation, trade, and increased technological complexity. Fishing, sea mammal hunting, and acorn harvesting increased steadily during this time. Use of the single-piece shell fishhook appears during this period, and by 800 years ago the bone-barbed harpoon, large contracting stem chert projectiles, and sewn plank canoe had all come into use (Erlandson 1993; Glassow, Wilcoxon, and Erlandson 1988; Glassow 1996; King 1990; Strudwick 1985). Scholarly opinions regarding the development of a definitively centralized and stratified society differ; however, most agree this cultural change took place late in the Middle Period. Microlithic blades also begin to be found late in this period, and are believed to have been used primarily to perforate shells. Smaller projectile points begin to be found from this period, indicating the use of bows and arrows in the region. Both fish and acorns continued to be primary sources of subsistence. The development of mass hunting techniques suggests population pressure on resource collection late in the period.

Middle-Late Transitional Period (1000 – 1250 A.D.)

The absence of imported obsidian after 1000 Anno Domini (A.D.) may reflect changes in trade relationships that are likely associated with a shift in settlement patterns. Middle-Late Transitional Period sites contain a mixture of earlier artifact types. However, the appearance of small leaf-shaped projectile points marks the arrival of the bow and arrow to the region. Although different evaluation methods have produced a different time frame for the development of chiefly status positions, craft specialization, and complex socioeconomic and political systems, profound changes in Chumash society, economy, and political organization began sometime during the Middle Late Transitional and Late Periods.

Late Period (1300 – 1769 A.D.)

By the Late Period, Chumash culture was most likely very similar to that observed by the Spanish when they arrived. The southern Chumash had developed a complex religious, social, and economic system. Social and political structures continued to increase in complexity. Archaeological investigations indicate an increase in marine and terrestrial species in midden deposits less than 600 years old. The use of temporary camps for resource procurement also increased. Objects of material culture included a wide array of utilitarian and ornamental objects such as arrow points, small bead drills (microlithic blades), various mortar types for milling different foods, *Olivella* shell beads and disk beads, and various other artifacts.

3.5.2.2 Ethnography

Chumash is a name derived from traditional Chumash language that is used by anthropologists to refer to several closely related groups of Native Americans that spoke seven similar languages. The Chumash people lived in central coastal and inland California. Chumash territory has been divided into sections representing the various linguistic subgroups. There is limited information about the geographical limit of the dialects and the purported boundaries are based more on topography. However, it is possible that the territorial divisions may correspond more to catchment areas of the missions for which the groups were named rather than the groups' actual native territories (Kroeber et al. 1911). The Interior and Ineseño Chumash are known to have villages that numbered approximately 100 to 200 individuals, a significantly smaller population, in contrast to the 500 to 1,000 individuals that inhabited settlements along the Santa Barbara Channel (Glassow 1990). In addition to consisting of lower population densities, the inland groups also appeared to have greater seasonal mobility; subsistence focused on acorns and stored food during the winter, and tubers, grass seeds, and bulbs during the spring. Fish provided a high-quality food source in the late summer and early fall, while hunting was best in spring, summer, and fall (Landberg 1965).

Despite being a largely non-agricultural group, the Chumash exhibited a complex society which tied separate villages together by regionally influencing economic, religious, and political systems. Personal rankings were dependent on wealth and social status, occupations were specialized, leadership was hereditary and it was possible for the chiefdom to span several villages.

The Chumash had a rich material culture consisting of utilitarian items such as fishnets, fishhooks, baskets, stone bowls, canoes (*tomols*) among coastal groups, and projectile points. In addition, some utilitarian objects and religious objects such as charmstones were decorated with shell beads. The decimation of Native American populations and subsequent deterioration of cultural practices as a result of missionization is a profound event in the history of the coastal region. Much information was lost, and the mission records do not provide much insight into the lifeways of the Chumash or other groups of the coastal region prior to contact with Europeans.

3.5.2.3 History

European contact with the Chumash occurred in 1542 A.D. during Juan Cabrillo's explorations. Spanish missionaries began their exploration of California and development of the missions in the 1760s. The Spanish Colonial Period (1769–1822) is marked by establishment of permanent Spanish settlements. The Santa Barbara Presidio (or military fort) that was founded in 1782 and five Franciscan missions in Chumash territory generated significant disruptions in the existing way of life. The establishment of the Santa Barbara, Santa Ines, and La Purisima Missions led to the incorporation

of the Chumash into mission settlements and the gradual depopulation of Chumash villages and settlements. During the Mission Period (1760–1820), some lands held by the missions were granted to Spanish military veterans. These land grants foreshadowed the subsequent Rancho Period (1820–1845) in California.

Following Mexican independence from Spain in 1822, the Mexican government gained control over California. About 500 land grants were given to local rancheros during the Rancho Period. Ranchos are located within the Project area (County of Santa Barbara Surveyor 2008). Life on the ranchos in many ways resembled life in the Spanish missions. The typical rancho employed between 20 and several hundred Native American workers, many of whom had formerly lived at local missions. The Mexican-American War occurred between 1846 and 1848 and ended with the Treaty of Guadalupe Hidalgo, which made California a U.S. territory. In 1848, the land once occupied by the Chumash was taken possession of by the U.S., which led to California statehood in 1850. The California Gold Rush brought many settlers to the county. During a heavy drought in the 1860s, cattle prices declined and led to the sale of various rancho lands throughout California.

Oil was first discovered in California during the 1860s but did not become a major economic force until the 1890s. George S. Gilbert was among the first men to drill for oil in California when he built a small refinery on the Ojai Ranch in Ventura County in 1861. Experiments with the substance determined that the oil provided a cleaner, cheaper, and more effective fuel source than coal. Oil also provided an alternative to the kerosene shortage that resulted when the outbreak of Civil War interfered with the shipping of supplies from the East.

Santa Maria Valley Region

Settlers initially came to the Santa Maria Valley in the late 19th century to take advantage of the area's prime soils and established the region as an agricultural intensive area. The ranchos in the area included the Tinaquaic Rancho in Santa Maria. The City of Guadalupe was established in the 1840s as part of a Mexican land grant. The City's name honors Our Lady of Guadalupe (a title given to the Virgin Mary). It was finally incorporated in 1946. The nearby City of Santa Maria was also established after several agriculturalists banded together to donate land at the intersection of their properties in 1875. Although it was first called Grangerville, the name of the city changed to Central City, and then finally to Santa Maria in 1885. By the 1900s, the Santa Maria Valley became one of the most productive agricultural regions in the state. Oil exploration in the Santa Maria Valley began in 1888, and in 1901 William Orcutt introduced Union Oil in the area. Oil development increased and intensified throughout the 1900s and became an additional economic and organizing force in the region.

Lompoc Valley Region

European settlement of the Santa Rita Hills and the Lompoc Valley began in 1787 after the establishment of the La Purisima Mission. The ranchos in the region included Lompoc and San Julian Rancho in Lompoc, the Punta de la Concepcion Rancho in Point Conception, and the Ex-Mission la Purisima Rancho in Los Berros. In 1874, the Lompoc Land Company established a temperance colony located along the Coast Line stagecoach route between the Cities of San Luis Obispo and Santa Barbara, which dispersed with the incorporation of the City of Lompoc in 1888. The introduction of the coastal railroad between San Francisco and Los Angeles, and subsequent Lompoc extension in 1901, facilitated growth in the valley and the clearing of lands for agricultural production. In the early 20th century, the mining of diatomaceous earth began and the mining industry came to be a major

employer. Agriculture and mining continue to be major industries in the Lompoc Valley; in particular, flower cultivation dominates the agricultural industry (Lompoc Valley Historical Society 2017).

Santa Ynez Valley Region

The ranchos in the region included the Santa Rosa Rancho in Buellton, the Cañada de los Piños and Nojoqui Ranchos in Solvang, and La Laguna Rancho in Santa Ynez. The extension of transportation systems into the Santa Ynez Valley was a precursor to future settlement. The Coast Line stagecoach arrived in 1861 and the Santa Ynez Turnpike was completed in 1869. In 1881, the Town of Ballard, was founded (Rife 1977). The Town of Santa Ynez was established approximately 1 year after Ballard in 1882. In 1887, Los Olivos became the third town to be established in this region. The town was named after the olive grove that grew on the mesa east of town (Rife 1977).

The rail was eventually extended to San Luis Obispo from Santa Barbara. The Town of Buellton originated from a post office at the Buell Ranch in 1883. A schoolhouse developed in 1889 marked the turning point for a community centered on agriculture and ranching and, by 1918, its charter was official. Danish settlers purchased what is now known as Solvang, or Sunny Field, as translated in Dutch.

The Franciscan missionaries developed an outpost for livestock operations in Los Alamos. The rancho in Los Alamos was called the Los Alamos Rancho. With the development of the stagecoach route in 1873, Los Alamos became a layover stop. Between 1875 and 1878, portions of the Los Alamos and La Laguna Ranchos were purchased in order to establish the town of Los Alamos. Subsequently, Los Alamos became a commercial center for the Los Alamos Valley. The arrival of the Pacific Coast Railroad in 1882 allowed for the transport of agricultural goods from the valley and boosted the valley's economic value. The introduction of the automobile and discovery of oil in the Los Alamos Valley between 1915 and 1945 impacted the region and lead to the development of a main thoroughfare (later U.S. Highway 101) and road infrastructure (County of Santa Barbara 2010).

Cuyama Valley Region

Two ranchos – Rancho Cuyama M.A. de la G.Y. Lata and Rancho Cuyama Cesario Lataillade – were granted along the Cuyama River in the Cuyama Valley and agriculture was, and continues to be, a defining characteristic of this region (County of Santa Barbara Surveyor 2008). The Cuyama Valley developed slowly due to its remoteness and lack of transportation infrastructure. The alignment for Highway 166 was adopted into the state system in 1919 but the roadway was not constructed until the early 1930s. Following, the Town of Cuyama developed in the 1930s. The Atlantic Richfield Company developed the Town of New Cuyama in the early 1950s as a base for its work force in the Cuyama Valley.

South Coast Region

Ranchos in the South Coast Region included Nuestra Señora del Refugio in present day Refugio State Beach, Cañada del Corral in Gaviota, La Goleta, and Dos Pueblos in Goleta and Las Positas y La Calera in Hope Ranch. Gaviota was known for farming and cattle ranching. Goleta Valley was largely agricultural and was known for lemon growing. In the 1860s, Italians settled in Montecito and began farming. Many of the ranchos were sold in the 1860s due to the drought.

The City of Santa Barbara was established in 1850 following the Mexican-American War. Wood buildings replaced the Spanish and Mexican adobe, and the city adopted a gridded street pattern.

Natural gas and crude oil were first extracted from the Santa Barbara Channel along the coast at Summerland in 1866. In 1902 oil drilling at Summerland's beaches hit its peak. Oil and gas extraction in Goleta primarily occurred along Ellwood Mesa. Tourism and settlement steadily rose after the Southern Pacific Railroad completed its track link from Santa Barbara to Los Angeles and San Francisco in 1901. In the late 1800s, Montecito became a tourist destination, known for its hot springs (County of Santa Barbara 2017).

3.5.2.4 Identified Cultural Resources in Santa Barbara County

Historic Resources within the County

There are 47 historic properties and districts in the County listed on the NRHP, including eight NHLs (National Park Service 2022a). Of these properties, approximately 27 fall within communities such as Ballard proximate to the Project area. The NRHP is the official list of historic districts, sites, buildings, structures, and objects deemed worthy of preservation by the Secretary of the Interior. NHLs are designated nationally significant historic places because they possess exceptional value or quality in illustrating or interpreting the heritage of the U.S.

Throughout the county, many historical landmarks exist on agricultural lands, though many are concentrated within the Santa Maria Valley and Santa Ynez Valley regions, such as the Benjamin Foxen Adobe Site on the Holt Ranch, located in the Santa Ynez Valley Region.

CHLs are buildings, structures, sites, or places that have been determined to have statewide historical significance. There are 16 designated CHLs in the County (OHP 2022). Santa Barbara County Historic Landmarks and County of Santa Barbara Places of Historic Merit are designated by the HLAC. Places of Historic Merit are recognized as having historic, aesthetic, or cultural value; however, they are not protected by restrictions as to demolition, removal, alteration, or use like Historic Landmarks are, which are recognized at a higher level of historic, aesthetic, or cultural significance. Places, sites, buildings, and structures can be designated as historic if they meet one of more of the County HLAC's specific criteria. There are 53 designated County Historic Landmarks and 19 designated County Places of Historic Merit (County of Santa Barbara 2021a, 2021b). However, only approximately 27 of these fall within or immediately adjacent to the Project area. (See Table 3.5-1 below for listings of resources listed on the NRHP, and/or as NHLs, CHLs, and County Historic Landmarks that fall within or are immediately adjacent to the Project area.)

Table 3.5-1. Known Historic Sites within the Project Area

City or Community	Resource Name	National Register	National Landmark	State Landmark	County Landmark
Solvang	The Ballard Adobes				X
Ballard	Ballard Little Red Schoolhouse				X
Ballard	Ballard Presbyterian Church				X
Sisquoc	Benjamin Foxen Adobe Site				X
Los Olivos	Berean Baptist Church				X
Sisquoc	Chapel of San Ramon			X	
Lompoc	Cota Adobe on Rancho Santa Rosa				X
Ballard	Davison House				X
New Cuyama	Eastern Sierra Madre Ridge Archaeological District	X			
Solvang	Foley Estates Vineyard and Winery				X
Los Olivos	Hartley House				X
Goleta	Helena T. Devereux Hall				X
Casmalia	Hitching Post				X
Los Alamos	Los Alamos Ranch House	X	X		
Santa Barbara	Main-Begg Farmhouse				X
Manzana Creek	Manzana School House				X
Los Olivos	Mattei's Tavern				X
Orcutt	Pine Grove Cemetery				X
Point Sal Highlands	Point Sal Ataje	X			
Solvang	Rancho El Alamo, Pintado Adobe				X
Santa Barbara	San Marcos Rancho	X			
Santa Barbara	San Marcos Barn and Spring House				X
Santa Ynez	Santa Ynez Public Library				X
Sisquoc	Sisquoc Church and San Ramon Chapel Cemetery				X
Sisquoc	Sisquoc store				X
Los Alamos	Union Hotel and California Garage				X
Solvang	Wulff's Windmill				X

Sources: National Park Service 2022a; OHP 2022; County of Santa Barbara 2021a; 2022

3.5.2.5 Archaeological and Tribal Cultural Resources

Archaeological resources represent and document activities, accomplishments, and traditions of previous occupation, and link current and former inhabitants of an area. Archaeological resources may date from the historic or prehistoric period and include physical remains of the past such as artifacts, manufacturing debris, dietary refuse, and the soils in which they are contained, or areas where prehistoric or historic activity measurably altered the earth.

Detailed study of archaeological sites is the only method of gaining knowledge and understanding of prehistoric times. Many of the sites as well as the artifacts and the remains within these sites are a sacred part of the heritage, religion, and culture of the Native American community. As archaeological sites are among the most fragile, nonrenewable resources in California, various laws and regulations require the development of property to be accompanied by a rational and respectful concern for the protection of cultural resources (Section 3.5.3, *Regulatory Setting*).

The county also contains areas of great importance for the study and preservation of the past of the Native Americans of California. Native American tribal cultural sites contain unique, irreplaceable resources significant to the history of the county and the cultural heritage of all humankind. Such sites have a deep, spiritual significance to all Native Americans, especially the native peoples of the State of California, and constitute a precious archaeological and historical heritage. Both the California Environmental Quality Act (CEQA) and County policy require preservation and protection of these sites and resources. In 2015, a new class of resource was added to Appendix G of CEQA Guidelines – the tribal cultural resource. Tribal cultural resources are defined as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources (CRHR) or local register of historical resources, or determined by a lead agency to be significant according to criteria set forth in CEQA.

Archaeological Potential within the Project Area

As described above, certain areas of the county have been subject to relatively intensive archaeological exploration (e.g., Gaviota Coast); however, much of the Project area has not, particularly within the extensive inland farms and ranches. The summary below is based on information obtained from the Central Coast Information Center (CCIC) at the Department of Anthropology at the University of California Santa Barbara and included in the Conservation Element of the County's Comprehensive Plan (County of Santa Barbara 2010). This information does not provide complete or adequate information for specific project areas since most of the county has not been surveyed for archaeological resources. When surveys have occurred, they have been primarily associated with specific development applications, which are often in urban areas outside of the Project area. The County creates maps using CCIC data in order to estimate the density of known sites in project areas and to evaluate applications for specific development projects on a project-by-project basis. The information regarding site locations is sensitive and cannot be viewed by the public.

Table 3.5-2 describes the archaeological site density and provides a brief narrative for each region, including the region's topographic classification. A topographic classification was included because the type of adaptation represented in archaeological sites, and the density of such sites, tends to vary according to the environment. The topographic classes include: coastal strand, mountain ridge, and valley bottom. There are two classes of archaeological site density: 1) High Density, which is greater

than one site per square mile; and 2) Low Density, which is less than one site per square mile. It is probable that the entire coastline of the County can be linked into one large High Density zone.

Table 3.5-2. Archaeological Site Density in Project Area[1]

Region	Topographic Class	Density Class	Description
South Coast	Coastal	High Density	Chumash at time of Spanish contact; Santa Barbara-Goleta foothills is especially high density
San Marcos Pass	Mountain	High Density	San Marcos Pass Native American trade route between the coast and Santa Ynez Valley; sites in the area are predominately rock shelters and pictographs are reported
Upper Santa Ynez River	Valley	High Density	Large number of sites in Lake Cachuma and surrounding valley and canyons
Solvang	Valley	High Density	Historic sites associated with the Mission, a probable protohistoric village site, and possible some related smaller sites bordered by unincorporated agricultural land
Happy Canyon	Mountain	High Density	Entire canyon is high density; Cachuma Camp known to be high density
Zaca Lake	Mountain	High Density	Sites represent special adaptation to unusual environmental conditions; historic occupation is known
Santa Barbara Potrero and Santa Barbara Canyon	Mountain	High Density	Delimited by the grassy vegetation of the potrero
Birabent Canyon	Mountain	Low Density	Little is known
Nojoqui Summit	Valley	Low Density	Known Chumash trade route and region includes pictograph sites
Rancho San Julian	Mountain	Low Density	Little is known
Lompoc	Valley	Low Density	Little is known, but probable that more sites exist here given the Upper Santa Ynez River and Pendola high density sites
Point Conception	Coastal	Low Density	A few sites are known, but probable that more sites exist; after adequate surveying of the region, it is probable that entire coastline of County can be linked into one large High Density zone

Notes: [1] These density classes are estimates based on known site locations only, as most of the County has not been surveyed for archaeological resources; adapted to focus on Project area.
Source: County of Santa Barbara 2010.

3.5.2.6 Tribal Consultation

To date, Santa Barbara County has received one request to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. On October 22, 2021, the County contacted the Native American Heritage Commission (NAHC) to request a CEQA Tribal Consultation List in accordance with AB 52. On December 2, 2021, the NAHC responded with a list of 10 tribes that are traditionally and culturally affiliated with the Project area. On March 8, 2022, the County sent a request for consultation to the

list of tribes provided by the NAHC. The letters described the components of the proposed Project and requested input from these individuals and organizations. Of the 10 individuals and organizations that were contacted, one tribe, the Santa Ynez Band of Chumash Indians, responded with a request for formal consultation. The Santa Ynez Band of Chumash Indians, represented by Sam Cohen, Government Affairs and Legal Officer, and Wendy Teeter, PhD, Cultural Resources Archaeologist, and the County, represented by David Lackie, Supervising Planner, and Julie Harris, Senior Planner, initiated formal consultation and discussed the proposed Project during a virtual meeting via Teams on July 6, 2022. At this meeting and through a series of subsequent email communications between County staff and the Santa Ynez Band between August 2022 and April 2023 consensus was reached regarding the scope of the analysis to be included in the Draft EIR. On April 14, 2023, Wendy Giddens Teeter, PhD, the Cultural Resources Archaeologist for the Santa Ynez Band, stated they were not requesting any additional consultation or mitigation measures at this stage of the project.

In addition to the formal AB 52 consultation process, the County received two comment letters from the Santa Ynez Band of Chumash Indians in response to the three Notices of Preparation (NOP), described in Chapter 1, *Introduction.* During the first comment period, the Santa Ynez Band of Chumash Indians submitted a letter dated December 8, 2021, with comments on several elements of the proposed project, and requested initiation of AB 52 consultation. During the second comment period, the Santa Ynez Band of Chumash Indians submitted a second comment letter on April 4, 2022, regarding the proposed Project. No comments were received relating to requests for tribal consultation during the third NOP comment period.

3.5.3 Regulatory Setting

This analysis was conducted in conformance with the goals and policies of Federal, State, and local regulations. The following section summarizes the most applicable policies and regulations which would relate directly to future proposed uses and related development under the proposed Project and its associated impacts.

3.5.3.1 Federal

National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 (NHPA) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment" (Title 36 Code of Federal Regulations [CFR] §60.2). The NRHP recognizes both historic-period and prehistoric archaeological properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, site, buildings, structures, and objects of potential significance must meet one or more of the following four established criteria (U.S. Department of the Interior 1995):

A. Are associated with events that have made a significant contribution to the broad patterns of our history.

B. Are associated with the lives of persons significant in our past.

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting the criteria of significance, a property must have integrity. Integrity is defined as "the ability of a property to convey its significance" (U.S. Department of the Interior 1995). The NRHP recognizes seven factors that define integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event took place.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

3.5.3.2 State

California Register of Historic Resources

The State of California Historical Resources Commission has designed the CRHR for use by State and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The CRHR is the authoritative guide to the State's significant historical and archaeological resources.

Under California law, cultural resources are protected by PRC Section 5024.1, which established the CRHR. PRC Section 5024 requires state agencies to provide notice to, and to confer with the State Historic Preservation Office (SHPO) before altering, transferring, relocating, or demolishing state-owned resources.

The CRHR encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for State and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The following criteria are utilized when determining if a resource has architectural, historical, archaeological, or cultural significance.

- **Criterion 1:** Is the resource associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the U.S.?

- **Criterion 2:** Is the resource associated with the lives of persons important to local, California, or national history?
- **Criterion 3:** Does the resource embody the distinctive characteristics of a type, period, region, method of construction, or represent the work of a master or possesses high artistic values?
- **Criterion 4:** Has the resource yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation?

These factors are broadly mirrored in criteria for historic significance within CEQA, CRHR, and the County Code.

California Environmental Quality Act

CEQA Guidelines Section 15064.5 states that a resource shall be considered "historically significant" if it meets any of the criteria for listing in the CRHR (PRC Section 5024.1; Title 14 California Code of Regulations [CCR] Section 4852). A resource may qualify for CRHR listing if it:

A. is associated with events that have made a significant contribution to the broad patterns of California's history or cultural heritage;

B. is associated with the lives of persons important in our past;

C. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources meeting one or more of these criteria are defined as "historical resources" under CEQA. Included in the definition of historical resources are prehistoric archaeological sites, historic archaeological sites, historic buildings and structures, traditional cultural properties important to a tribe or other ethnic group, cultural districts and landscapes, and a variety of other property types.

Resources included in a local register of historical resources (pursuant to PRC Section 5020.1[k]), or identified as significant in an historical resources survey (meeting the criteria in PRC Section 5024.1[g]) also are considered "historical resources" for the purposes of CEQA.

The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources, or not identified in an historical resources survey, does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1(c).

California Historical Landmarks

CHLs are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific/technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resources also must be approved for designation; be recommended by the State Historical Resources Commission; and be officially designated by the Director of California State Parks.

To be eligible for designation as a landmark, a resource must meet at least one of the following criteria:

1. It is the first, last, only, or most significant of its type in the state or within a large geographic region.
2. It is associated with an individual or group having a profound influence on the history of California.
3. It is a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

California Points of Historical Interest

California Points of Historical Interest (PHIs) are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific/technical, religious, experimental, or other value. The PHI designation is most often used in localities that do not have a locally enacted cultural heritage or preservation ordinance.

To be eligible for designation as a PHI, a resource must meet at least one of the following criteria:

- It is the first, last, only, or most significant of its type within the local geographic region.
- It is associated with an individual or group having a profound influence on the history of the local area.
- It is a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

Assembly Bill 52

AB 52 amended PRC Section 5097.94 (CEQA) and added eight new sections to the PRC relating to Native Americans. It was passed and signed into law in 2014 and took effect on July 1, 2015. This law establishes a new category of resource called tribal cultural resources (PRC Section 21074) and establishes a process for consulting with Native American tribes and groups regarding those resources. The consultation process must be completed before a CEQA document can be certified. Native American tribes to be included in the process are identified through consultation with the NAHC (PRC Section 21080.3.1).

Tribal cultural resources are "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe…" (PRC Section 21074.1). A tribal cultural resource must be on, or eligible for, the CRHR as described above for historical resources, or must be included in a local register of historical resources. Additionally, as discussed above for historical resources, the lead agency can determine that a tribal cultural resource is significant even if it has not been evaluated as eligible for the CRHR or is not on a local register.

AB 52 establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

Senate Bill 18

Passed in 2004, Senate Bill (SB) 18 requires cities and counties to consult with Native American tribes to help protect traditional tribal cultural places as part of a general plan adoption or amendment. Unlike AB 52, SB 18 is not an amendment to, or otherwise associated with, CEQA. Instead, SB 18 requires that, prior to the adoption or amendment of a city's or county's general plan, the city or county must conduct consultations with California Native American tribes for the purpose of preserving specified places, features, and objects that are located within the city's or county's jurisdiction. Under SB 18, cities and counties must notify the appropriate Native American tribe(s) of intended adoption or amendments to general plans and offer the opportunity for the tribe(s) to consult regarding traditional tribal cultural places within the proposed plan area. A Native American tribe is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission" (Governor's Office of Planning and Research [OPR] 2005). Traditional tribal cultural places are defined in PRC Sections 5097.9 and 5097.993 to include sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines, or any historic, cultural, or sacred site that is listed on or eligible for the CRHR including any historic or prehistoric ruins, burial grounds, or archaeological site (OPR 2005).

Codes Governing Human Remains

CEQA Guidelines Section 15064.5 also assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by the California Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98, and falls within the jurisdiction of the NAHC. If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

California Coastal Act

The California Coastal Commission is tasked with the protection of coastal resources, including those having prehistoric, historic, and cultural importance within the Coastal Zone. California Coastal Act Section 30244 seeks to minimize the adverse impacts to historical and archaeological resources within the Coastal Zone by requiring mitigation of adverse impacts to these resources by any development. It states that where development would adversely impact archaeological resources as identified by the SHPO, reasonable mitigation measures shall be required.

3.5.3.3 Local

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan (inclusive of all mandatory and optional elements) contains policies which address cultural resources. The consistency of the proposed Project with these policies is discussed in Section 3.10, *Land Use and Planning*.

The County requires protection of significant archaeological and historic resources to the greatest extent possible. The Land Use Element contains the following Historical and Archaeological Sites Policies:

1. All available measures (e.g., purchase, tax relief, purchase of development rights) shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.
2. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
3. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the OHP and the NAHC.
4. Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.
5. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

The Conservation Element also recommends ways in which archaeological studies may be incorporated into projects:

1. Archaeological sites may be incorporated into parks or landscaped areas in such a way that no damage will be done to the archaeological materials.
2. Areas with archaeological sites may also be designated as limited use areas where they can be protected from vandalism. For either of these first two alternatives, a preliminary survey and surface collection by a competent archaeologist must be carried out prior to any action. Buffer zones adjacent to these sites may be necessary, but the extent of such a zone must be determined for each site.
3. Outdoor museums are a feasible alternative to destruction when the nature of the archaeological remains is such that their careful excavation and preservation by professionals would prove attractive to the public. This alternative would be of value to the public relations of many private firms and would serve to increase the awareness of the County's prehistory among both residents and tourists. A museum of this sort might consist of a simple tin roof and fence protecting ongoing or completed excavations and appropriate displays of artifacts. Painted Cave is an example of how this approach has been implemented in Santa Barbara County.
4. One method of preserving sites for future archaeological investigation is through the use of extensive land fill. If sites scheduled for possibly damaging use could be covered with sufficient clean fill to avoid damage, such sites would be preserved.
5. Salvage excavation is a last resort in the "preservation" of archaeological information. Such short notice excavations destroy relevant information which might be more effectively excavated with future improved archaeological methods and techniques. In salvage archaeology, it frequently is impossible to generate an adequate research design before excavation is commenced. Considering these factors, the loss of valuable information is inevitable. In addition, salvage operations are expensive undertakings. Consequently, every effort should be made to preserve, rather than excavate; endangered archaeological sites.

Additionally, the Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the cultural resources protection goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Santa Barbara County Coastal Land Use Plan

The County's Coastal Land Use Plan (CLUP) contains the following policies addressing cultural resources:

Policy 10-1: All available measures (e.g., purchase, tax relief, purchase of development rights) shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

Policy 10-2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.

Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State OHP and the State of California NAHC.

Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.

Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Policies 10-2, 10-3, and 10-5 are also contained in Article II, Coastal Zoning Ordinance (CZO) Section 35-65.

The CLUP sets forth the following recommendations to ensure that important historical sites in the Coastal Zone are protected:

1. The County should undertake an inventory of historical sites in the unincorporated areas of the County.

2. Significant sites should be designated as landmarks by the County Advisory Landmark Committee and restrictions imposed as currently permitted by County Ordinance No. 1716.
3. Historic sites of national significance should be nominated for landmark status by the NHLs Project and the NRHP. Those of statewide significance should be nominated for inclusion on the register of CHLs.

Owners of historical sites meeting the criteria specified in Government Code Sections 50280-50289 should be encouraged to enter into historical properties contracts with the county (the contract gives the owner the benefit of assessment based on restricted use of the property) it insures permanent preservation of significant sites.

Santa Barbara County Coastal Zoning Ordinance

Article II of Chapter 35 of the County Code consists of the CZO, published January 2014 and updated May 2021. Section 35-65 of the CZO includes the following policies that protect archaeological resources:

1. When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
2. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the OHP and the NAHC.
3. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Historic Landmarks Advisory Commission

The HLAC serves to preserve and protect places, sites, buildings, structures, works of art, and other objects having a special historic or aesthetic character or interest, for the use, education, and view of the general public and to remind the citizens of the county and visitors of background of the county.

Pursuant to County Code Chapter 18A, Section 18A-3, to be eligible for designation as a Santa Barbara County Landmark, a place, site, building, structure, or object must meet one or more of the following criteria:

a. It exemplifies or reflects special elements of the county's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural, or natural history.
b. It is identified with persons or events significant in local, state, or national history.
c. It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
d. It is representative of the work of a notable builder, designer, or architect.
e. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development.

f. It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara.

g. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

h. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning.

i. It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Under Section 18A-5, the following provides a summary of special conditions may be imposed on designated Landmarks:

a. Demolition, removal or destruction, partially or entirely, may be prohibited unless consent in writing is first obtained from the HLAC.

b. Alterations, repairs, additions, or changes, other than normal maintenance and repair work shall not be made unless and until all plans have been reviewed and approved or modified by the HLAC and reasonable conditions imposed as deemed necessary. All such work shall be done under the direction and control of the HLAC. Decisions of the HLAC may be appealed to the County Board of Supervisors.

c. That only certain specified uses may be made, or that certain specified uses shall be prohibited.

d. No buildings or structures exposed to public view within a specified distance may be placed, erected, moved in, altered, enlarged or removed (other than normal maintenance and repair work) without approval, with reasonable conditions imposed, where deemed necessary, by the HLAC.

e. Other reasonable requirements, restrictions, or conditions to meet special or unique circumstances.

3.5.4 Environmental Impact Analysis

This section discusses the potential impacts to cultural resources and tribal cultural resources associated with the proposed Project. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is identified.

3.5.4.1 Thresholds of Significance

CEQA Guidelines

Based on Appendix G of the CEQA Guidelines, a project is considered to have a significant impact on Cultural Resources if it is found to:

a) Cause a substantial adverse change in the significance of a historical resource pursuant Section 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

Further, a project would have a significant impact to tribal cultural resources if it would cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC section 5020.1(k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

County of Santa Barbara Environmental Thresholds and Guidelines

The County's *Environmental Thresholds and Guidelines Manual* provides local criteria for determining whether a project may have a significant effect on cultural resources. Accordingly, a project may create a significant environmental impact if it would result in:

Cultural Resources

a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site.

b. Disruption or removal of human remains.

c. Increased potential for trespassing, vandalizing, or sabotaging cultural resources.

Historic Resources

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.

b. Reduction of significance of a historic resource.

Methodology

Potential impacts to cultural resources and tribal cultural resources would be unique to individual uses and related development (i.e., ground disturbance) at specific participating parcels. For example, some participating parcels may include buildings or structures that are 50 years or older, while others do not. Similarly, some participating parcels (e.g., parcels traversed by or located in close proximity to surface water features and floodplains) may have a greater potential for buried archaeological resources. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.5.4.2 Project Impacts

This section discusses the potential impacts to cultural resources associated with the proposed Project. Table 3.5-3 provides a summary of the cultural and tribal cultural resources impacts.

Table 3.5-3. Summary of Cultural and Tribal Cultural Resources Impacts

Cultural and Tribal Cultural Resource Impacts	Mitigation Measures	Residual Significance
Impact CTCR-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause physical demolition, destruction, relocation, or alteration of previously unevaluated historical resources.	MM CTCR-1 (Modified from County Standard Mitigation Measure [CSMM] CulRes-10). Preservation	Potentially significant but mitigable
Impact CTCR-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause disruption, alteration, destruction, or adverse effects on significant archaeological resources.	MM CTCR-2. Archaeological Surveys MM CTCR-3. Stop Work at Encounter	Potentially significant but mitigable
Impact CTCR-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially disrupt human remains, including those interred outside of formal cemeteries.	MM CTCR-3. Stop Work at Encounter MM CTCR-4. Encountering Human Remains	Potentially significant but mitigable
Impact CTCR-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause disruption, alteration, destruction, or adverse effects on significant tribal cultural resources.	MM CTCR-2. Archaeological Surveys MM CTCR-3. Stop Work at Encounter	Potentially significant but mitigable
Cumulative Impacts	MM CTCR-1 (Modified from CSMM CulRes-10). Preservation MM CTCR-2. Archaeological Surveys MM CTCR-3. Stop Work at Encounter MM CTCR-4. Encountering Human Remains	Potentially significant but mitigable

Impact CTCR-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause physical demolition, destruction, relocation, or alteration of previously unevaluated historical resources.

The proposed Project would expand the range and diversity of allowable uses on all unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I. Potential impacts to historical resources could occur if the proposed uses and related development cause a substantial adverse change in the characteristics that make the resource important under CEQA, or otherwise cause an adverse physical or aesthetic impact on a structure, property, or subsurface remains (e.g., build foundations) that are at least 50 years old and/or historic as defined by the County guidelines. Consequently, proposed uses involving ground disturbance with heavy construction activities (e.g., excavation or grading), major alterations or demolitions to existing structures, and/or construction of new buildings have the potential to impact historic structures. While the proposed Project would involve amendments to exiting codes and ordinances, the proposed Project would not immediately propose any alterations, demolition, or new construction on specific sites. Rather, as a result of these amendments to existing codes and ordinances under the proposed Project, individual landowners may propose new uses and related development on properties containing known or unevaluated historic structures.

Generally, implementation of the proposed Project is not anticipated to substantially adversely affect historic resources within the county. The proposed uses and related development would be supplemental to existing agricultural operations and would be compatible with existing uses. The majority of the proposed uses would be small-scale and incidental. Some of these uses may be eligible for exemption from the County's zoning permit process. Uses that would be exempt would include those activities which would not require new physical development or alteration of existing structures or land (Table 2-2). As an example, small, guided tours and educational experiences, small incidental food services, and farm stands may all be exempt from zoning permit processes if they rely on existing structures and do not require any permanent, physical alterations that would potentially adversely affect known or unevaluated historic resources. These types of uses and activities typically have a low potential to result in impacts to historic resources. However, these uses are not yet fully defined and actions such as installation of cold cases, countertops, electrical and/ or plumbing modifications could result in alteration of internal characteristics of historic or potentially historic structures with some potential for impact to internal character defining features of such structures.

The proposed Project would allow uses that may involve altering existing structures, constructing new structures (e.g., small-scale campgrounds and farmstays), and/or operating heavy equipment (e.g., aquaponic farm production, composting, firewood processing, and lumber processing/milling). Such uses could potentially involve re-use and alteration of historic structures and/or the regular operation of heavy equipment (e.g., loaders, dump trucks, and tracked vehicles) around surface or subsurface historic resources that have some limited potential to disturb or crush subsurface historic remains such as foundations or potentially historic trash pits. For example, small-scale agricultural processing may require construction of new buildings or renovation of existing structures to contain various types of equipment and support operations. Similarly, small-scale campgrounds and farmstays could also require the construction of new ancillary structures. If these activities were to occur within an historical building without first understanding and documenting the resource and designing the operation to preserve the historic value, construction or renovation to accommodate such uses could adversely affect character-defining features and alter or undermine the historic value of the property. Historic structures that are listed on Federal, State, and local inventories would be subject to review by the County pursuant to County Code Chapter 18A and the historic preservation

polices of the County's Comprehensive Plan that address historic resources. However, potentially eligible historic structures (generally considered those which are 50 years of age or greater) that are not currently identified would be subject to potential adverse impacts without measures to avoid degradation of historic structures. Similarly, new uses within an eligible historic structure that has not yet been evaluated or identified as a resource could interfere with the value and integrity of a historical resource. Further, activities such as operation of heavy equipment, land clearing, and modifications to existing structures to support new activities that are either near properties that are known historical resources, or areas that may support subsurface historic resources may have an adverse effect on the historic structure or subsurface resource, which may diminish their historic value.

As described above, the County's Comprehensive Plan, CLUP, and Article II CZO require avoidance of impacts to significant historical resources. The proposed uses and related development would be subject to this policy on a case-by-case basis as determined by County Planning and Development Department (P&D) staff during review of individual permit applications. With the exception of exempt projects, adherence to these regulations would reduce any adverse effects on known built historical resources. However, structures or subsurface remains that may be eligible historic resources but are currently unknown do not currently require preliminary review to determine whether adverse effects may result from a proposed use(s) and related development. Therefore, proposed activities would have *potentially significant* impacts to eligible historic resources that are known or currently unknown and would require implementation of **MM CTCR-1 (Modified from CSMM CulRes-10) (Preservation)** to reduce potential impacts to an *insignificant* level.

Impact CTCR-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause disruption, alteration, destruction, or adverse effects on significant archaeological resources.

The proposed Project may affect prehistoric and historic archaeological resources that are known to occur within unincorporated lands zoned AG-II and the select unincorporated lands zoned AG-I (parcels with winery tasting rooms) (Section 3.5.2, *Identified Cultural Resources in Santa Barbara County*). Some areas of the county may also include other sites of historic or cultural significance to a community or ethnic group such as the Chumash. The proposed Project includes uses that may involve physical development or alteration of agricultural lands (e.g., grading of a site or the construction of new structures) that could disrupt or disturb undiscovered cultural resources or a site of cultural significance under CEQA and/or eligible for listing on the CRHR.

The proposed Project could have a potentially adverse effect on archaeological resources if the proposed uses and associated ground disturbing activities would occur in an area where resources are either present or unknown. As discussed under Impact CTCR-1, some of the proposed uses would be small-scale and incidental. These uses may not require any ground disturbance or new construction and may be exempt from the permit process. However, some more intensive uses might require grading, the construction of new structures, operation of heavy equipment, and/or demolition of existing structures to support proposed uses. While the proposed Project includes development standards (Section 2.3.3, *Summary of the Proposed Project*), intended to prevent or minimize new ground disturbance associated with development, the development of sites on undisturbed ground (e.g., the construction of new larger agricultural structures or grading and construction of new campgrounds or other more intensive uses) would have a greater potential for disturbance of undiscovered archaeological resources than on previously disturbed land. This would be particularly true in areas located along the shoreline or near creekbeds, which has a greater likelihood for

supporting early habitation and use by Native Americans. Uses that are included in the proposed Project that would require entitlements would be subject to the County's review process that includes assessing the potential of adverse impacts to cultural resources (on a case-by-case basis). Thus, while there could be a significant impact to resources as a result of significant earth disturbance and grading under the proposed Project, the proposed uses enabled by the proposed Project that would be subject to County permit review could be mitigated through such review.

As described in Section 3.5.3, *Regulatory Setting*, the objectives and policies in the County Comprehensive Plan, CLUP, and Article II CZO require avoidance of impacts to prehistoric cultural resources. Further, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological studies performed for projects subject to County permit review, if necessary. County P&D staff would review archaeological resource surveys and site maps and consult with the CCIC to determine the potential for cultural resources, and would require a Phase I survey and additional progressive investigations (i.e., Phase II and Phase III surveys), if necessary (County of Santa Barbara 2008). Adherence to these regulations when evaluating permit applications would address potential impacts to archaeological resources. Thus, *potentially significant* impacts could occur if development is proposed on existing undisturbed or undeveloped lands where known or undiscovered cultural resources may exist, and would require implementation of **MM CTCR-2 (Archaeological Surveys)** through **MM CTCR-4 (Encountering Human Remains)** to reduce potential impacts to an insignificant level.

Impact CTCR-3. The proposed uses and related development enabled and streamlined for permitting under the Project could potentially disrupt human remains, including those interred outside of formal cemeteries.

As described in Impact CTCR-1 and Impact CTCR-2, the Project area consists of unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms) that have previously been developed/disturbed during commercial agricultural activities. However, some lands where development may occur as part of the proposed Project may be previously undisturbed and have potential to support prehistoric activity or occupation. Some of the proposed uses may not require any new site development or ground disturbance and would be exempt from the permit process. More intensive uses might require the construction of new structures, grading, operation of heavy equipment, and/or demolition of existing structures to support the proposed uses. Development of sites on undisturbed ground, such as the construction of new larger agricultural structures or grading and construction of new campgrounds or other more intensive uses, would have a greater potential for disturbance of undiscovered human remains than on previously disturbed land. The possibility of discovering human remains during construction-related activities is considered low, but not impossible. Thus, *potentially significant* impacts to human remains could occur depending on the proposed activity and whether development or grading would occur in previously undisturbed areas. If in the unlikely event that previously unidentified human remains are discovered, further disturbances and construction activities shall stop in any area or nearby area suspected to overlie remains in accordance with State Health and Safety Code Section 7050.5, and the Santa Barbara County Coroner would be contacted in accordance with Title 14, CCR Section 15064.5(e). Pursuant to PRC Section 5097.98, if the coroner determines that the human remains are of Native American origin, the NAHC would be notified. Arrangements for the human remains would be made, and further provisions of PRC Section 5097.98 are to be followed as applicable. Further, required implementation of **MM CTCR-3 (Stop Work at Encounter)** and **MM CTCR-4** would reduce impacts to an *insignificant* level.

Impact CTCR-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially cause disruption, alteration, destruction, or adverse effects on significant tribal cultural resources.

As described under Impact CTCR-2, the proposed uses and related development could occur within sites of historic or cultural significance to the Chumash. While no specific developments or sites are identified or proposed as part of the proposed Project, development or alteration of existing agricultural lands (e.g., the construction of new structures or grading of a site) could uncover and/or disturb these resources.

The proposed uses that would be exempt from County permit processes would have little to no potential to adversely affect known or unknown tribal cultural resources due to lack of proposed development (e.g., farm stands). However, more intensive uses, which would not be exempt under the proposed tiered permitting process, may propose or require the construction of new structures, grading, operation of heavy equipment, or demolition of existing structures that have greater potential to impact known and/or unknown tribal cultural resources. Thus, *potentially significant* impacts to tribal cultural resources could occur depending on the proposed activity and whether development or grading would occur in previously undisturbed areas.

The County's Comprehensive Plan, CLUP, and Article II CZO require avoidance of impacts to prehistoric cultural resources, and include requirements to protect Native American cultural sites. Further, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological studies performed for projects subject to County permits, if necessary. County P&D staff would review archaeological resource surveys and site maps and consult with the CCIC to determine the potential for cultural resources, and would require a Phase I survey and additional progressive investigations (i.e., Phase II and Phase III surveys), if necessary (County of Santa Barbara 2008). Adherence to these regulations when evaluating permit applications would address potential Project impacts to tribal cultural resources. Thus, *potentially significant* impacts could occur if development is proposed on existing undisturbed or undeveloped lands where known or undiscovered tribal cultural resources may exist, and would require implementation of **MM CTCR-2** through **MM CTCR-3** to reduce potential impacts to an *insignificant* level.

3.5.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the County and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments and the 2023-2031 Housing Element Update, to individual projects as the North Fork Ranch Tentative Parcel Map Project, and various cannabis cultivation development projects. These cumulative projects could impact cultural, historic, and tribal cultural resources within the Project area in combination with the proposed uses and related development associated with the proposed Project. By amending the permit requirements for the proposed uses and related development, some new uses may create a greater potential for ground disturbance across the county due to some uses no longer requiring a permit and becoming exempt from permits. Careful review of design, siting, and compliance with existing policies and programs would reduce impacts.

Implementation of the proposed uses and related development under the proposed Project combined with pending or approved planning projects, and residential, commercial, and agricultural development within or adjacent to the Project area could potentially result in disruption of built historic resources and archaeological or tribal cultural resources. Such impacts would likely be related to the potential disturbance of built historic resources and undiscovered covered archaeological resources. However, the proposed Project requires that proposed uses and related development, including major alternation to existing structures and/or new development, comply with existing County policies and regulations as well as appropriate mitigation measures. Future individual permit applications would be reviewed by the County to ensure compliance with the County Code Chapter 18A, the County's Comprehensive Plan, the CLUP, and Section 8 of the County Cultural Resource Guidelines. In addition, inclusion of mitigation measures **MM CTCR-1 (Modified from CSMM CulRes-10)** through **MM CTCR-4** would address cultural, historic, and tribal cultural resource issues on a project-specific level, which would reduce the cumulative contribution to potential impacts. Therefore, the contribution of the proposed Project to a cumulatively considerable impact to cultural, historic, and tribal cultural resources is considered to be *potentially significant but mitigable*.

3.5.4.4 Proposed Mitigation

MM CTCR-1 (Modified from County Standard Mitigation Measure [CSMM] CulRes-10). Preservation. Applicants for permits relating to the proposed uses and related development under the proposed Agricultural Enterprise Ordinance shall preserve, restore, and renovate on-site historic structures consistent with the requirements of CEQA and the County Cultural Resources Guidelines, as applicable to the proposed use. For uses involving major alteration to, or demolition of, buildings greater than 50 years of age, a County P&D-qualified historian shall be retained to perform a Phase I survey, and if necessary, a Phase II significance assessment and identify appropriate preservation and restoration/renovation guidelines in compliance with the provisions of the most current County Cultural Resources Guidelines. Any development that would disturb cultural, historic, or archaeological resources would adhere to the policies outlined in the County's Comprehensive Plan, CLUP, and Article II CZO. Any development that would impact County designated landmarks would adhere to guidelines set out by the HLAC. Proposed uses that involve minimal interior or exterior development to existing structures consistent with Section 35.20.040(B) of the Land Use and Development Code (LUDC) shall not be required to prepare historic resources reports. Such developments may include, but not be limited to, those that do not alter major building features such as minor roofing repairs with in-kind materials, installation of moveable cold cases, standalone serving counters, seating areas, related minor electrical and plumbing improvements that do not involve major changes to interior or exterior walls, re-use of and alteration to existing farm barns and agricultural outbuildings that maintain existing structural elements.

Requirements and Timing: Prior to issuance of required approvals and/or discretionary permits by the County for uses involving major building alternations, the Phase I and/or Phase II reports shall be reviewed and approved by County P&D and the applicant/owner shall record a covenant, subject to County P&D approval, to implement the use and related development.

Monitoring: County P&D compliance monitoring staff shall ensure compliance with Phase I and/or II recommendations through review of project plans, a site visit, and/or applicant/ contractor provided photo documentation.

MM CTCR-2. Archaeological Surveys. For proposed uses and related development involving ground disturbance with heavy construction equipment (i.e., heavy duty vehicles that are specifically designed to assist with construction task such as bulldozers, back hoes, dump trucks and front end loaders), all new areas of ground disturbance in previously undisturbed areas in areas with potential archaeological sensitivity shall be subject to a Phase I archaeological survey in compliance with the provisions of the County Cultural Resources Guidelines. If the potential for significant resources is demonstrated by the Phase I, the applicant/owner shall have a County P&D-approved archaeologist prepare and complete a Phase II subsurface testing program in coordination with County P&D. If the Phase II program finds that potential impacts are unavoidable, the applicant/owner shall have a P&D-approved archaeologist prepare and complete a Phase III proposal to be approved for data recovery excavation. All work shall be consistent with County Cultural Resources Guidelines. The applicant/owner shall fund all work.

Requirements and Timing: The applicant/owner shall submit the required appropriate archaeological studies (i.e., Phase I, II, and/or III) for County P&D review and approval prior to issuance of final approvals or permits. All site plan components related to earth movement, construction, and temporarily and/or permanently installed protection measures shall be graphically depicted by the applicant on project plans and submitted to County P&D for review and approval prior to issuance of final approvals or permits by the County. This condition shall be printed on all building and grading plans.

Monitoring: The applicant/owner shall submit the archaeological studies to County P&D for review and approval as part of the application for the applicable permit or license. The applicant/owner shall demonstrate to County P&D compliance monitoring staff that protection or other required measures are in place prior to ground disturbance and that any areas identified for protection were not damaged or removed, or, if damage or removal occurred, that correction is completed as required by the approved protection plan.

MM CTRC-3. Stop Work at Encounter. For proposed uses and related development involving ground disturbance, the applicant/owner and/or their agents, representatives, or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping, or other construction-related activity. The applicant/owner shall immediately contact County P&D and the County P&D-approved archaeologist shall evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the applicant.

Requirements and Timing: This condition shall be printed on all building and grading plans.

Monitoring: The County P&D permit processing planner shall check plans prior to issuance of a permit for the proposed uses and related development. County P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

MM CTCR-4. Encountering Human Remains. Consistent with CEQA Guidelines Section 15064.5(e), if human remains are accidentally discovered or recognized during construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who shall then help determine what course of action should be taken in dealing with the remains. Per PRC Section 5097.98, the landowner shall ensure that the immediate

vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section (PRC Section 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

Requirements and Timing: If human remains are discovered, construction activities would stop immediately. The applicant/owner shall immediately contact County P&D permit compliance staff, who would be responsible for contacting the County Coroner. This condition shall be printed on all building and grading plans.

Monitoring: County P&D permit compliance staff shall ensure that no further disturbance shall occur until the County Coroner has made all necessary findings as to origin and disposition pursuant to PRC Section 5097.98.

3.5.4.5 Residual Impacts

Impact CTCR-1. Implementation of **MM CTCR-1 (Modified from CSMM CulRes-10)** would ensure the completion of a historic architectural review and/or historical documentation for any structure that is older than 50 years and proposed for major building modifications to support one or more of the proposed uses enabled by the proposed Project. This would ensure that eligible historic structures retain the features that may contribute to the structure's eligibility as a local, State, or Federal historical resource. Therefore, residual impacts associated with Impact CTCR-1 would be *potentially significant but mitigable*.

Impact CTCR-2. Implementation of **MM CTCR-2** would ensure that proposed uses and related development involving heavy construction equipment do not significantly impact known archaeological resources. Implementation of **MM CTCR-3** and **MM CTCR-4** would ensure appropriate measures are taken in the event of inadvertent discovery of a resource such that proposed uses allowed under the proposed Project do not significantly impact unknown archaeological resources. Therefore, residual impacts associated with Impact CTCR-2 would be *potentially significant but mitigable*.

Impact CTCR-3. Implementation of **MM CTCR-3** and **MM CTCR-4** would ensure appropriate measures are taken in the event of inadvertent discovery of human remains such that proposed uses and related development allowed for under the proposed Project do not significantly impact unknown human remains. Therefore, residual impacts associated with Impact CTCR-3 would be *potentially significant but mitigable*.

Impact CTCR-4. Implementation of **MM CTCR-2** and **MM CTCR-3** would ensure appropriate measures are taken in the event of inadvertent discovery of a resource such that proposed uses and related development allowed for under the proposed Project do not significantly impact tribal cultural resources. Therefore, residual impacts associated with Impact CTCR-4 would be *potentially significant but mitigable*.

Section 3.6
Geology and Soils

3.6.1 Introduction

This section describes the environmental and regulatory setting and evaluates the effects of geologic and soils hazards from the implementation of the proposed Agricultural Enterprise Ordinance (Project). This section also identifies relevant regulatory compliance measures and feasible mitigation measures that would reduce physical environmental impacts associated with the proposed Project. The information and analysis in this section is based on information in previous long-range planning documents, Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County), and associated technical studies. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR as well as the Santa Barbara County Comprehensive Plan and associated Community Plans. The discussion of geologic and soil hazards in the Project area is broadly derived from the above sources as well as the Dibblee Geologic Foundation Maps for Santa Barbara County, United State Geologic Service (USGS) Quadrangle Maps, the Natural Resource Conservation Service (NRCS), the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), and the various Groundwater Sustainability Plans (GSPs) submitted for groundwater basins within the county.

Additionally, this section describes and evaluates potential impacts to paleontological resources that may be adversely affected by the implementation of the proposed Project. Geologic issues related to agricultural soils are discussed in Section 3.2, *Agricultural Resources* and groundwater and groundwater basins are discussed in Section 3.9, *Hydrology and Water Quality.*

3.6.2 Environmental Setting

3.6.2.1 Regional Geology

The Project area supports diverse geologic features, topography, and soils. This includes coastal terraces and alluvial valleys, steep foothills and mountains, multiple potentially active earthquake faults and associated seismic hazards, and a wide range of soil types with varying constraints (e.g., limited capacity for septic wastewater disposal, soil expansion, and soil liquefaction).

As discussed in Section 3.6.2.4, *Seismic Hazards*, a number of active and potentially active faults in the San Andreas Fault system fall within the county. Faults in the northern part of the county are predominantly northwest-southeast, but generally trend east-west in the Coastal Zone. The varied topography of the Project area supports areas of steep or very steep slopes, some of which are known to be susceptible to landslide hazards or other types of slope failure (e.g., mudflows). Soils also vary widely throughout the Project area and can be subject to geotechnical hazards and restrictions for disposal of wastewater via septic systems and leach fields (Section 3.6.2.3, *Soils*).

3.6.2.2 Topography

Topography within the Project area is highly variable, with low lying agricultural lands along the rivers and streams within the Santa Maria, Lompoc, Santa Ynez, and Cuyama valleys (Section 3.9, *Hydrology and Water Quality*). These major drainages are bordered by higher elevation areas such as Sierra Madre Mountains in Cuyama, the Solomon Hills south of Santa Maria, the San Rafael Mountains north of Santa Ynez, and the Casmalia Hills north of Lompoc. The Sierra Madre Ridge south of the Cuyama Valley rises up to 5,845 feet in elevation, San Rafael Mountains north of the Santa Ynez Valley up to 6,700 feet, and the Santa Ynez Mountains from 2,500 to 4,000 feet between the South Coast and Santa Ynez Valley regions, although much of these higher elevation lands are located within the Los Padres National Forest (LPNF). Interior systems of hills such as the Casmalia Hills and Solomon Hills are generally under 2,000 feet in elevation and separate the Los Alamos, Lompoc, and Santa Maria Valleys. The South Coast Region includes the coastal terrace and steep foothills drainages (e.g., Dos Pueblos Canyon) along much of the Gaviota Coast and more limited areas of the Goleta Valley, with several major drainages, such as Ellwood and San Jose Creeks, occurring within these foothill areas. More limited foothills areas north of Santa Barbara and Carpinteria exclude the coastal valleys and terraces and are restricted to the foothills of the Santa Ynez Mountains, which are characterized by steep ridges and deep creek valleys such as portions of the Mission Creek drainage north of Santa Barbara and Santa Monica Creek north of the Carpinteria Valley.

3.6.2.3 Soils

Soils within the Project area are diverse but are generally comprised of thick sandstone and shale with lesser amounts of conglomerate, alluvial fan deposits, and dune sand (County of Santa Barbara 2015). Soil stability and related constraints and hazards depend on soil characteristics and slope.

The Santa Barbara Formation occurs in patches within the Project area that support avocado and lemon orchards on AG-II zoned lands in the coastal hills and in the lower foothills from Carpinteria to Goleta. Because it is so soft and weakly cemented, the Santa Barbara Formation is rapidly gullied and washed away when vegetation is removed creating erosion hazards on steep slopes. Old sand dunes in the northern part of the county extend into the eastern Santa Maria Valley and Santa Rita Valley and are subject to a similar degree of erosion as the Santa Barbara Formation.

The Santa Barbara County coastline is characterized by sea cliffs along the coastal terrace that are mainly subject to coastal erosion (County of Santa Barbara 2015). The majority of exposed rocks in the sea cliffs are part of the Monterey Formation and Sisquoc Formation, which are readily eroded by marine and non-marine processes. This rock is primarily comprised of hard, splintery, silicified shale, but it presents as a soft diatomaceous shale in many places. It also contains thin beds of volcanic ash that is tightly folded or crumpled and is shattered or fractured extensively in many places. Mussel Rock, located on AG-II zoned land at the south end of the Guadalupe Dune Field, is part of the Franciscan Formation and is comprised of more resistant rock, including hard, crystalline volcanic rocks, hard cherts, and well-cemented sand stones. Bedrock is exposed from Purisima Point southward to the mouth of the Santa Ynez River and is part of the Monterey Formation.

The slopes of Figueroa Mountain are characterized by ranchlands and vineyards which can support serpentine outcrops (i.e., a rock formation that is visible on the surface), making the ground unstable and prone to landslides (County of Santa Barbara 2015). Rincon mudstone is exposed on the south face and locally on the north flank of the Santa Ynez Mountains from near Point Conception eastward to the county line. Rock in this formation can break down into an unstable, heavy, clay soil which

expands when wet and develops deep cracks when dry. The soils on the Monterey Formation which occurs along the county's coastline are also subject to hazards related to expansive soils, but are not as severe as those for the Rincon Formation. The Fanglomerate or Older Alluvium occurs discontinuously in the lower foothills of the Santa Ynez Range and is characterized by large sandstone boulders, which can make development challenging.

3.6.2.4 Seismic Hazards

Regional Faulting and Ground Shaking

Seismically induced ground acceleration is the shaking motion that results from earthquakes. This phenomenon is generally the greatest cause of widespread damage in an earthquake. The intensity of ground shaking resulting from an earthquake depends on the magnitude of the earthquake; the distance from the focus (i.e., the place inside Earth's crust where an earthquake originates); and the type of bedrock, alluvium, and soil through which the seismic waves travel. Generally, seismic waves attenuate with distance from the focus of the earthquake.

The entire county is considered seismically active (County of Santa Barbara 2015). The San Andreas Fault is situated approximately 7 miles to the northeast of the county. Active faults in the San Andreas Fault system that fall within the county include the Nacimiento, Ozena, Suey, and Little Pine faults. As discussed further in Table 3.6-1, there are a total of nine active faults within the county.

Fault rupture occurs when movement on a fault within the earth breaks through to the surface. Rupture may occur suddenly during an earthquake or slowly in the form of fault creep, which is the slow rupture of the Earth's crust. Fault rupture potential is generally low throughout the county; however, the County maintains a policy to avoid constructing buildings on or immediately adjacent to active or historically active faults (County of Santa Barbara 2015).

Tsunami Risk

Tsunamis are long wavelength, seismic, sea waves (long compared to ocean depth) generated by the sudden movements of the ocean floor during submarine earthquakes, landslides, or volcanic activity. Seiches are waves generated in large, enclosed bodies of water. Areas prone to tsunami hazards in the County are limited to coastal areas and offshore areas. The Project area includes only limited agricultural lands within low-lying coastal regions of the county that could be susceptible to tsunami hazards, such as agricultural lands west of the City of Guadalupe. The Project area includes some agricultural lands near or adjacent to other bodies of water within the County, such as Lake Cachuma and Twitchell Reservoir.

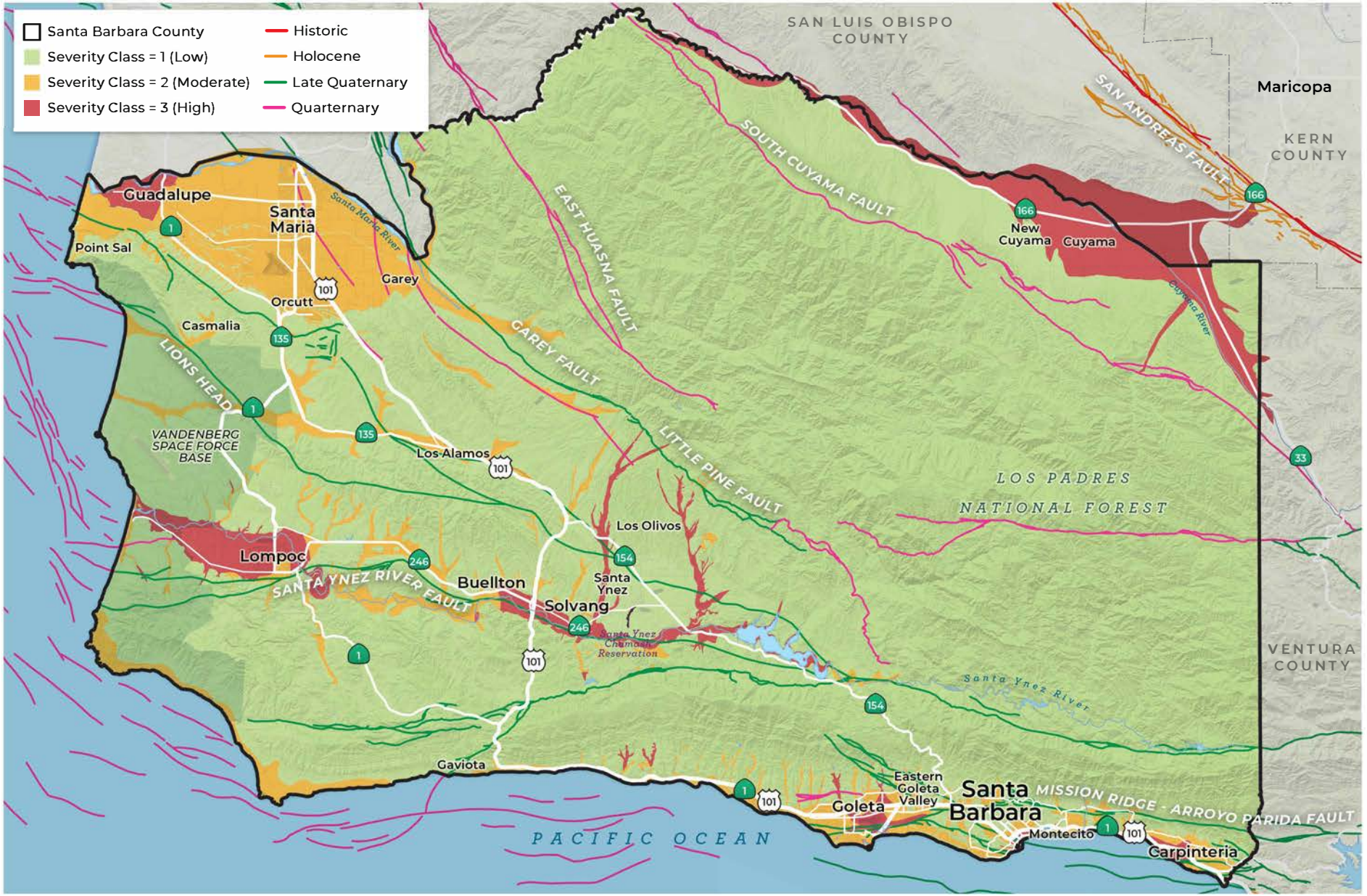
Liquefaction

Liquefaction occurs when ground shaking causes the mechanical properties of some fine grained, saturated soils to liquefy and act as a fluid. It is the result of a sudden loss of soil strength due to a rapid increase in soil pore water pressures caused by ground shaking. In order for liquefaction to occur, three general geotechnical characteristics should be present: 1) groundwater should be present within the potentially liquefiable zone; 2) the potentially liquefiable zone should be granular and meet a specific range in grain-size distribution; and 3) the potentially liquefiable zone should be of low relative density. If those criteria are present and strong ground motion occurs, then those soils could liquefy, depending upon the intensity and duration of the strong ground motion.

Table 3.6-1. Active Faults within or near the Project Area

Fault	Description
Big Pine	The Big Pine fault extends eastward as far as the San Andreas fault, some 25 miles east of the Santa Barbara – Ventura County line.
Graveyard - Turkey Trap	Two 4-mile long in echelon faults underlie the Holocene alluvium of central Cuyama Valley. The total length of the fault zone is estimated to be 7 miles.
Lavigia	The Lavigia fault trends northwest 4.5 miles between Goleta and Santa Barbara. The north end is truncated by the More Ranch fault, and the south end is covered by old alluvium near the coast. Well data near the center of the fault indicate a minimum of 2,100 feet of vertical displacement of late Pliocene to Pleistocene sediments, the north side having moved down. The displacement dies out to the southeast; the fault is not exposed in bedrock beneath old alluvium in the sea cliff southeast of the mapped end of the fault.
Mesa	The Mesa fault trends from its intersection with the More Ranch – Mission Ridge fault 4 miles southeast to the ocean. The Mesa fault may continue onshore to the east as the Carpinteria or Rincon Creek fault.
More Ranch	The More Ranch fault trends east-west for 9 miles near the coast and south of Goleta; the eastern end curves and may continue east as the Mission Ridge fault. The late Pliocene to Pleistocene sediments north of the fault have been down dropped up to 2,000 feet at the east end; displacement decreases to the west and dies out near the ocean.
Nacimiento	The Nacimiento fault trends from its intersection with the Big Pine fault in Santa Barbara County 170 miles northwest to the Pacific Ocean near Point Sur. It is considered to be a strike-slip fault with a right lateral sense of movement.
Pacifico	The Pacifico fault trends east-west 13 miles at the western end of the Santa Ynez Mountains and meets the ocean near the mouth of Jalama Creek. The Pacifico fault is likely a member of the Santa Ynez fault zone because of its similar trend and location directly west of the intersection of the north and south branches of the Santa Ynez fault.
Santa Ynez	The Santa Ynez fault trends east-west 75 miles from its intersection with the Agua Blanca thrust fault in eastern Ventura County to Gaviota Pass in western Santa Barbara County. At Gaviota Pass the Santa Ynez fault splits into a south branch which intersects the coast 7 miles to the southwest, and a north branch which continues 7 miles further west.

Source: County of Santa Barbara 2015.



Earthquake Faults and Liquefaction

FIGURE 3.6-1

Liquefaction causes two types of ground failure: lateral spread and loss of bearing strength. Lateral spreads develop on gentle slopes and entail the sidelong movement of large masses of soil as an underlying layer liquefies. Loss of bearing strength occurs when the soil supporting structures liquefy, causing the structures to settle, resulting in damage and, in some cases, collapse. Areas in the county that generally have high groundwater levels and poorly consolidated sandy soils have been delineated as having a high liquefaction potential during a major earthquake. Most of the low coastal plain and valley bottoms are underlain by alluvium and are identified as having a moderate risk of liquefaction potential. Areas that have soils of mixed sand and clay, with historic high groundwater levels have been outlined as having a conditional liquefaction potential.

Lands within the Project area that are the most susceptible to liquefaction (designated Severity Class 3) are agricultural lands surrounding Guadalupe, the alluvial valleys along the Santa Ynez River near Solvang, Buellton, Santa Ynez, and Lompoc, nearly the entirety of the Cuyama Valley, portions of the Eastern Goleta Valley near the Goleta Slough, and many of the lands surrounding Carpinteria. Areas designated as having moderate potential for severity of liquefaction (designated Severity Class 2) primarily include the vast majority of lands surrounding Santa Maria, including the communities of Garey and Sisquoc, nearly all of the lands of which are AG-II zoned lands (County of Santa Barbara 2015).

Landslides and Slope Stability

The stability of slopes is a complex function of the height and steepness of slopes, the inherent strength of the material underlying the slopes, and the presence and orientation of geologic planes of weakness such as bedding, joints, and faults. The surface and subsurface moisture conditions, weathering, and temporal effects are also important factors in determining slope stability.

Much of the county is mountainous or hilly with variable and complex geologic conditions. Landslides and landslide prone sedimentary formations are present throughout the coastal plain of western Santa Barbara County. Generally, areas with soft soils are more prone to movement. Landslides also occur in the granitic mountains in the eastern portion of the county, although they are less prevalent. The formations most susceptible to landslides are the Rincon, Monterey, Point Sal, and serpentines associated with the Franciscan Formation (County of Santa Barbara 2015).

The Seismic Safety and Safety Element of the County's Comprehensive Plan lists the areas in the county where there are geologic formations that can lead to fairly severe landslides (County of Santa Barbara 2015). The areas are as follows:

- Foothills in the Summerland area
- Foothills of the South Coast – from Santa Barbara west to Gaviota Pass
- Hope Ranch area – west of Lavigia Hill to Goleta
- Sea cliffs along the coast from Santa Barbara to Gaviota, particularly those with out-of-slope dips
- Solvang area south of the Santa Ynez River in the vicinity and east of Alisal Ranch
- Areas east and northeast of Los Olivos near the Los Padres National Forest boundary
- Lompoc area south of Santa Ynez River
- Mountains south of Guadalupe and east of Point Sal

Following the Thomas Fire in December 2017, a subsequent storm event on January 9, 2018, resulted in substantial debris flows along several creeks in the South Coast of Santa Barbara County. The debris flows impacted expansive areas within the community of Montecito, resulting in 23 fatalities, damage to or loss of more than 400 homes and dozens of businesses, and temporary, but prolonged, closure of U.S. Highway 101. While devastating in many rural residential areas, the debris flow had minimal effects on agricultural land, and future landslides would likely have limited impacts to agricultural areas.

The Thomas Fire burned approximately 281,893 acres resulting in large unvegetated areas with loose sediments that were mobilized by rainfall during the substantial debris flows on January 9, 2018.

3.6.2.5 Soil Hazards

Ground Failure

Compressible and collapsible soils can cause settlement and damage to structures unless adequate precautions are taken. Compressible soils are fine-grained cohesive soils of low strength, which consolidate and cause settlement when overburdened with fill or structure loads, particularly when saturated. Settlement of soil under load occurs slowly and may continue, although at a diminishing rate, for a number of years. Compressible soils usually result from deposition in swampy, marshy environments, in estuaries and sloughs. Because compressible soils are frequently associated with organic matter, and even include organic matter such as peat, they are commonly dark in color. Highly compressible soils are not particularly common in the county. Highly compressible soils are only found along the South Coast in the Goleta, Carpinteria, and Santa Barbara sloughs; however, much of the rest of the county is considered to have low to moderate rating for compressible soils (County of Santa Barbara 2015).

Ground failure can occur when compressible or collapsible soils are overburdened with structures the soils are incapable of supporting. As such, permitted development and land uses on compressible soils found along the South Coast, such as the Goleta Slough (pictured above) is limited.

Collapsible soils are low density, fine-grained, dominantly granular soils, usually with minute pores and voids. When these soils become saturated with water, they undergo a rearrangement of their grains, resulting in substantial and rapid settlement under relatively low loads. Therefore, such soils are extremely sensitive to an increase in moisture content caused either by a rise in the groundwater

table or by increased surface water infiltration. Collapsible soils generally result from rapid deposition close to the source of the sediment where the material has not been reworked or had contact with enough moisture to form a compact soil. The only notable case of a collapsing soil problem in the county is in the town of New Cuyama where corrective measures have been required to halt settlement of houses apparently supported on collapsible alluvium (County of Santa Barbara 2015).

Septic Soil Constraints and Wastewater Disposal

Rural AG-II zoned lands and even most AG-I zoned lands are not connected to wastewater and sewer services. Instead, rural or inner rural agricultural development generally relies upon various types of on-site wastewater treatment systems (OWTS) such as septic tanks with leach fields or drywells which treat and disperse wastewater into the soil. Soils throughout the Project area have varying capacity to percolate and adsorb such septic effluent, with some soil such as Chamise series, Arnold series, and Corducci series which make up many of the soil types within the Santa Ynez Valley, being extremely constrained for wastewater disposal by septic systems and considered to have a "very limited" rating for septic absorption (NRCS 2022). Some soils may also contain clay lenses or layers or inadequate capacity to adsorb wastewater disposal that can cause effluent to "daylight" with potential for runoff of such wasters into nearby creeks and wetlands impacting sensitive resources and creating potential public health impacts. Where soils lack capacity to adsorb septic effluent, groundwater quality, particularly shallow groundwater, can be polluted. Lack of capacity for soils to absorb septic effluent are frequently noted throughout the Santa Maria Valley and Santa Ynez Valley regions. Further, the Santa Barbara County Local Agency Management Plan (LAMP), prepared pursuant to the State Water Resources Control Board (SWRCB) Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (State Policy), identifies two septic system areas within the county with particular groundwater pollution problems (i.e., elevated groundwater nitrate) that are designated as Special Problem Areas by the County: Los Olivos and Janin Acres (located between Solvang and Santa Ynez) in the Santa Ynez Valley. Both Special Problem Areas are unincorporated communities within the Project area and are surrounded by AG-I zoned lands.

Erosion

Soil erosion is the removal of soil by water and wind. Soil erosion potential is related to texture, organic matter content, soil structure, and permeability. Other factors that influence erosion potential include the amount of rainfall and wind, the length and steepness of the slope, and the density and type of vegetative cover. Coastal erosion is influenced by wave action, tidal currents, wave currents, surface runoff, drainage, and high winds. Soil erosion has the potential to occur from natural and human-induced activities countywide.

Erosion can vary greatly in short distances and, thus, erosion has not been mapped or rated at the county level (County of Santa Barbara 2015). However, there are a few areas that are particularly susceptible including sea cliffs, recent and old dunes, the Fanglomerate, Terrace and Older Alluvium deposits, and the Casitas, Santa Barbara, Pico, Paso Robles, Careaga, and Orcutt Formations.

The Santa Barbara County coastline is mainly subject to marine erosion. The western coastline is comprised of dunes and sea cliffs. The majority of exposed rocks in the sea cliffs are readily eroded by marine and non-marine processes (County of Santa Barbara 2015).

Expansive Soils

Expansive soils can cause problems because they contain clay minerals that swell when the moisture content increases and shrink when the moisture decreases. Such soils are usually described as "adobe," and form ground cracks when they are allowed to dry out. The volume changes resulting from variable moisture conditions can cause movement and cracking of structures built on expansive soils. Soils beneath concrete floor slabs tend to increase in moisture content, thus causing heave. Soils under raised floors tend to dry out and shrink, causing settlement of the structure. Expansive soils are present throughout the county (County of Santa Barbara 2015). The most hazardous areas occur in a belt along the foothills of the South Coast from Gaviota to Carpinteria, where geological formations are either highly expansive themselves or generate highly expansive topsoil. Expansive and shrinkable soils are found in the Rincon and Monterey Formations, which generally occur along the coastal buffs and terrace along the Gaviota Coast. In north Santa Barbara County, expansive soils occur primarily within the Botella, Diablo, Positas, San Andreas, and Tierra series, as well as the less dispersed Los Osos series, which occur throughout the Santa Maria Valley, Santa Ynez Valley, and Lompoc Valleys.

Subsidence

Land subsidence is defined by the USGS as the lowering of the land-surface elevation from changes that take place underground. Common causes of land subsidence from human activity are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (i.e., sinkholes); the collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (i.e., hydrocompaction). Fluctuations in the level of underground water caused by pumping or by injecting fluids into the earth can initiate sinking to fill the space previously occupied by water or soluble minerals. Overdraft of aquifers is the major cause of subsidence in the southwestern U.S., and as groundwater pumping increases (e.g., during periods of drought), land subsidence also will increase. In many aquifers, groundwater is pumped from pore spaces between grains of sand and gravel. If an aquifer has beds of clay or silt within or next to it, the lowered water pressure in the sand and gravel causes slow drainage of water from the clay and silt beds. The reduced water pressure is a loss of support for the clay and silt beds. Because these beds are compressible, they compact (i.e., become thinner), and the effects are seen as a lowering of the land surface. Weight, including surface developments such as roads, reservoirs, and buildings, and manmade vibrations from such activities as blasting and heavy truck or train traffic can accelerate the natural processes of subsidence, or induce subsidence over manmade voids (USGS 2016).

The USGS has detected longer-term land subsidence within the Cuyama Valley due to significant rates of groundwater extraction since the 1940s. Through the use of Interferometric Synthetic Aperture Radar (InSAR) mapping from 2008 to 2012, USGS detected upwards of 1.6 inches of total land subsidence within the Cuyama Valley (USGS 2013). In addition to USGS land subsidence studies, the California Department of Water Resources' (DWR's) Draft California Groundwater Update 2020 is a continuation of a series of earlier DWR Bulletin 118 publications and builds on the past progress and state of knowledge, synthesizes the most recent data to close the knowledge gap, including land subsidence information. The California Groundwater Update 2020 is the State's most up-to-date compendium of State-wide data and information on the occurrences, types, uses, and conditions of California's groundwater resources and their management. DWR also provides an interactive map with information about land subsidence in California (2009-2018) that is presented in California's Groundwater Update 2020. The point data in the map displays land elevation changes over varying periods as recorded by a collection of continuous global positioning system stations and is presented

for groundwater basins within the county in Table 3.6-2 below. Based on both USGS and DWR monitoring data, while some limited amounts of subsidence occur throughout the county, the Cuyama Valley experiences much greater rates of subsidence than any other region.

Table 3.6-2. Land Subsidence for Groundwater Basins in Santa Barbara County (2018)

Groundwater Basin(s)	Vertical Displacement Total (feet)	Approximate Vertical Displacement Per Year (inches)
Carpinteria	0	0
Montecito	0	0
Santa Barbara	0	0
Foothill	-0.15	-0.18
Goleta	0	0
Santa Ynez River Valley	-0.04 to -0.08	-0.05 to -0.1
San Antonio Creek Valley	-0.63	-0.76
Santa Maria Valley	0.01	0.01
Cuyama Valley	-0.88	-1.06

Source: DWR 2021b.

The California DWR created the California Statewide Groundwater Elevation Monitoring (CASGEM) Groundwater Basin Prioritization State-wide ranking system to prioritize California groundwater basins as either high-, medium-, low-, or very low-priority to determine groundwater level monitoring need. The Sustainable Groundwater Management Act (SGMA) requires medium- and high-priority basins to create Groundwater Sustainability Agencies (GSAs), develop GSPs, and manage groundwater for long-term sustainability. In Santa Barbara County, five basins are designated as medium- or high-priority basins: Cuyama Valley, San Antonio Creek Valley, Santa Ynez River Valley, Montecito, and Carpinteria. The GSPs prepared for these basins address geologic and groundwater conditions including land subsidence. The Montecito and Carpinteria Groundwater Basin is still in the process of drafting a GSP and expected to be completed in 2024.

3.6.2.6 Paleontological Resources and Unique Geologic Features

Paleontological resources are evidence of once-living organisms preserved in the geologic record and include fossilized remains of ancient plants and animals, track ways, imprints, burrows, or other traces of ancient life. In general, fossils are greater than 5,000 years old (i.e., Middle Holocene) and are typically preserved in sedimentary rocks. The potential to encounter paleontological resources is based on the geologic unit, and array of fossil resources known to be contained within that unit, within which excavations would occur.

Although different regions of the county have distinctive geologic profiles, there are a number of units that are found commonly throughout the county. Generally, the county is underlain mainly by marine sedimentary rocks of late Mesozoic and Cenozoic ages (over 66 million years ago) (County of Santa Barbara 2015), while agricultural lands being underlain primarily by much younger Holocene alluvial gravel, sand, and clay (Qa); Holocene stream alluvial sand and gravel (Qg); Pleistocene older alluvial sediments (Qoa); and Pleistocene older sand deposits (Qos). In many places, these geologic units and

formations are considered to have low paleontological sensitivity, as alluvial and surficial deposits are typically displaced or disrupted.

Unique geologic features are an uncommon and widely varying resource within the county. The County generally classifies geologic units or features as unique if they:

- Are the best example of its kind locally;
- Embody the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provide a key piece of geologic principle in geology or geologic history;
- Are a "type locality" of a geologic feature;
- Are a geologic formation that is exclusive locally or regionally;
- Contain a mineral that is not known to occur elsewhere; or
- Are used repeatedly as a teaching tool.

The County's Seismic Safety and Safety Element has identified the Point Sal area, Guadalupe Dunes, Nojoqui Falls, Refugian Stage locality located in the Hollister Ranch in Santa Anita Canyon, and Zaca Lake as "areas of special geologic interest" within the Project area due to their unique geologic formations, sequencing, or properties. Of these areas, the Refugian Stage locality is considered an area of special geologic interest site due to the presence of micro-fossil assemblages that are considered a classic example of the small life forms prevalent during the Cenozoic time (County of Santa Barbara 2015).

The Guadalupe Dunes area of special geologic interest is defined as the area extending from the mouth of the Santa Maria River southward to Mussel Rock and inland a maximum of 2 miles (County of Santa Barbara 2015). Portions of the Guadalupe Dunes area of special geologic interest may overlap with private unincorporated lands zoned AG-II within the Project area. All other areas of special geologic interest occur outside the Project area.

3.6.3 Regulatory Setting

Geologic resources and geotechnical hazards are governed primarily by local jurisdictions, although Federal and State laws would apply to some of the proposed uses and related development under the proposed Project. Federal, State, and local regulations that are directly relevant to the proposed uses and related development under the proposed Project are discussed below. The Conservation and Seismic Safety and Safety Elements of the County's Comprehensive Plan contain policies for the protection of geologic features and avoidance of hazards.

3.6.3.1 Federal

Earthquake Hazards Reduction Act

The purpose of the Earthquake Hazards Reduction Act is to reduce the risks to life and property from future earthquakes in the U.S. through establishment and maintenance of an effective earthquake

hazards reduction program. To accomplish this, the Act established the National Earthquake Hazards Reduction Program (NERHP). The NERHP was amended in November 2004 by refining the description of agency responsibilities, program goals, and objectives.

Federal Soil Conservation Law

The Federal Soil Conservation Law (16 U.S. Code [USC] §§590a-590q) provides permanently for the control and prevention of soil erosion by preventative measures, including but not limited to engineering operations, methods of cultivation, growing of vegetation, and changes in land use.

International Building Code

All proposed uses and related development would be required to comply with appropriate seismic design criteria in the International Building Code (IBC), adequate drainage facility design, and preconstruction soils and grading studies. Seismic design standards have been established to increase structural resilience to major earthquakes. In 2000, the IBC replaced the Uniform Building Code (UBC) in the U.S. to ensure consistency and standardized requirements throughout the nation. The IBC, most recently updated in 2021, is published by the International Code Council (ICC) and forms the basis for building codes in the U.S., including the California Building Code (CBC; established as Title 24 of the California Code of Regulations [CCR]). The IBC has been adopted by the California Legislature with amendments to address the specific building conditions and structural requirements for California, as well as provide guidance on foundation design and structural engineering for different soil types.

Clean Water Act Section 402 (National Pollutant Discharge Elimination System Program)

The Clean Water Act (CWA) (33 USC §§1251 et seq.), formerly the Federal Water Pollution Control Act of 1972, was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the U.S. The CWA Section 402 mandates that certain types of construction activities comply with the requirements of the U.S. Environmental Protection Agency's (USEPA's) National Pollutant Discharge Elimination System (NPDES) program. Under SWRCB enforcement, the Central Coast Regional Water Quality Control Board (RWQCB) implements the NPDES program in Santa Barbara County. The program requires projects that involve disturbance of 1 acre of soil or more, or are part of a common plan that in total disturbs more than 1 acre, are required to obtain NPDES coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (General Permit), Order No. 2009-0009-DWQ. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which includes Best Management Practices (BMPs) to protect stormwater runoff, including measures to prevent soil erosion. Requirements of the CWA and associated SWPPP requirements are described in further detail in Section 3.9, *Hydrology and Water Quality*.

3.6.3.2 State

Alquist-Priolo Earthquake Fault Zoning Act

The purpose of the Alquist-Priolo Act is to regulate types of development near active faults to mitigate the hazard of surface rupture. Under this Act, the State Geologist is required to delineate earthquake fault zones, or Alquist-Priolo Fault Zones along known active faults in California and requires that geologic studies be conducted to locate and assess any active fault traces in and around known active

fault areas prior to development of buildings for human occupancy. The Alquist-Priolo Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. Local cities and counties must regulate certain development projects within the Earthquake Fault Zones, generally by issuing building permits only after geologic investigations demonstrate that development sites are not threatened by future surface displacement. A buffer prohibiting the construction of structures for human occupancy may be established. Typically, structures for human occupancy are not allowed within 50 feet of the trace of an active fault. Projects subject to these regulations include all land divisions and most buildings intended for human occupancy.

Seismic Hazards Mapping Act

To address the effects of strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events, the State of California passed the Seismic Hazards Mapping Act of 1990. Under the Seismic Hazards Mapping Act, the State Geologist is required to delineate "seismic hazard zones." Cities and counties must regulate certain development projects within these zones until the geologic and soil conditions are investigated and appropriate mitigation measures, if any, are incorporated into development plans. The majority of the county is comprised of more than 40 unevaluated seismic hazard quadrangles, as mapped by the California Department of Conservation (California Department of Conservation 2022).

The State Mining and Geology Board provides additional regulations and policies to assist municipalities in preparing the Safety Element of their General Plan and encourage land use management policies and regulations to reduce and mitigate those hazards to protect public health and safety. Under Public Resources Code (PRC) Section 2697, cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard. Each city or county shall submit one copy of each geotechnical report, including mitigation measures, to the State Geologist within 30 days of its approval.

Sustainable Groundwater Management Act

SGMA, enacted in 2014, encourages local agencies to work cooperatively in managing groundwater resources and is intended to increase local control and protection over groundwater basins. The intent of this legislation is to manage the use of groundwater in a manner that can be maintained long-term without causing chronic lowering of groundwater levels, overdraft, and significant reduction in groundwater storage, saline water intrusion, or subsidence. For each groundwater basin designated medium- and high-priority in California, the Groundwater Sustainability Agency – the agency responsible for management of the basin pursuant to SGMA – is required to prepare a GSP that is subject to review and approval by DWR. A required element of each GSP is the inclusion of monitoring components for subsidence that promote efficient use of groundwater resources. Provided below is a brief summary of the groundwater basins within the county for which a GSP has been prepared.

- **Cuyama Valley (Groundwater Basin 3-013):** The Cuyama Basin GSA is made up of members of the Cuyama Basin Water District, Santa Barbara County Water Agency, County of San Luis Obispo, County of Kern, and County of Ventura. The Cuyama Valley Groundwater Basin is designated as a high-priority basin in critical overdraft. The Cuyama Valley GSP was adopted on December 9, 2019, and submitted to DWR on January 28, 2020. On January 21, 2022, DWR deemed the Cuyama Valley GSP "incomplete" and a revised GSP was resubmitted to DWR on July 18, 2022. In March 2023, DWR issued a letter recommending approval of the Cuyama Basin GSP. The DWR is in the

process of developing recommended corrective actions to further assist the Cuyama Basin GSA with implementation of the GSP and achieving basin sustainability goals.

- **San Antonio Creek Valley (3-014):** The San Antonio Creek Valley GSA is made up of members of the San Antonio Basin Water District and the Los Alamos Community Services District. The San Antonio Creek Valley Groundwater Basin is designated as a medium-priority basin. The San Antonio Creek Valley GSP was adopted on December 7, 2021, and submitted to DWR on January 21, 2022. The DWR is in the process of reviewing the plan.
- **Santa Ynez Valley (3-015):** The Santa Ynez Valley Groundwater Basin is designated as a medium-priority basin and has been divided into the following three management areas:
    - *Western Management Area:* The Western Management Area GSA is made up of members of City of Lompoc, Mission Hills Community Services District, Vandenberg Village Community Services District, Santa Ynez River Water Conservation Authority, and Santa Barbara County Water Agency. The Western Management Area GSP was adopted on January 5, 2022, and submitted to DWR on January 18, 2022. The DWR is in the process of reviewing the plan.
    - *Central Management Area:* The Central Management Area GSA is made up of members of the City of Buellton, Santa Ynez River Water Conservation Agency, and Santa Barbara County Water Agency. The Central Management Area GSP was adopted on January 3, 2022, and submitted to DWR on January 18, 2022. The DWR is in the process of reviewing the plan.
    - *Eastern Management Area:* The Eastern Management Area GSA is made up of members of the City of Solvang, Santa Ynez River Water Conservation District Improvement District No. 1, Santa Ynez River Water Conservation District, and Santa Barbara County Water Agency. The Eastern Management Area GSP was adopted on January 6, 2022, and submitted to DWR on January 19, 2022. The DWR is in the process of reviewing the plan.
- **Montecito (3-049):** The Montecito Water District leads the Montecito GSA. The Montecito Groundwater Basin is designated as a medium-priority basin. The Montecito GSA is in the processes of developing the Montecito GSP for submittal to DWR.
- **Carpinteria (3-018):** The Carpinteria Valley Water District leads the Carpinteria GSA. The Carpinteria Groundwater Basin is designated as a high-priority basin. The Carpinteria GSA is in the process of preparing the Carpinteria GSP for submittal to DWR.

Of the seven medium- to high-priority groundwater basins for which a GSP has been prepared in the County, the Cuyama Valley Groundwater Basin faces the greatest challenges when it comes to the issue of subsidence.

State Water Resources Control Board Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems

In California, overall authority of OWTS lies with the SWRCB through the State Policy. The State Policy became effective in May 2013 and establishes a risk-based tiered approach for the regulation and management of OWTS. Under the tiered approach, Tier 1 establishes minimum standards for low risk new or replacement OWTS, while Tier 2 allows local agencies to develop customized management programs to address the conditions of OWTS. Pursuant to Tier 2 of the State Policy, in November 2015, the Santa Barbara County Environmental Health Services (EHS), at the direction of the Board of Supervisors (Board), prepared the LAMP for the County. Through a survey of existing septic systems within the County, the LAMP identified two Special Problem Areas which include the unincorporated

community of Los Olivos and unincorporated residential neighborhood around Janin Acres. The LAMP provides general recommendations to improve overall management of septic systems in the county, as well as specific management recommendations for various focus areas. The LAMP also includes permit, inspection, and reporting elements for OWTS within the county. Issuance of a permit by EHS is required for the construction of new OWTS as well as the repair, modification, or abandonment of existing systems. EHS' permit requirements for new or modified OWTS include preparation of soil engineering reports by a registered civil or soils engineer, system designs, building plans.

California Building Code

The State of California provides minimum standards for building design through the CBC, which is based on the IBC, but has been modified to account for California's unique geologic conditions, including the State's heightened seismicity risk. The CBC is updated triennially, and the most recent 2022 code became fully effective on January 1, 2023. The CBC applies across the state and is selectively adopted by local jurisdictions based on local conditions. As of January 1, 2023, the County, through the Santa Barbara County Code (County Code) Chapter 10, Building Code, has adopted the CBC, 2022 Edition, which adopts by reference the IBC, 2021 Edition, as part of its building regulations.

CBC Section 1803.5.3 states that in areas likely to have expansive soil, the Building Official shall require soil tests to determine where such soils do exist. Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2, and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with American Society for Testing and Materials (ASTM) D-4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 micrometers), determined in accordance with ASTM D-422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D-422.
4. Expansion index greater than 20, determined in accordance with ASTM D-4829.

Public Resources Code Sections 5097.5 and 30244

PRC Section 5097.5 states that "a person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." PRC Section 5097.5 also states that "a violation of this section is a misdemeanor, punishable by a fine not exceeding ten thousand dollars ($10,000), or by imprisonment in a county jail not to exceed one year, or by both that fine and imprisonment." This section defines public lands as "lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof."

PRC Section 30244 states that "where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required." Other state requirements for paleontological resources are included in PRC Section 5097.5 and PRC Section 30244.

Society for Vertebrate Paleontology Guidelines

The Society for Vertebrate Paleontology (SVP) has established standard guidelines that outline professional qualifications, protocols, and practices for paleontological resources assessments and surveys, monitoring and mitigation, data and fossil recovery, sampling procedures, specimen preparation, identification, analysis, and curation (SVP 2010). Most practicing professional vertebrate paleontologists adhere closely to the assessment, mitigation, and monitoring requirements as specifically provided in the SVP Guidelines. Most state regulatory agencies with paleontological resource-specific Laws, Ordinances, Regulations, and Standards (LORS) accept and use the professional standards set forth by the SVP.

California Coastal Act

The California Coastal Commission is tasked with the protection of coastal resources, including those having paleontological importance within the Coastal Zone. PRC Section 30244 of the California Coastal Act seeks to minimize the adverse impacts to paleontological resources within the Coastal Zone by requiring mitigation of adverse impacts to these resources by any development.

3.6.3.3 Local

County of Santa Barbara Comprehensive Plan

Seismic Safety and Safety Element

The Seismic Safety and Safety Element of the County's Comprehensive Plan is intended to guide land use planning by providing pertinent data regarding geologic, soil, seismic, fire, and flood hazards. Geologic, soil, and seismic factors affect the suitability of land for various uses and are considered in regard to land use planning in this element.

The Seismic Safety and Safety Element identifies the following geologic and seismic goals and policies:

Geologic and Seismic Goal 1: Protect the community to the extent feasible from risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards pursuant to Government Code Section 65302(g)(1), Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body.

Geologic and Seismic Protection Policy 1: The County shall minimize the potential effects of geologic, soil, and seismic hazards through the development review process.

Geologic and Seismic Protection Policy 2: To maintain consistency, the County shall refer to the California Building Code, the Land Use Development Code, County Ordinances, the Coastal Land Use Plan, and the Comprehensive Plan when considering the siting and construction of structures in seismically hazardous areas.

Geologic and Seismic Protection Policy 3: The County shall ensure compliance with State seismic and building standards in the evaluation, design, and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities,

bridges, large public assembly halls, and other structures subject to special seismic safety design requirements pursuant to the California Code of Regulations, Title 24, Part 2 CBC.

Geologic and Seismic Protection Policy 4: The County Office of Emergency Services (OES) shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Geologic and Seismic Protection Policy 5: Pursuant to County Code Section 21-7(d)(4) and -(5), the County shall require a preliminary soil report prepared by a qualified civil engineer be submitted at the time a tentative map is submitted. This requirement may be waived by the Planning Director if he/she determines that no preliminary analysis is necessary. A preliminary geological report prepared by a qualified engineering geologist may also be required by the Planning Director.

Geologic and Seismic Protection Policy 6: The County should reference the Santa Barbara County Multi-Jurisdiction Hazard Mitigation Plan when considering measures to reduce potential harm from seismic activity to property and lives.

Coastal Land Use Plan

The Coastal Land Use Plan (CLUP) is intended to protect coastal resources while accommodating land use development within the Coastal Zone. The other elements of the County's Comprehensive Plan are applicable within the Coastal Zone; however, when there is a conflict, the CLUP takes precedence.

The CLUP includes the following goals and policies, with Policies 3-4 and 3-6 largely applying to the Gaviota Coast within the Project area:

Bluff Protection Policy 3-4: In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologic Stability of Bluff top Development."

Bluff Protection Policy 3-6: Development and activity of any kind beyond the required bluff-top setback shall be constructed to insure (sic) that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.

Geologic Hazards Policy 3-8: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami run-up, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.

Geologic Hazards Policy 3-9: Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.

Geologic Hazards Policy 3-10: Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.

Land Use Element

The Land Use Element of the County's Comprehensive Plan is intended to interrelate all different factors that contribute to population growth, urban development, and open land preservation with county-wide policies on land use. The Land Use Element contains Hillside and Watershed Protection policies that help protect and minimize impacts from new development. The most applicable policies of the Land Use Element on geologic and seismic-related issues include:

Hillside and Watershed Protection Policy 1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Hillside and Watershed Protection Policy 2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Hillside and Watershed Protection Policy 3: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

Hillside and Watershed Protection Policy 5: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

Hillside and Watershed Protection Policy 6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

Hillside and Watershed Protection Policy 7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Hillside and Watershed Protection Policy 8. On any lands not Comprehensive Planned and zoned for agriculture, grading and "brushing" shall require a permit. Exceptions shall be grading of 50 cubic yards or less and "brushing" within a radius of 100 yards of a residential structure for fire purposes.

Community Plans and Land Use Element Area Goals

The Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

County of Santa Barbara Grading Ordinance

Chapter 14 of the County Code is the Santa Barbara County Grading Code (Ord. No. 4766, 11-9-2010). The regulations, conditions, and provisions of this chapter constitute minimum standards and procedures necessary to protect and preserve life, limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, location, and maintenance of grading, drainage, erosion, and sediment control, when required by these regulations within the County. The code also addresses compliance with the NPDES Phase II stormwater regulations and sets forth local stormwater requirements for the disturbance of less than 1 acre of soil, to avoid pollution of water courses and drainage ways with sediments or other pollutants generated on or caused by surface runoff on or across a construction site. Project-related development involving movement of 50 cubic yards or during grading may require a grading plan and would be subject to the following conditions in the Santa Barbara County Grading Code:

Erosion and Sediment Control Plan: An Erosion and Sediment Control Plan would be required as part of the Grading Plan and permit requirements. Erosion and Sediment Control Plans are designed to minimize erosion during construction and would be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Erosion and Sediment Control Plan must include County-approved BMPs to stabilize the site, protect natural watercourses/creeks, prevent erosion, and convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite.

County of Santa Barbara Building Code

Chapter 10 of the County Code is the Santa Barbara County Building Code (Ord. No. 4822, 1-17-2012). In certain areas of the county there are conditions and situations that require modification of California codes for buildings and related construction, and these conditions and situations require specific legislative action to provide for the safety and health of the populace of the county. The code addresses geological, topographical, and climatic conditions in the county including extreme weather conditions, firefighting resources, flammable vegetation, High Hazard Areas, extreme wind

conditions, and seismic shaking and the minimum standards to safeguard and protect life, buildings, and structures within the county.

County of Santa Barbara Coastal Zoning Ordinance

The Article II, Coastal Zoning Ordinance (CZO) includes policies aimed to protect human life in regions where geologic hazards could be present. Section 35-174.3 states that Preliminary Development Plans must include the location of geologic, seismic, flood, and other hazards.

3.6.4 Environmental Impact Analysis

This section discusses the potential geology, soils, and paleontologic resource impacts associated with the proposed Project.

3.6.4.1 Thresholds of Significance

California Environmental Quality Act Guidelines

Appendix G of the California Environmental Quality Act (CEQA) Guidelines states that a project would be considered to have a significant impact related to geology and soils if it would result in any of the following[1]:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following:

   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.

   ii. Strong seismic ground shaking.

   iii. Seismic-related ground failure, including liquefaction.

   iv. Landslides.

b) Result in substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater.

[1] Per *California Building Industry Association v. Bay Area Air Quality Management District (2015)*, CEQA does not require analysis of impacts of existing environmental conditions on a project's future users or residents, unless a proposed project risks exacerbating those environmental hazards or conditions that already exist.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

County of Santa Barbara Environmental Thresholds and Guidelines

The County's *Environmental Thresholds and Guidelines Manual* states that since geologic conditions are highly variable within Santa Barbara County, the guidelines are not fixed thresholds upon which a determination of significant impact would be made. They serve to point out when further study of site-specific conditions is required in order to assess geologic impacts. The County Planning and Development Department (P&D) staff (in consultation with licensed geologists and engineers, as necessary) assess the level of project geologic impacts (i.e., potentially significant, potentially significant but subject to mitigation, or insignificant) upon review of project plans, proposed mitigation measures, and site-specific geologic information.

Impacts are considered potentially significant if the project, including all proposed mitigation measures, could result in substantially increased erosion, landslides, soil creep, mudslides, and unstable slopes. In addition, impacts are considered significant when people or structures would be exposed to major geologic hazards upon implementation of a project (Appendix G of the CEQA Guidelines).

Impacts related to geology and soils have the potential to be significant if the 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 County P&D or the Public Works Department. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special Problem Areas designated by the Board 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 involves 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 percent grade.

Mitigation measures may reduce impacts to an insignificant level. These measures would include minor project redesign and engineering steps recommended by licensed geologists and engineers subsequent to detailed investigation of the site.

Methodology

Potential impacts to geology and soils would be unique to individual uses and related development (i.e., ground disturbance) at specific participating parcels. For example, some participating parcels may be located closer to a fault than others or may be underlain by hazardous soils subject to erosions, expansion, liquefaction, etc. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.6.4.2 Project Impacts

Table 3.6-3 provides a summary of the proposed Project's impacts related to geology and soils. A detailed discussion of each impact follows.

Table 3.6-3. Summary of Geology and Soils Impacts

Geology and Soils Impacts	Mitigation Measures	Residual Significance
Impact GEO-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could have adverse effects due to exposure of buildings and people to seismically induced conditions, such as ground shaking, ground failure, liquefaction, and landslides, or other non-seismic related unstable earth conditions, such as erosion, landslide, lateral spreading, subsidence, liquefaction, collapse, or expansive soils.	No mitigation required	Insignificant
Impact GEO-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could be located in areas with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.	No mitigation required	Insignificant
Impact GEO-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially directly or indirectly cause disruption, alteration, destruction, or adverse effects on significant paleontological or unique geological resources.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

Impact GEO-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could have adverse effects due to exposure of buildings and people to seismically induced conditions, such as ground shaking, ground failure, liquefaction, and landslides, or other non-seismic related unstable earth conditions, such as erosion, landslide, lateral spreading, subsidence, liquefaction, collapse, or expansive soils.

Seismic-Induced Hazards

The county is located within a seismically active region near the San Andreas Fault system, with nine active faults identified within the county (Table 3.6-1). As with all land in the region, the proposed Project would potentially expose new visitors and/or employees to moderate to strong seismic ground shaking in the event of an earthquake on a nearby fault (e.g., Big Pine, Mesa, More Ranch, Pacifico, Santa Ynez). A strong earthquake could result in substantial damage to existing older buildings, structures, and other infrastructure, including damage to foundations, shifting of frame structures, breaking of windows, and breaking of underground pipes or other utilities if new building

design measures are not implemented. This type of damage would put new visitors and/or employees associated in danger from ground shaking and structural damage/collapse.

While the proposed Project would involve amendments to existing codes and ordinances to expand the range of allowable uses on unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I, the proposed Project does not immediately propose any alterations, demolition, or new construction on specific sites. Rather, as a result of the amendments to the Land Use and Development Code (LUDC), Article II CZO, and Uniform Rules under the proposed Project, individual landowners may propose uses that could range from not requiring any modification of existing infrastructure to uses that could require new development.

Implementation of the proposed Project would not measurably increase the existing danger from ground shaking and structural damage/collapse of existing structures. The proposed uses and related development that would be exempt from permitting generally include outdoor uses (e.g., fishing/hunting, horseback riding, composting, etc.) or uses that would otherwise not substantially increase the number of people exposed to seismic hazards (e.g., incidental food service or small-scale events at existing facilities). Uses involving physical alteration of existing structures or development of new facilities would be required to adhere to the most current building standards of the LUDC and County Code, including the County Building Regulations which adopt CBC standards by reference with local amendments, as well as applicable County fire, building, and/or environmental health standards. Adherence to the LUDC, County Code, and County Building Regulations requirements would ensure the maximum practicable protection available for all structures. Specifically, Section 1613 of the CBC (Earthquake Loads) requires the seismic-resistant design for the project buildings to factor in a design earthquake that would create average peak ground accelerations of at least 1.0 g. Similarly, new development is required to include the application of County Building Regulations seismic standards as the minimum seismic-resistant criteria. Adherence to the seismic design and construction parameters of the County Building Regulations would ensure the maximum protection feasible of structures and occupants during an earthquake.

In addition, pursuant to Chapter 14 of the County Code, applicants for a proposed use triggering the need for a grading or building permit for site improvements may be required to prepare and submit an engineering geology report and/or a geotechnical (soil) engineering report prepared by a licensed professional geologist or geotechnical engineer for review and approval by the County Building Official. However, where relevant depending on the specific type(s) of proposed use(s) and related development, the requirement for an engineering geology report and/or geotechnical (soil) engineering report may be waived at the discretion of the Building Official. The geotechnical report would identify design requirements for structures and foundations to maintain structural integrity during an earthquake to the maximum extent feasible. At the discretion of the Building Official, all recommendations and design features in the geotechnical report may be incorporated into plans prepared by the applicant. Therefore, compliance with the County Code would reduce potential impacts related to seismic ground shaking to an *insignificant* level.

Geologic Hazards and Unstable Earth Conditions

The proposed uses and related development under the proposed Project that would involve ground disturbance during operation, such as aquaponics, composting, and horseback riding, could occur on lands subject to geologic hazards, including landslides, steep slopes, or soils prone to erosion, liquefaction, expansion, contraction, ground failure, or subsidence. Existing agricultural activities contribute to ongoing soil erosion in the county, especially in areas where many agricultural

landowners are located in close proximity to one another. Some agricultural landowners currently operate in either the mountainous or coastal regions, which both have areas of steep slopes (i.e., greater than 30 percent) and erodible soils that are prone to erosion when soil is disturbed. Further agricultural activities in outdoor settings may exacerbate geologic hazards, particularly related to erosion and landslides. Implementation of the proposed Project could potentially result in an increase of agricultural enterprise activities in areas of the county not currently disturbed by development or cultivation. These activities may require additional areas of ground disturbance associated with support uses (e.g., roads/paths, water facilities, storage). Site preparation activities for buildings and ancillary facilities could increase the potential for erosion or slope failure and construction could destabilize soil surfaces and increase erosion. As the proposed Project would allow for development in geologically hazardous areas, there is a potential for grading, clearing, soil disturbance, and development in areas with varying degrees of geologic hazards, including steep slopes and areas at risk of landslide, erosion, soil instability, subsidence, liquefaction, and expansion. Development associated with the proposed uses and related development could exacerbate these geologic hazards, though potential development would be required to follow existing regulations related to geologic safety that apply to the design.

Additional impacts could occur if applicants construct ancillary support facilities. These could include exacerbation of geologic hazards described above.[2] Grading for building pads, roads and driveways, and trenching for infrastructure could occur on areas subject to such geologic hazards. Development of impervious surfaces could also increase water runoff, accelerate soil erosion, and increase runoff and siltation into surface waters (Section 3.9, *Hydrology and Water Quality*). These impacts would be limited primarily to new uses involving some land development such as those described above, as many uses proposed to be exempt from the County's permitting process would involve low intensity uses or use of existing lands and facilities that would not involve any new development or ground disturbance.

These impacts could occur in areas countywide; development of proposed uses could exacerbate the potential for landslides and erosion on steep slopes, particularly related to firewood cutting, road widening, extension, or construction. Impacts resulting from new structures and support facilities developed in these regions would exacerbate the most prevalent potential impacts from: landslides in the Rincon, Monterey, Point Sal formations and serpentine soils associated with the Franciscan Formation; ground failure in the Cuyama Valley; liquefaction in the low coastal areas with high groundwater, the valleys along the Santa Ynez River near Solvang, Buellton and Lompoc, and the Santa Maria River near Santa Maria and Guadalupe; subsidence in the Cuyama Valley; and expansive soils in the Rincon and Monterey Formations. This is particularly true in hilly areas subject to landslides and erosion hazards where high rainfall may strain drainage, erosion, or landslide protection measures, such as within the Tepusquet area or Lompoc hills (County of Santa Barbara 2015).

[2] Per *California Building Industry Association v. Bay Area Air Quality Management District (2015)*, CEQA does not require analysis of impacts of existing environmental conditions on a project's future users or residents, unless a proposed project risks exacerbating those environmental hazards or conditions that already exist.

However, pursuant to the Seismic Safety and Safety Element of the County's Comprehensive Plan, Grading Ordinance (Ord. No. 4766, 11-9-2010), the Santa Barbara CBC (Ord. No. 4822, 1-17-2012), and the Santa Barbara County LUDC (Chapter 35 Section 35.82.080), development would be required to avoid exposure to unstable earth and unsuitable soil conditions. Site-specific geologic investigations are required as part of the current permitting process for applications requiring grading permits to identify unstable slopes. Further ancillary development related to the proposed uses would occur over years and would be distributed throughout the county. All supporting development would be subject to the County Code and County's Comprehensive Plan policies, which enforce County development standards such as a geological study and/or soils engineering report, in addition to grading permit requirements, which would substantially reduce geologic hazard impacts. Therefore, potential impacts would be *insignificant*.

Site preparation activities for new buildings or structures to support agricultural enterprise uses, such as vegetation clearing and grading, cut and fill, and building support facilities (e.g., roads and water supply facilities), could increase the potential for erosion or landslides.

Impact GEO-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could be located in areas with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

The proposed uses and related development allowed under the proposed Project would range from small-scale guided tours eligible for exemption status under the proposed permitting structure to larger-scale uses requiring some development on AG-II zoned lands. Regardless of the type of proposed activity, the allowance of agricultural enterprise activities on individual agricultural properties would potentially result in an increase in employment or visitation to a property which may increase existing site wastewater demands, or require the modification or construction of new wastewater treatment systems. Generally, within the county, AG-II zoned lands (and even AG-I zoned lands) are located within rural areas where properties are not connected to sanitary sewer systems and must rely on an OWTS for treatment and disposal of wastewater. It is anticipated that the majority of agricultural enterprise activities will be served by OWTS. However, as described in Section 3.6.2.4, *Soil Hazards*, some agricultural areas of the county are underlain by soils that are not supportive of OWTS. This is due to the presence of soils that have low capacity to percolate and absorb septic effluent and which are considered to have a "very limited" rating for septic absorption, soils that can cause effluent to daylight and potentially cause runoff of such waters, or are located in areas with shallow groundwater.

Under the proposed Project, the proposed uses and related development would be required to evaluate existing and proposed wastewater demands and the capacity of existing OWTS or the need for modification or construction of new OWTS. EHS permit applications for existing systems include an Evaluation of Existing Onsite Wastewater Treatment System for Building/Site Clearance form that

applicants must prepare in order to determine if an existing OWTS would be adequate to serve the proposed uses and related development or new or modified systems would be required. If new or modified OWTS are required, applicants would be required to comply with the existing permitting requirements of EHS, which include application for modification or construction of OWTS, and the County's LAMP. The County requirements for OWTS address potential issues associated with soils that have no or low capacity to support septic systems, including through preparation of a soil engineering report and design of sewage disposal systems by a registered civil or geotechnical engineering with special recommendation regarding the disposal method (e.g., leach lines and drywell) based on existing site constraints. Mandatory compliance with existing County/EHS permitting requirements for OWTS would ensure that the proposed uses and related development would involve the construction, modification, or maintenance of OWTS in a manner that would avoid impacts associated with soils underlying agricultural lands that have inadequate capacity to support onsite sewage disposal. Therefore, impacts are *insignificant.*

Implementation of the proposed Project is anticipated to result in an increase in the number of new or modified sewage disposal systems throughout the county, which could result in secondary impacts associated with ground disturbance and construction. These secondary impacts are discussed in other relevant sections of this EIR, including Section 3.2, *Agricultural Resources*, Section 3.4, *Biological Resources,* Section 3.5, *Cultural and Tribal Cultural Resources,* Section 3.9, *Hydrology and Water Quality,* and Section 3.12, *Public Services, Utilities, and Recreation.*

Impact GEO-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially directly or indirectly cause disruption, alteration, destruction, or adverse effects on significant paleontological or unique geological resources.

Many paleontological resources or unique geologic resources exist throughout the county and could be present in the Project area. Physical improvement or alteration of agricultural lands, such as the construction of new structures or grading of a site, could also disrupt or disturb such resources which are or could be designated as unique or significant resources.

As described above, agricultural lands are generally underlain by younger age alluvial sediments and surficial deposits that are considered to have low paleontological sensitivity due to the displaced or disturbed characteristics of the sediments. Generally, geologic units of sufficient age to contain paleontological resources are located much deeper below surficial alluvial sediments and surface deposits, and agricultural activities and some elements of construction with shallow excavations do not typically extend deep enough to encounter such resources. For active farmlands, wineries, orchards, and ranches where significant disturbance of the soils has historically occurred or currently occurs due to use of the site, ripping or tilling of soil, vegetation clearance, etc., and where agricultural enterprise activities are proposed, the potential to encounter paleontological resources is considered even lower.

Of the county's designated areas of special geologic interest, only the Guadalupe Dunes area may overlap with the Project area. This area of special geologic interest is primarily attributed to the area including the intact coastal dune features that exist along the coastline in areas designated Open Lands or within the Rancho Guadalupe Dunes County Park; however, portions of the dune features do extend into AG-II zoned lands within the Project area southwest of Guadalupe. As described in Section 3.6.3, *Regulatory Setting*, the objectives and policies in the County Comprehensive Plan, Article II CZO (Chapter 35 Section 35.174.3), and the County Grading Ordinance require avoidance of impacts to

geologic and soil problems. Under the proposed Project, all proposed uses and related development would be subject to existing County codes, policies, and permit processes which would require detailed geologic and soil investigations for development in areas with possible soil or geologic problems, including those areas of special geologic interest. Due to the very low potential for new development under the proposed Project to encounter paleontological resources and mandatory compliance with existing regulations, Project impacts on paleontological resources or unique geological resources are considered *insignificant.*

3.6.4.3 Cumulative Impacts

Project approval would contribute to cumulative geologic and soils impacts associated with new development, including pending development projects in the county and nearby communities that would collectively result in grading and land development. Cumulative impacts could include exacerbated potential for landslides, erosion, liquefaction, soils expansion or contraction, or ground failure. Concurrent development of commercial and agricultural land uses with agricultural enterprise activities could potentially result in cumulatively considerable grading, soil disturbance, and geologic and seismic hazards.

Cumulative impacts associated with the proposed Project would include the potential to exacerbate geologic hazards such as erosion and soil instability resulting from increased agricultural enterprise activities and related ground disturbance. These allowable activities in combination with proposed development under other County plans and projects would potentially exacerbate geologic hazards. However, agricultural enterprise activities would be required to comply with existing County policies and regulations. The County would review zoning permit applications to ensure compliance with the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), Santa Barbara CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), and Article II CZO (Chapter 35 Section 35.174.3). Application of the CBC standards would address potential impacts to structures related to seismic events and soil-related hazards. Therefore, the contribution of the proposed Project to cumulative development that may exacerbate geologic hazards, such as erosion and soil instability, would be minor and cumulative impacts associated with the proposed Project would be *insignificant*.

A cumulative impact related to paleontological resources would result if the impacts associated with the proposed Project impacts, when combined with other past, present, and future projects, would cumulatively increase the potential for loss of paleontological resources. Cumulative development from projects (e.g., the projects listed in Tables 3.0-1 through 3.0-3) may uncover previously undisturbed paleontological resources and could potentially result in damage or loss of such resources. However, in most cases project-specific impacts would be addressed on a project-by-project basis. The proposed uses and related development requiring ground disturbance and construction would be required to comply with existing County codes, policies, and permit procedures, requiring preparation of site-specific studies and appropriate measures be taken to assess any inadvertently discovered resources. Implementation of these measures would reduce site-specific impacts of the proposed Project on paleontological resources to insignificant levels. Other cumulative development projects within the County would also be subject to similar mitigation or be required to conduct site-specific studies and mitigation measures to address impacts to paleontological resources or unique geologic resources. To the extent impacts on paleontological and unique geologic resources from cumulative projects may occur, the proposed Project's impacts would

not be cumulatively considerable, and the cumulative impacts of the proposed Project would be *insignificant.*

3.6.4.4 Proposed Mitigation

No mitigation measures are required.

3.6.4.5 Residual Impacts

Impact GEO-1. As discussed above, due to the Seismic Safety and Safety Element of the County's Comprehensive Plan, County Grading Ordinance (Ord. No. 4766, 11-9-2010), CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), and the Article II CZO (Chapter 35 Section 35.174.3), residual geologic impacts associated with the proposed uses and related development would be *insignificant*.

Impact GEO-2. As discussed above, due to the County LAMP and EHS permitting requirements, residual impacts associated new or modified OWTS would be *insignificant*.

Impact GEO-3. As discussed above, primarily due to very low potential to encounter paleontological resources and the Seismic Safety and Safety Element of the County's Comprehensive Plan, Grading Ordinance (Ord. No. 4766, 11-9-2010), CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), and the Article II CZO (Chapter 35 Section 35.174.3), residual paleontological impacts associated with the proposed uses and related development would be *insignificant*.

Section 3.7
Greenhouse Gas Emissions

3.7.1 Introduction

This section describes the affected environment and regulatory setting for greenhouse gas (GHG) emissions in Santa Barbara County. It also describes the potential for impacts that could result from implementation of the proposed Agricultural Enterprise Ordinance (Project). The information and analysis in this section is based on information in previous studies and Environmental Impact Reports (EIRs) prepared by the County. These include the 2021 Connected 2050: Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) EIR, 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR , as well as the County's Clean Air Plan (CAP), Comprehensive Plan Land Use Element – Air Quality Supplement, Sustainable Action Plan, Climate Action Study, Energy and Climate Action Plan (ECAP). The discussion of GHGs in Section 3.7.2, *Environmental Setting* is broadly derived from the above sources as well as the County's Climate Change Vulnerability Assessment (CCVA) and other work completed as part of the County's One Climate Initiative.

3.7.2 Environmental Setting

As described in Section 3.3, *Air Quality,* the California Air Resources Board (CARB) has divided California into 15 regional air basins according to topographic features that restrict the movement of air. Each basin is further divided into Air Pollution Control Districts (APCDs), which are responsible for managing and enforcing air quality regulations within their jurisdictions.

The proposed Project is located in the South Central Coast Air Basin (SCCAB), which is managed by three districts: San Luis Obispo County APCD, Santa Barbara County APCD (SBCAPCD), and Ventura County APCD. The Project area is located within the jurisdiction of SBCAPCD. Land uses in Santa Barbara County are mostly agricultural with smaller mountainous recreational, residential, commercial, and some industrial areas. Passenger vehicles, motorcycles, and trucks are the primary source of GHG emissions in the county. Additional sources of GHG emissions include electricity use (in state and imported), industrial processes, agriculture and forestry practices, commercial land uses, and residential land uses (CARB 2022a).

3.7.2.1 Topical Background

The natural process through which heat is retained in the Earth's troposphere is called the "greenhouse effect." The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave (i.e., thermal) radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The greenhouse effect provides a habitable climate on the planet,

although large magnitudes of GHG emissions from anthropogenic sources since the industrial revolution have created an excess of these gases in the atmosphere.

GHG pollutants most prevalently generated by human activities that have the greatest quantifiable influence on climate include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). In addition to CO_2, CH_4, and N_2O, GHGs include hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), black carbon (black carbon is the most strongly light-absorbing component of particulate matter emitted from burning fuels such as coal, diesel, and biomass), and water vapor. Methodologies and regulations approved by the Intergovernmental Panel on Climate Change (IPCC), U.S. Environmental Protection Agency (USEPA), and the CARB focus on CO_2, CH_4, N_2O, and CFCs. CFCs have been banned in the U.S. and have no natural source, so these GHGs are not included in this analysis. CO_2 is the most abundant pollutant that contributes to climate change through fossil fuel combustion. The other GHGs are less abundant but have higher Global Warming Potential (GWP) than CO_2.

- **CO_2** The production and absorption of CO_2 from human activities occurs through the burning of fossil fuels (e.g., oil, natural gas, and coal), solid waste, trees and wood products, and as a result of other chemical reactions, such as those required to manufacture cement. CO_2 is constantly being exchanged among the atmosphere, ocean, and land surface as it is both produced and absorbed by many microorganisms, plants, and animals. However, emissions and removal of CO_2 by these natural processes tend to balance. Since the Industrial Revolution began around 1750, human-related activities have increased CO_2 concentrations in the atmosphere by approximately 47 percent, primarily resultant from fossil fuel combustion and cement production (USEPA 2021; World Meteorological Organization 2018). Globally, the largest source of human-related CO_2 emissions is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, and industrial facilities. CO_2 is sequestered (i.e., removed from the atmosphere) when it is absorbed by plants as part of the biological carbon cycle. When in balance, total CO_2 emissions and removals from the entire carbon cycle are roughly equal.
- **CH_4** CH_4 is emitted from a variety of both human-related and natural sources. Anthropogenic sources of CH_4 include the production and transport of coal, natural gas, and oil, from livestock and other agricultural practices, and from the decay of organic waste in municipal solid waste landfills. It is estimated that up to 65 percent of global CH_4 emissions are related to human activities. Natural sources of CH_4 include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and wildfires (USEPA 2020).
- **N_2O** Concentrations of N_2O also began to rise at the beginning of the Industrial Revolution, reaching 314 parts per billion (ppb) by 1998. Microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen, produce N_2O. In addition to agricultural sources, some industrial processes (e.g., fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of N_2O (USEPA 2020).

To account for this higher potential, emissions of other GHGs are frequently expressed in the equivalent of CO_2, denoted as carbon dioxide equivalent (CO_2e). CO_2e is a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the GWP of a GHG, is dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Table 3.7-1 shows the GWP for some of the most environmentally prevalent GHGs.

Table 3.7-1. Global Warming Potential for Various Greenhouse Gases

Pollutant	Lifetime (Years)	Global Warming Potential (20-Year)	Global Warming Potential (100-Year)
Carbon Dioxide (CO_2)	--	1	1
Methane (CH_4)	12	21	25
Nitrous Oxide (N_2O)	114	310	298
Nitrogen Trifluoride	740	Unknown	17,200
Sulfur Hexafluoride (SF_6)	3,200	23,900	22,800
Perfluorocarbons (PFCs)	2,600-50,000	6,500-9,200	7,390-12,200
Hydrofluorocarbons (HFCs)	1-270	140-11,700	124-14,800

Source: CARB 2020.

GHGs are the result of both natural and human-influenced activities. Volcanic activity, forest fires, decomposition, industrial processes, landfills, consumption of fossil fuels for power generation, transportation, heating, and cooling are the primary sources of GHG emissions. Without human activity, the Earth would maintain an approximate, but varied, balance between the emission of GHGs into the atmosphere and the storage of GHG in oceans and terrestrial ecosystems. Increased combustion of fossil fuels (e.g., gasoline, diesel, and coal) has contributed to a rapid increase in atmospheric levels of GHGs over the last 150 years.

3.7.2.2 Potential Effects of Climate Change

The primary effect of rising global concentrations of atmospheric GHG levels is a rise in the average global temperature of approximately 0.2 degrees Celsius (°C) per decade, determined from meteorological measurements worldwide between 1990 and 2005. Climate change modeling using 2000 emission rates shows that further warming is likely to occur given the expected rise in global atmospheric GHG concentrations from innumerable sources of GHG emissions worldwide (including from economically developed and developing countries and deforestation), which would induce further changes in the global climate system during the current century (USEPA 2022).

The scientific community's understanding of the fundamental processes responsible for global climate change has improved over the past decade, and its predictive capabilities are advancing. However, there remain significant scientific uncertainties in, for example, predictions of local effects of climate change, occurrence, frequency, and magnitude of extreme weather events, effects of aerosols, changes in clouds, shifts in the intensity and distribution of precipitation, and changes in oceanic circulation. Due to the complexity of the Earth's climate system and inability to accurately model it, the uncertainty surrounding climate change may never be eliminated. Nevertheless, the IPCC, in its Fifth Assessment Report, Summary for Policy Makers, stated that, "…it is extremely likely that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in greenhouse gas concentrations and other anthropogenic forcings [sic] together…" (IPCC 2013). A report from the U.S. National Academy of Sciences (USNAS) concluded that 97 to 98 percent of the climate researchers most actively publishing in the field support the tenets of the IPCC in that climate change is very likely caused by human (i.e., anthropogenic) activity (USNAS 2010).

According to the CARB, adverse effects from global climate change worldwide and in California could include:

- Declining sea ice and mountain snowpack levels, thereby increasing sea levels and sea surface evaporation rates with a corresponding increase in atmospheric water vapor due to the atmosphere's ability to hold more water vapor at higher temperatures;
- Rising average global sea levels primarily due to thermal expansion and the melting of glaciers, ice caps, and the Greenland and Antarctic ice sheets;
- Changing weather patterns, including changes to precipitation, ocean salinity, and wind patterns, and more energetic aspects of extreme weather including droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones;
- Declining Sierra Mountains snowpack levels, which account for approximately half of the surface water storage in California, by 70 percent to as much as 90 percent over the next 100 years;
- Increasing the number of days conducive to ozone (O_3) formation (e.g., clear days with intense sun light) by 25 percent to 85 percent (depending on the future temperature scenario) in high ozone areas located in the Southern California area and the San Joaquin Valley by the end of the 21st Century; and
- Increasing the potential for erosion of California's coastlines and seawater intrusion into the Sacramento Delta and associated levee systems due to the rise in sea level.

Below is a summary of some of the potential effects that could be experienced in California as a result of global warming and climate change.

Air Quality and Heat-Related Public Health Impacts

Higher temperatures, conducive to air pollution formation, could worsen air quality in California. Climate change may increase the concentration of ground-level O_3, but the magnitude of the effect and, therefore, its indirect effects, are uncertain. If higher temperatures are accompanied by drier conditions, the potential for large wildfires could increase, which, in turn, would exacerbate air quality. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the state (CARB 2022b). However, if higher temperatures are accompanied by wetter, rather than drier conditions, the rains would temporarily clear the air of particulate pollution and reduce the incidence of large wildfires, thus ameliorating the pollution associated with wildfires.

In 2009, the California Natural Resources Agency (CNRA) published the California Climate Adaptation Strategy as a response to the Governor's Executive Order (EO) S-13-2008. The CNRA report lists specific recommendations for state and local agencies to best adapt to the anticipated risks posed by a changing climate. In accordance with the California Climate Adaptation Strategy, the California Energy Commission (CEC) was directed to develop a website on climate change scenarios and impacts that would be beneficial for local decision makers. The website, known as Cal-Adapt, became operational in 2011. The information provided on the Cal-Adapt website represents a projection of potential future climate scenarios. The data are comprised of the average values (i.e., temperature, sea level rise, and snowpack) from a variety of scenarios and models and are meant to illustrate how the climate may change based on a variety of different potential social and economic factors. According to the Cal-Adapt website, the county could experience an average increase in temperature of approximately 4.9 degrees Fahrenheit (°F) to 73.4°F by 2070–2099, compared to the baseline 1961–1990 period (68.5°F), which is a potential increase of approximately 7 percent. Data suggest

that the predicted future increase in temperatures as a result of climate change could potentially interfere with efforts to control and reduce ground-level ozone in the region (CEC 2022).

Water Supply

Uncertainty remains with respect to the overall impact of global climate change on future water supplies in California. Studies have found that, "[c]onsiderable uncertainty about precise impacts of climate change on California hydrology and water resources will remain until we have more precise and consistent information about how precipitation patterns, timing, and intensity will change." For example, some studies identify little change in total annual precipitation in projections for California while others show significantly more precipitation. Warmer, wetter, winters would increase the amount of runoff available for groundwater recharge; however, this additional runoff would occur at a time when some basins are either being recharged at their maximum capacity or are already full. Conversely, a reduced snowpack coupled with increased rainfall during winters could lead to reductions in spring runoff and higher evapotranspiration because of higher temperatures could reduce the amount of water available for recharge.

Hydrology and Sea Level Rise

As discussed above, climate change could potentially affect: the amount of snowfall, rainfall and snowpack; the intensity and frequency of storms; flood hydrographs (e.g., flash floods, rain or snow events, and coincidental high tide and high runoff events); sea level rise and coastal flooding; coastal erosion; and the potential for saltwater intrusion. Sea level rise can be a product of global warming through two main processes: expansion of seawater as the oceans warm and melting of ice over land. A rise in sea levels could result in coastal flooding and erosion and could jeopardize California's water supply. Increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.

Agriculture

California has a $30 billion agricultural industry that produces half the country's fruits and vegetables. As described in Section 3.2, *Agricultural Resources*, there is a $2.8 billion dollar agricultural industry in Santa Barbara County. Higher CO_2 levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, water demand could increase; crop-yield could be threatened by a less reliable water supply; and greater O_3 pollution could render crops more susceptible to pest and disease outbreaks. In addition, temperature increases could change the time of year certain crops, such as wine grapes, bloom or ripen, and thus affect their quality.

Ecosystems and Wildlife

Increases in global temperatures and the potential resulting changes in weather patterns could have ecological effects on a global and local scale. Increasing concentrations of GHGs are likely to accelerate the rate of climate change. Scientists expect that the average global surface temperature could rise by 2-11.5°F by 2100, with significant regional variation. Soil moisture is likely to decline in many regions, and intense rainstorms are likely to become more frequent. Sea level could rise as much as 2 feet along most of the U.S. coastline. Rising temperatures could have four major impacts on plants and animals: 1) timing of ecological events; 2) geographic range; 3) species' composition within communities; and 4) ecosystem processes such as carbon cycling and storage.

Other types of environmental impacts related to air pollutant emissions from the proposed uses and related development associated with the proposed Project are addressed in Section 3.3, *Air Quality*.

3.7.2.3 Existing GHG Emissions from Human Activity

The burning of fossil fuels, such as coal and oil, especially for the generation of electricity and powering of motor vehicles, has led to substantial increases in CO_2 emissions (and thus substantial increases in atmospheric concentrations). In 2022, atmospheric CO_2 concentrations measured 421 parts per million (ppm) at National Oceanic and Atmospheric Administration's (NOAA's) Mauna Loa Atmospheric Baseline Observatory in Hawaii, representing an increase from the level of 280 ppm that occurred for 6,000 years of human civilization prior to the Industrial Revolution (NOAA 2022).

Global GHG Emissions

The IPCC was formed by the World Meteorological Organization in 1988 to provide governments at all levels with scientific information that they can use to develop climate policies. The IPCC is the United Nation's body for assessing the science related to climate change and is responsible for tracking and reporting global emissions of GHGs. IPCC's Sixth Assessment Report, which was published in 2022, reported that global net anthropogenic GHG emissions were 59 ± 6.6 gigatons (Gt) CO_2e in 2019, approximately 12 percent (6.5 Gt CO_2e) higher than in 2010 and approximately 54 percent (21 Gt CO_2e) higher than in 1990. The annual average during the decade 2010-2019 was 56 ± 6.0 GtCO_2e, 9.1 Gt CO_2e per year higher than in 2000–2009. This is the highest increase in average decadal emissions on record. The average annual rate of growth slowed from 2.1 percent per year between 2000 and 2009 to 1.3 percent per year between 2010 and 2019. Almost half (i.e., approximately 42 percent) of cumulative anthropogenic CO_2 emissions between 1850 and 2019 have occurred in the last 30 years (IPCC 2022).

U.S. GHG Emissions

In 2020, total gross U.S. GHG emissions were 5,981.4 million metric tons (MMT) CO_2e. Total U.S. emissions have decreased by 7.3 percent from 1990 to 2020, down from a high of 15.7 percent above 1990 levels in 2007. Emissions decreased from 2019 to 2020 by 9.0 percent (590.4 MMT CO_2e). The sharp decline in emissions from 2019 to 2020 is largely due to the impacts of the coronavirus (COVID-19) pandemic on travel and economic activity. However, the decline also reflects the combined impacts of long-term trends in many factors, including population, economic growth, energy markets, technological changes including energy efficiency, and the carbon intensity of energy fuel choices. Between 2019 and 2020, the decrease in total GHG emissions was driven largely by a 10.5 percent decrease in CO_2 emissions from fossil fuel combustion, including a 13.3 percent decrease in transportation sector emissions from less travel due to the COVID-19 pandemic and a 10.4 percent decrease in emissions in the electric power sector. The decrease in electric power sector emissions was due to a decrease in electricity demand of about 2.5 percent and also reflects the continued shift from coal to less carbon intensive natural gas and renewables (USEPA 2022).

In 2020, total U.S. GHG emissions by sector were 24.8 percent for the electric power sector, including fossil fuel combustion, 27.2 percent for the transportation sector, 23.8 percent for industry, 10.6 percent for agriculture, 7.1 percent for the commercial sector, and 6.1 percent for the residential sector (USEPA 2022).

State of California GHG Emissions

In 2020, the most recent publicly available data on statewide GHG emissions, California generated approximately 369.2 MMT CO_2e, or approximately 5 percent of total U.S. emissions. This is due primarily to the size and the population of California as compared to other states. Despite a population increase of 14.2 percent between 2000 and 2020, the gross per capita emissions in the state were reduced 24 percent from the 13.8 metric tons (MT) CO_2e per person in 2001 to 9.3 MT CO_2e per person in 2020, a 33 percent decrease (CARB 2022a). This reduction indicates the contributions that energy conservation as well as energy efficiency have in reducing per capita emissions. Another factor that has reduced California's fuel use and GHG emissions is its mild climate compared to that of many other states.

Transportation is the source of approximately 36.8 percent of the State's GHG emissions, followed by industrial sources at 19.9 percent, and electricity generation – both in-state and out-of-state – at 16.1 percent. Residential and commercial sources account for 10.5 percent, combined, while agriculture accounts for 8.6 percent. High GWP, such as refrigerants, gases comprised 5.8 percent of California's GHG emissions in 2018. Waste accounted for approximately 2.4 percent of State emissions (CARB 2022a).

County of Santa Barbara Emissions Inventory

The County completed a GHG emissions inventory in 2007, which determined the County produced 1,192,970 MT CO_2e in the baseline year of 2007. The following GHG emissions inventory completed in 2016 showed a 14 percent increase in GHG emissions from the unincorporated parts of the county between 2007 and 2016. The relative contribution values of each emission source remain proportionately unchanged from 2007 to 2016. Transportation (on-road and off-road) and building energy use are the primary sources of GHG emissions in the county (County of Santa Barbara Community Services Department 2022).

3.7.3 Regulatory Setting

GHG emission issues in the county are addressed through the effort of Federal, State, regional, and local government agencies. These agencies work together and individually to improve air quality through legislation, regulations, policy making, education, and numerous related programs. The individual roles these agencies play in regulating GHG emissions is described below.

3.7.3.1 Federal

Federal Clean Air Act

The Federal Clean Air Act (CAA) was passed in 1963 and amended in 1990, and was the first comprehensive Federal law to regulate air emissions from stationary and mobile sources. In April 2007, the U.S. Supreme Court ruled that greenhouse gases are "air pollutants" under the CAA. Among other things, the law authorizes the USEPA to establish National Ambient Air Quality Standards (NAAQS), which help to ensure basic health and environmental protection from air pollution. The Federal CAA also gives the USEPA the authority to limit emissions of air pollutants coming from sources like chemical plants, utilities, and steel mills.

Federal Clean Air Act Amendments

In 1990, the U.S. Congress adopted the Federal CAA Amendments (CAAA), which updated the nation's air pollution control program. The CAAA established a number of requirements, including new deadlines for achieving federal clean air standards.

The USEPA is the Federal agency charged with administering the CAAA and other air quality-related legislation. As a regulatory agency, USEPA's principal functions include setting NAAQS; establishing minimum national emission limits for major sources of pollution; and promulgating regulations.

The CAAA require USEPA to approve state implementation plans (SIPs) to meet and/or maintain the NAAQS. California's SIP is comprised of plans developed at the regional or local level.

Pavley Standards

In 2009, a national policy was adopted for fuel efficiency and emissions standards in the U.S. auto industry, which applies to passenger cars and light-duty trucks for model years 2012 to 2016 (referred to as the Pavley standards). The standards surpass the prior Corporate Average Fuel Economy standards and requires an average fuel economy standard of 35.5 miles per gallon (mpg) and 250 grams of CO_2 per mile by model year 2016, based on USEPA calculation methods. In 2012, standards were adopted for model year 2017 to 2025 for passenger cars and light-duty trucks. By 2025, vehicles are required to achieve 54.5 mpg (if GHG reductions are achieved exclusively through fuel economy improvements) and 163 grams of CO_2 per mile. According to the USEPA, a model year 2025 vehicle would emit approximately one-half of the GHG emissions from a model year 2010 vehicle (USEPA 2022b).

Energy Independence and Security Act

The Energy Independence and Security Act (EISA) of 2007 includes several key provisions that will increase energy efficiency and the availability of renewable energy, which will reduce GHG emissions as a result. The EISA facilitates the reduction of GHG emissions by requiring the following:

- Increasing the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard that requires fuel producers to use at least 36 billion gallons of biofuel in 2022;
- Prescribing or revising standards affecting regional efficiency for heating and cooling products, procedures for new or amended standards, energy conservation, energy efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances;
- Achieving approximately 25 percent greater efficiency for light bulbs by phasing out old incandescent light bulbs between 2012 and 2014; requiring approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020; and
- While superseded by the 2019 USEPA and National Highway Traffic Safety Administration (NHTSA) actions described in Section 3.3, *Air Quality*, the EISA included: a) establishing a minimum average fuel economy of 35 mpg for the combined fleet of cars and light trucks by 2020; and b) directing the NHTSA to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for trucks.

Additional provisions of EISA address energy savings in government and public institutions, promote research for alternative energy, additional research in carbon capture, international energy programs, and the creation of green jobs.

Light-Duty Vehicle Greenhouse Gas and Corporate Average Fuel Economy Standards

On May 19, 2009, President Obama announced a national policy for fuel efficiency and emissions standards in the U.S. automobile industry. The adopted Federal standard applied to passenger cars and light-duty trucks for model years 2012 through 2016. The rule surpassed the prior Corporate Average Fuel Economy (CAFE) standards and required an average fuel economy standard of 35.5 mpg and 250 grams of CO_2 per mile by model year 2016, based on USEPA calculation methods. These standards were formally adopted on April 1, 2010. In August 2012, standards were adopted for model year 2017 through 2025 passenger cars and light-duty trucks. By 2020, new vehicles are projected to achieve 41.7 mpg – if GHG reductions are achieved exclusively through fuel economy improvements – and 213 grams of CO_2 per mile (Phase 2 standards). By 2025, new vehicles are projected to achieve 54.5 mpg and 163 grams of CO_2 per mile, a reduction of approximately 50 percent relative to 2010.

On September 27, 2019, the USEPA and NHTSA published the "Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program" (84 Federal Register [FR] 51310). The Part One Rule revokes California's authority to set its own GHG emissions standards and set zero-emission vehicle (ZEV) mandates in California. Both the GHG emission standards and the ZEV sales standards reduce GHG emissions and fossil fuel energy consumption; as a result of the loss of ZEV sales requirements, there may be fewer ZEVs sold and thus additional gasoline-fueled vehicles sold in future years. Part Two of these regulations, which were issued on March 31, 2020, set fuel economy and CO_2 standards that increase 1.5 percent in stringency each year form model years 2021 through 2026.

Heavy-Duty Vehicle Program

The Heavy-Duty Vehicle Program was adopted on August 9, 2011, to establish the first fuel efficiency requirements for medium- and heavy-duty vehicles beginning with the model year 2014.

3.7.3.2 State

California Clean Air Act

CARB ensures implementation of the California Clean Air Act (CCAA) and responds to the Federal CAA. CARB is responsible for the control of vehicle emission sources, while the local APCD is responsible for enforcing standards and regulating stationary sources.

California Air Resources Board

CARB, a part of the California Environmental Protection Agency (CalEPA), is responsible for the coordination and administration of both Federal and State air pollution control programs within California. In this capacity, CARB conducts research, sets California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. CARB is responsible for the control of vehicle emission sources, while the local air district is responsible for enforcing standards and regulating stationary sources.

California Legislation on Climate Change

Other recently California legislation related to GHG emissions and climate change includes the following:

- Assembly Bill (AB) 1493 – Requires CARB to define standards for cars and light trucks manufactured after 2009.
- EO S-3-05 – Announced GHG emission reduction targets.
- AB 32 (Global Warming Solutions Act of 2006) – Requires CARB to adopt regulations to evaluate statewide GHG emissions and then create a program and emission caps to limit statewide emissions to 1990 levels.
- EO S-01-07 – Requires a statewide goal be established to reduce the carbon intensity of California's transportation fuels.
- Senate Bill (SB) 97 – Acknowledges that climate change analysis is to occur in conjunction with the California Environmental Quality Act (CEQA) process and that the Governor's Office of Planning and Research (OPR) is responsible for developing CEQA Guidelines.
- SB 375 – Creates a process whereby local governments and other stakeholders work together within their region to achieve reduction of GHG emissions.
- EO B-30-15 – Established a new interim statewide GHG emission reduction target.
- Climate Change Scoping Plan – Designed to reduce overall carbon emissions in California.
- CARB GHG Emission Inventory – Creates GHG emissions limits and requires an emissions inventory for the industries determined to be significant sources of GHG emissions.
- SB 32 – Extension of AB 32 requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged).
- SB 100 and 350 – Supports the reduction of GHG emissions from the electricity sector by accelerating the State's Renewables Portfolio Standard (RPS) Program, which was last updated by SB 350 in 2015.
- SB 1383 – Requires CARB to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants.
- EO B-55-18 – Established a new statewide goal of achieving carbon neutrality by 2045 and maintaining net negative emissions thereafter.
- California Building Code, Title 24 – Sets several distinct standards and codes related to building construction including plumbing, electrical, interior acoustics, energy efficiency, handicap accessibility, etc.

3.7.3.3 Local

Santa Barbara County Air Pollution Control District

SBCAPCD monitors and regulates GHG emissions in the county. As a responsible agency under CEQA, SBCAPCD reviews and approves environmental documents prepared by other lead agencies or jurisdictions to reduce or avoid impacts on air quality and to ensure that the lead agency's

environmental document is adequate to fulfill CEQA requirements. As a concerned agency, the SBCAPCD comments on environmental documents and suggests mitigation measures to reduce GHG emissions. SBCAPCD reviewed the Notice of Preparation (NOP) and Scoping Document issued for the proposed Project, but had no comments to provide at that time (Appendix A).

County of Santa Barbara Clean Air Plan

The Federal CAAA of 1990 and the CCAA of 1988 mandate the preparation of CAPs that provide an overview of air quality and sources of air pollution and greenhouse gas emissions and identify pollution-control measures needed to meet Federal and State air quality standards. The SBCAPCD and the Santa Barbara County Association of Governments (SBCAG) are responsible for formulating and implementing air quality attainment plans for Santa Barbara County. To comply with these regulations, the County prepared an Air Quality Attainment Plan (AQAP) in 1979. The 1979 AQAP demonstrated that the area could not attain the Federal O_3 standard by the required attainment date of 1982 despite the implementation of all reasonably available control techniques on stationary sources. The 1977 CAAA requires that air quality plans include "...such other measures as may be necessary to ensure attainment and maintenance of such primary or secondary standards (for which the area is in a nonattainment status), including, but not limited to transportation controls..." In order to achieve this directive, land use control measures were and have been included in the AQAP to aid in future air quality planning efforts. Subsequent AQAPs have been issued in 1989 and 1991. In 1994, the SBCAPCD began preparing CAPs, which served as triennial updates to the AQAPs. The CAP provides an overview of the regional air quality and sources of air pollution and identifies the pollution-control measures needed to meet clean-air standards. The schedule for plan development is outlined by Federal and State requirements and is influenced by regional air quality. CAPs affect the development of SBCAPCD rules and regulations and other programs. They also influence a range of activities outside the district including transportation planning, allocation of monies designated for air quality projects, and more are responsible for formulating and implementing the CAP for the county. The schedule for plan development is outlined by Federal and State requirements and is influenced by regional air quality. CAPs affect the development of SBCAPCD rules and regulations and other programs. They also influence a range of activities outside the district including transportation planning, allocation of monies designated for air- quality projects, and more.

The SBCAPCD 2022 Ozone Plan is the 3-year update to the County AQAP required by the State to show how SBCAPCD plans to meet the state 8-hour O_3 standard. The 2022 Ozone Plan builds upon and updates the 2019 Ozone Plan and includes an inventory of O_3 precursor emissions in the county, the most prevalent of which are reactive organic compounds (ROCs) and nitrogen oxides (NO_x). The 2022 Ozone Plan focuses on reducing O_3 precursor emissions through predicting vehicle activity trends and implementation of both stationary source emission control measures and transportation control measures, which would serve to reduce mobile-source emissions, the primary source of ROC and NO_x emissions in the county. The 2022 Ozone Plan satisfies both Federal and State planning requirements and was adopted by the SBCAPCD Board in December 2022 (SBCAPCD 2022).

Santa Barbara County 2015 Energy and Climate Action Plan

The County's ECAP, adopted in 2015, is a GHG emission reduction plan. The County has been implementing the ECAP's emission reduction measures since 2016. The ECAP established a goal of reducing GHG emissions in the unincorporated parts of the county to 15 percent below 2007 levels by 2020 and identified 53 emissions reduction measures (ERMs) to achieve this goal (County of Santa Barbara 2015).

The ECAP Final Report evaluated the County's progress towards reaching its 2020 GHG emissions reduction goal that was established in 2015. An estimated 100,754 out of 226,760 (approximately 44 percent) MT CO_2e were reduced or avoided, and 41 out of 53 (approximately 77 percent) measures were either initiated or completed by 2020.

As outlined in the ECAP Final Report, the County did not meet the 2020 GHG emission reduction goal contained within the ECAP, and the ECAP is undergoing an update; therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the EIR prepared for the ECAP. On January 26, 2021, the Santa Barbara County Board of Supervisors adopted interim GHG emissions thresholds of significance (interim thresholds). The interim thresholds apply to land use projects and plans that do not contain industrial stationary sources of GHG emissions. The interim thresholds are based on the County's 2030 GHG emission reduction target (50 percent below 2007 levels by 2030), which is in line with the State's GHG emission reduction goals (40 percent below 1990 levels by 2030). The interim thresholds are designed to identify: 1) a cumulatively considerable contribution to an existing adverse condition; and 2) a cumulatively significant impact in combination with other projects causing related impacts.

Santa Barbara County 2010 Sustainable Action Plan

The Santa Barbara County 2010 Sustainability Action Plan was prepared to assist in meeting the goals of AB 32 (to reduce GHG emissions by 15 percent by the year 2020), to comply with SB 97 and SB 375, and to prepare for any emerging federal climate legislation.

Santa Barbara County 2030 Climate Action Plan

After the County did not meet 2020 GHG emission reduction goal contained within the ECAP, the County began work updated the ECAP, GHG emissions forecasts, reduction targets, and GHG emissions reduction programs and policies as part of the SB County 2030 Climate Action Plan. The County published the Draft 2030 Climate Action Plan for public review and comment in March 2023, and expects to adopted the plan in late 2023 (County of Santa Barbara 2022).

Regional Transportation Plan / Sustainable Communities Strategy

The 2050 RTP/SCS integrates land use and transportation strategies to achieve required emission reductions per SB 375. The RTP describes how the region plans to invest in the transportation system in the next 20 years. This long-range planning document includes a SCS as required by SB 375 (SBCAG 2021).

3.7.4 Environmental Impact Analysis

This section discusses the potential GHG emissions impacts associated with the proposed Project.

3.7.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the CEQA Guidelines. For purposes of this EIR, implementation of the proposed Project may have a significant adverse impact on GHG emissions if it would:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Santa Barbara County Thresholds

On January 26, 2021, the County adopted interim GHG emissions thresholds of significance based on the County's 2030 GHG target (i.e., 50 percent below 2007 levels by 2030), which are in line with the State's GHG emission reduction goals. The interim GHG emissions thresholds are designed to identify: 1) a cumulatively considerable contribution to an existing adverse condition; and 2) a cumulatively significant impact in combination with other projects causing related impacts. Consistent with CEQA Guidelines Section 15064.7, the County developed and adopted these interim GHG emissions thresholds of significance through analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. Projects that comply with an applicable threshold will normally have an insignificant effect on the environment. Projects that exceed or otherwise do not comply with an applicable threshold may have a significant effect on the environment and, as a result, may require project modifications or mitigation measures to avoid or reduce those effects to insignificant levels. The following thresholds reflect this general guidance as well as the specific guidance set forth in CEQA Guidelines Section 15064.4 regarding the significance of impacts from GHG emissions.

Per CEQA Guidelines Section 15064.4, the County considers the following factors, among others, when determining the significance of impacts from GHG emissions on the environment: 1) the extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting; 2) whether the project emissions exceed a threshold of significance that applies to the project; and 3) the extent to which the project complies with regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emissions (e.g., CEQA Guidelines Section 15183.5[b]).

The thresholds framework consists, first, of a numerical threshold (Screening Threshold) and, second, an efficiency threshold (Significance Threshold). The County based the Screening Threshold on the types of land uses that the County permitted over a 10-year period (2010-2019). The County set the Screening Threshold at a level that captures the "fair share" of emissions from new development consistent with its 2030 GHG emissions target. The County based the Significance Threshold on the targeted level of emissions from new development in 2030 and projected population and employment for the unincorporated county for the same year. These interim GHG emissions thresholds of significance are recommended for use until completion of the County's 2030 Climate Action Plan, which is currently under preparation. These thresholds are provided below:

- Screening Criteria

- A project would have a less than significant impact if it would emit less than 300 MT CO_2e per year (Screening Threshold), or
- Meets the criteria of the adopted "Size-Based Project Screening Criteria Table," which lists the types and sizes of projects that will typically emit less than 300 MT CO_2e/year

- Significance Threshold
  - A project would have a less than significant impact if it would generate less than 3.8 MT CO_2e per service population, per year of GHG. Numeric Screening and Significance Thresholds are applicable to development projects of various land use types, such as residential, commercial, and mixed-use. These number thresholds are the emissions level below which a project's incremental contribution to global climate change is less than "cumulatively considerable."

Further, the SBCAPCD provides thresholds of significance for GHG impacts from stationary sources. Global climate change is a cumulative impact; a project contributes to this impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. The SBCAPCD's GHG threshold is defined in terms of CO_2e, a metric that accounts for the emissions from various GHGs based on their GWP. If annual emissions of GHGs exceed these threshold levels, the project would result in a cumulatively considerable contribution of GHG emissions and a cumulatively significant adverse environmental impact. A proposed stationary source project will not have a significant GHG impact, if operation of the project will:

- Emit less than the screening significance level of 10,000 MT CO_2e equivalent per year; or
- Show compliance with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions (sources subject to the AB 32 Cap-and-Trade requirements pursuant to Title 17, Article 5 [California Cap on Greenhouse Gas Emissions and Market-based Compliance Mechanisms] would meet the criteria); or
- Show consistency with the AB 32 Scoping Plan GHG emission reduction goals by reducing project emissions 15.3 percent below Business As Usual.

Local governments may generally use adopted plans consistent with CEQA Guidelines to assess the cumulative impacts of projects on climate change when the adopted plan includes a certified EIR. Previous approaches to assess the significance of GHG emissions relied on tiering off the environmental review for the Santa Barbara County ECAP. However, as the Santa Barbara County ECAP has a 2020 horizon, this approach is no longer recommended.

Methodology

Cumulatively Considerable Net Increase in GHG Emissions

CEQA Guidelines Section 15130 requires that an EIR discuss cumulative impacts of a project when the project's incremental effects are cumulatively considerable. A "cumulative impact" is an impact that is created as a result of the combination of the proposed project together with other projects causing related impacts. "Cumulatively considerable" means that the incremental effects of the individual project are significant when viewed in connection with the effects of past projects, current projects, and probable future projects, which in this case includes growth within the county.

According to the California Air Pollution Control Officers Association (CAPCOA), "GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective" (CAPCOA 2008). CEQA Guidelines Section 15064.4(b) states that:

> *"…in determining the significance of a project's greenhouse gas emissions, the lead agency should focus its analysis on the reasonable foreseeable incremental contribution of the project's emissions to the effects of climate change. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to statewide, national or global emissions."*

Due to the global context of climate change, GHG analysis is based on the cumulative impact of emissions.

This analysis focuses on the GHG impacts that could occur from emissions associated with the implementation of the proposed Project. Consistent with County and SBCAPCD guidance, this analysis evaluates the contribution of the proposed Project to cumulative GHG impacts by comparing the estimated emissions against the SBCAPCD's thresholds of significance. As described further below, only operational vehicle-source emissions that would be generated under the implementation of the proposed Project were estimated using California Emissions Estimator Model (CalEEMod) Version 2020.4.0. Calculation details are provided in the CalEEMod worksheet results in Appendix C.

Construction GHG Impacts

The proposed Project consists of amendments to the Land Use and Development Code (LUDC) and the Article II, Coastal Zoning Ordinance (CZO) amendments and does not directly involve new or expanded development of any areas of the county. Depending on the timing of entitlements and permit processing, construction activities for individual uses could begin shortly after adoption of the proposed Project. The specific construction details (e.g., amount, location, scheduling/phasing, equipment, size, and grading) for future sites are unknown at this time, would vary by the use, and permit category. Therefore, it is impossible to quantify the construction-related emissions that may potentially occur. As such, the analysis of construction-related GHG impacts is qualitative in nature, discussing the potential range of construction-related impacts that could potentially occur from the development of individual uses under the proposed Project.

Operational GHG Impacts

Similar to construction-related emissions, the specific operational details (e.g., amount of new structural development, size of development, location, equipment, number of personnel, utility demands) for future sites are unknown at this time, would vary by the use, and permit category. Operation of individual uses would generate GHG from on-site operations such as natural gas combustion for heating, electricity use, demand for water supplies, operation of equipment, disposal of solid wastes, and the use of consumer products. It is impossible to accurately quantify the operational-related emissions from these sources. However, the emissions generated by the proposed uses would constitute a minor portion of the overall operational emissions associated with these types of projects. Future operational GHG emissions would be predominantly attributed to new on-road vehicle trips by new visitors to rural-recreation type uses.

To provide an analysis of the predominant source of operational GHG emissions from uses enabled under the proposed Project (mobile source emissions), operational mobile source emissions from on-road vehicle travel were estimated using the results of trip generation and vehicle miles traveled (VMT) data produced for the proposed Project (Section 3.13, *Transportation*). The ADT, trip lengths,

and VMT assumed for the proposed Project were assigned to six categories of recreational land uses in CalEEMod, which are intended to address assumptions for the following uses: small-scale campgrounds, farmstays, small guided tours, other educational tours or activities, fishing/hunting/ horseback riding, and small-scale events. CalEEMod does not provide default land use subtypes or subcategories that are directly applicable to these uses. As such, each category was individually defined in the model. Except for operational vehicle trip assumptions, construction and operation details for each of these land use categories were omitted from the model so as to calculate only operational vehicle-source GHG emissions.

It should be noted that this modeling and analysis represents a highly conservative estimate of operational mobile-source emissions. Following adoption of the proposed Project, individual uses could be implemented/approved over a long period of time. It is unlikely that the amount of activities assumed for the purposes of estimating Project VMT would be permitted or operational anytime in the near future. To present a worst-case analysis, the air quality calculations assume full operation of the estimated buildout of the proposed Project by the year 2025. As a result, this modeling scenario also does not account for increases in vehicle fuel efficiencies (e.g., increases in electric vehicles) into the future beyond 2025.

Given the operational GHG emissions associated with the proposed Project would occur primarily from mobile sources, the GHG emissions associated with the proposed Project have been compared against the County's interim GHG significance threshold of 3.8 MT CO_2e per year per service population. The service population for the estimated mobile source GHG emissions is also informed by the assumptions produced for the Project's VMT analysis, as well as the use definitions/limitations from Table 2-2 in Chapter 2, *Project Description.* These service population assumptions are summarized in Table 3.7-2 below.

Table 3.7-2. Project Service Population Assumptions

Use	Size	New Sites	Total	Occupancy Rate	Daily Service Population
Proposed Lodging					
Campgrounds (<100 ac)	15 Campsites	10	150	85%	128
Campgrounds (100-320 ac)	20 Campsites	15	300		255
Campgrounds (>320 ac)	30 Campsites	15	450		383
Farmstay	4 Bedrooms	30	120		102
Farmstay	6 Bedrooms	30	180		153
Total	**--**	**100**	**1,200**	**--**	**1,020**

Table 3.7-2. Project Service Population Assumptions (Continued)

Use	Size	New Sites	Max Per Year	Annual Attendance	Average Daily Service Population
Proposed Educational Tours, Recreational Activities, and Events					
Small Tour	15 Attendees	30	128	57,600	158
Other Education (≤100 ac)	80 Attendees	20	24	38,400	105
Other Education (100-320 ac)	120 Attendees	20	24	57,600	158
Other Education (≥320 ac)	150 Attendees	20	24	72,000	197
Fishing/Hunting	20 Participants	5	100	10,000	27
Horseback Riding	24 Participants	25	100	60,000	164
Small-Scale Events	80 Attendees	25	12	24,000	66
Small-Scale Events	120 Attendees	25	12	36,000	99
Small-Scale Events	150 Attendees	25	12	45,000	123
Total	**--**	**190**	**--**	**400,600**	**1,098**
Project Total Service Population					**2,118**

Results of the CalEEMod analysis for mobile-source operational GHG emissions of the proposed Project are summarized in Table 3.7-3 below.

Table 3.7-3. Estimated Operational GHG Emissions

Category	MT CO_2e/year
Total Annual GHG Emissions	15,477
Project Service Population	2,118
Annual GHG Emissions/Service Population	7.31
SBCAPCD GHG Threshold	*3.8*
Threshold Exceeded?	**Yes**

3.7.4.2 Project Impacts

Table 3.7-4 provides a summary of the proposed Project's impacts related to GHG emissions. A detailed discussion of each impact follows.

Table 3.7-4. Summary of Greenhouse Gas Emissions Impacts

Greenhouse Gas Emission Impacts	Mitigation Measures	Residual Significance
Impact GHG-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	No feasible mitigation	Significant and unavoidable
Impact GHG-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could be inconsistent with applicable plans, policies, and regulations that are adopted for the purpose of reducing GHG emissions, including the 2022 Ozone Plan.	No mitigation required	Insignificant
Cumulative Impacts	No feasible mitigation	Significant and unavoidable

Impact GHG-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

As previously described, the proposed Project would streamline approvals and permitting for a range of uses, the implementation of which could potentially generate substantial new operational GHG emissions. Many uses such as farm stands, firewood sales, incidental food service, and composting would involve only minor modifications to existing development and/or would involve limited operations that are not anticipated to generate substantial new GHG emissions as they would have negligible effects on site operations and travel patterns. However, as discussed in Section 3.13, *Transportation,* the operation of new visitor-oriented or rural recreation uses such as farmstays, campgrounds, educational experiences, tours, horseback riding, fishing/hunting, and new small-scale event venues could have the potential to attract a larger number of visitors from throughout Santa Barbara County and the greater Central Coast and Southern California region. Though GHG emissions associated with the operation of these would be minor, the increase in visitation and vehicle trips generated by these uses could result in substantial increases in mobile-source emissions.

Based on the vehicle trips and VMT estimated for this EIR in Section 3.13, *Transportation,* implementation of the proposed Project has the potential to generate new mobile source GHG emissions which would exceed adopted County interim GHG thresholds of significance. Results of the air emissions modeling for these trips is summarized in Table 3.7-3. As summarized therein, implementation of the proposed Project and the increase in new vehicle trips has the potential to generate 7.31 MT CO_2e/service population/year, exceeding the County's adopted threshold of 3.8 MT CO_2e/service population/year. As such, impacts associated with the proposed Project are considered *potentially significant.*

As the majority of uses enabled by the proposed Project are regional visitor-serving uses located in rural unincorporated areas without multi-modal transportation options, mitigating the impacts from mobile source GHG emissions is difficult. Since visitor-serving vehicle trips are also a transportation issue in the context of VMT impacts under CEQA, mitigation for these types of impacts typically relies upon measures that can feasibly reduce VMT or the reliance on personal vehicles. As described under Impact T-2 in Section 3.13, *Transportation,* the primary method for reducing VMT is through

implementation of various Transportation Demand Management (TDM) strategies that reduce single-occupant vehicle travel. However, even this analysis makes note of the challenges with mitigating VMT impacts due to the predominantly suburban and rural land use context of the county. Many of the TDM strategies recommended by the County in the *Transportation Analysis Updates in Santa Barbara County* (2020) involve increasing the diversity of land uses by including mixed uses within projects, providing pedestrian network improvements, providing traffic calming measures and low-stress bicycle network improvements, implementing car and ride-sharing programs, encouraging telecommuting, and increasing transit service frequency. Most of these strategies are tailored towards individual development projects or plans within or near urban areas with access to multi-modal transportation methods. Many traditional TDM strategies are not appropriate for countywide visitor-oriented uses in rural areas.

Given the inability to effectively reduce VMT and associated mobile source emissions associated with the proposed Project, the increase in operational mobile source GHG emissions would be *significant and unavoidable.*

Impact GHG-2. The proposed uses and related development allowed under the proposed Project could be inconsistent with applicable plans, policies, and regulations that are adopted for the purpose of reducing GHG emissions, including the 2022 Ozone Plan.

The County's ECAP is intended to streamline environmental review of projects within the unincorporated county consistent with the CEQA Guidelines; however, the County's ECAP used a 2020 horizon and is based on statewide emission reduction targets under AB 32 and EO S-3-05. As the proposed Project would be operational in 2023 and beyond, the County's ECAP would not be applicable. The County's Draft 2030 Climate Action Plan is an update to the ECAP and includes updated GHG emissions forecasts, as well as goals and policies for reducing countywide GHG emissions below adopted targets. However, the 2030 Climate Action Plan is only in the draft stage and has not yet been adopted by the County Board of Supervisors.

Another relevant plan is the 2050 RTP/SCS, which is designed to help the region achieve its SB 375 GHG emissions reduction target. The RTP/SCS sets forth goals and objectives related to mixed-use development and the jobs-housing balance by allotting more jobs to the northern portion of Santa Barbara County. The proposed Project would not include new residential development and therefore would not increase permanent population projections. The proposed Project could permit the development of some new small-scale campgrounds or farmstays that could result in temporary increases in population in the region; however, given transient nature of these guests and visitors, these activities would not constitute a permanent increase in resident population within the county. In addition, the proposed Project would add job security to opportunities in the agricultural sector throughout the county, particularly the North County. Therefore, the proposed Project would be consistent with the goals of the 2050 RTP/SCS.

The 2022 Ozone Plan also aims to reduce GHG emissions, specifically O_3. In the county, consistency with the Ozone Plan means that stationary and vehicle emissions associated with the proposed Project are accounted for in the Ozone Plan's emissions growth assumptions. The Ozone Plan generally relies on the land use and population projections provided in the SBCAG Regional Growth Forecast to inform pollutant emissions projections (SBCAG 2019). As such, consistency with the Ozone Plan can be evaluated by growth anticipated by SBCAG's most recent Regional Growth Forecast. Given that the proposed Project would not include new residential development, nor would it directly increase

resident population, the proposed Project would not increase permanent population projections and would be consistent with SBCAG's Regional Growth Forecast. Thus, the proposed Project would be consistent with the 2022 Ozone Plan.

Given the programmatic nature of the proposed Project, it is impossible to precisely predict the amount of growth or development that could result from the proposed Project. Many activities allowed under the proposed amendments would involve new uses that would occur secondary to or be supportive of existing site operations and would involve only minor alterations to a site or would not substantially change existing site operations. As described above, these uses are likely to result in only negligible increases in net new GHG emissions countywide. However, as also described in Table 2-2, any proposed use that involves larger-scale development, site alteration, or substantial change in site operations that would not qualify for an exemption or low-level permit (e.g., Zoning Clearance [ZC] or Land Use Permit [LUP]) could reasonable generate substantial new net GHG emissions from new construction and operations. Such uses would undergo review by the County to ensure that proposed development is internally consistent with applicable plans and policies. As a result, the proposed Project would not conflict with applicable plans, policies, and programs adopted for the purpose of reducing GHG emissions, and impacts would be *insignificant*.

3.7.4.3 Cumulative Impacts

Due to the global context of climate change, the analysis of GHG emissions is cumulative in nature because impacts are caused by cumulative global emissions. As described in Section 3.7.4.2, *Project Impacts*, the proposed Project would have *significant and unavoidable* impact related to GHG emissions. Therefore, the implementation of the proposed Project would have a considerable contribution to a cumulatively significant impact related to GHG emissions.

3.7.4.4 Proposed Mitigation

No mitigation exists which could feasibly reduce Project-related vehicle trips and associated mobile-source GHG emissions. Please refer the discussion provided in Section 3.13.3.3, *Proposed Mitigation* for a detailed discussion as to why mitigation is not feasible.

3.7.4.5 Residual Impacts

Impact GHG-1. Implementation of the proposed Project would result in generation of new GHG emissions which would exceed the County's adopted interim GHG thresholds. No mitigation exists which could feasibly reduce Project-generated vehicle trips, VMT, and associated mobile-source GHG emissions. Residual impacts would be *significant and unavoidable.*

Impact GHG-2. The proposed Project would not conflict with applicable plans, policies, and programs adopted for the purpose of reducing GHG emissions. Any proposed use that would not be exempt from permitting requirements or require only low-level permits (e.g., ZC or LUP) under the proposed Project would be subject to County permit review and compliance with existing plans and policies which would ensure residual impacts are *insignificant*.

Section 3.8
Hazards and Hazardous Materials

3.8.1 Introduction

This section evaluates impacts related to hazards and hazardous materials from the proposed Agricultural Enterprise Ordinance (Project). It identifies existing hazards in the County of Santa Barbara, including the location of known hazardous materials and applicable regulations. The information and analysis in this section is based primarily on information from recent Environmental Impact Reports (EIRs) prepared by the County. These include the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR, as well as the Santa Barbara County Comprehensive Plan and Santa Barbara County 2022 Multi-Jurisdictional Hazard Mitigation Plan (MHJMP). The discussion of hazards and hazardous materials in the Environmental Setting section below are broadly derived from the above sources, as well as the California Environmental Protection Agency (CalEPA), California State Water Resources Control Board's (SWRCB's) Geotracker database, and California Department of Toxic Substances Control's (DTSC's) EnviroStor database.

Hazards can arise from both manmade and natural conditions, including potential for natural disasters. Hazardous materials involve chemicals, such as petroleum products, solvents, pesticides, herbicides, paints, metals, asbestos, and other regulated materials, that can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Areas where historical releases of hazardous materials have occurred could pose a risk to public health and the environment.

A range of other types of hazards are addressed in other sections of this EIR as follows: air pollution hazards, such as toxic air contaminants (TACs) and particulate matter, and their effects on human health are addressed in Section 3.3, *Air Quality*; geologic hazards, such as earthquakes, landslides, and bluff stability are addressed in Section 3.6, *Geology and Soils*; water pollution hazards, such as groundwater contamination and surface runoff, are addressed in Section 3.9, *Hydrology and Water Quality*; hazardous solid waste disposal is addressed in Section 3.12, *Public Services*, *Utilities, Energy, and Recreation*; and urban fire hazards and response/suppression systems are discussed in Section 3.14, *Wildfire*.

3.8.2 Environmental Setting

There are a variety of agricultural, commercial, and industrial uses in the county that involve the handling and storage of potentially hazardous materials that could adversely affect soil and groundwater. Several federal and state highways are primary transportation routes through the county, which present risk from possible spills of hazardous materials (Federal Motor Carrier Safety Administration 2019). National Hazardous Materials Routes, as designated by the Federal Motor Carrier Safety Administration include U.S. Highway 101, the main vehicular travel corridor in the county, and State Routes (SRs) 1, 33, 135, 166, and 246, which primarily provide access through county regions and connect many incorporated and unincorporated communities. Transportation of

hazardous materials often involves major arterial roads and local streets through populated and urbanized areas.

The county's extensive woodlands, chaparral, scrub, and grassland habitats present significant wildfire risk and have been designated as Wildfire Hazard Severity Zones, including the Wildland-Urban Interface (WUI) Zones, by the California Department of Forestry and Fire Prevention (CAL FIRE) (CAL FIRE 2017). (Section 3.14, *Wildfire* provides a more detailed discussion on wildfire risk in the county.)

In addition, the county includes the Santa Barbara Municipal Airport, Santa Maria Public Airport, Santa Ynez Airport, Lompoc Airport, and New Cuyama Airport, which present potential for hazards associated with aviation incidents. Vandenberg Space Force Base (VSFB) also presents the potential for hazards associated with aviation, satellite launches, and ballistic missile testing. With the exception of the Santa Barbara Municipal Airport and Lompoc Airport, each of these facilities are bounded by agricultural designated lands to some degree.

3.8.2.1 Hazardous Sites

There are many facilities in the county with current and former uses involving hazardous materials, resulting in the potential for past and/or ongoing site contamination. Existing and historical land uses in the county have varying degrees of hazard risk. Hazardous materials may be found in the materials of older buildings, such as asbestos or lead-based paints (LBPs), or may have been used routinely for the operation of certain land uses, such as automotive repair shops, commercial agricultural fields, medical offices, dry cleaners, and photo processing centers. Potentially hazardous materials that currently occur throughout the county are commonly found in urban and agricultural areas, and generally include cleaning and metal solvents, pesticides/herbicides, paints, and oils and lubricants. In addition, some properties in the county, including near the unincorporated community of Casmalia, have experienced historical releases of hazardous materials, resulting in potentially contaminated soils and/or groundwater. These properties are described below in Table 3.8-1. Land uses that are particularly sensitive to the release of hazards or hazardous materials include residential, educational, assisted living, and daycare, which are located throughout the county.

A review of the SWRCB's Geotracker database and DTSC's EnviroStor database indicate a variety of hazardous waste reporting facilities located throughout the county. The county has 1,494 known past or existing regulated hazardous sites, which have required regulatory oversight to address site contamination issues (DTSC 2022; SWRCB 2022). Of these, 1,117 sites are closed and 377 sites remain open. Of the 377 open sites, 184 are located within the unincorporated parts of the county that may be affected by the proposed uses and related development. These include one federal superfund site and two leaking underground storage tank (LUST) sites. Table 3.8-1 below provides a summary of the number of each type of site along with definition of site type.

Table 3.8-1. Known Regulated Hazardous Sites within the County

Site Type	Number of Sites	Definition	Source of Definition
Active Project	1	Project (Beta) is a multipurpose site type varying from source investigation projects to a SWRCB grant funded project for groundwater cleanup (e.g., Proposition 1 Groundwater Sustainability Program). A Project may be comprised of multiple sites or facilities, a single or group of impacted supply wells, or a groundwater plume of interest.	SWRCB 2022
Cleanup Program Site	86	Includes all "non-federally owned" sites that are regulated under the SWRCB's Site Cleanup Program and/or similar programs conducted by each of the nine Regional Water Quality Control Boards (RWQCBs). Include pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, mine sites, landfills, Resource Conservation and Recovery Act (RCRA) / Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) cleanups, and some brownfields. Unauthorized releases detected include but are not limited to hydrocarbon solvents, pesticides, perchlorate, nitrate, heavy metals, and petroleum constituents, to name a few.	SWRCB 2022
Federal Superfund	1	Sites managed by the U.S. Environmental Protection Agency (USEPA) under the CERCLA, informally called "Superfund Sites."	USEPA 2022
Inactive	16	Of these 16 inactive sites, 13 are inactive pending military evaluation, 1 is inactive pending a school investigation, 1 is inactive pending a tiered permit, 1 is inactive pending voluntary cleanup.	SWRCB 2022
Land Disposal Site	18	Includes sites with solid and/or liquid wastes discharged to land such as landfills, mines, surface impoundments, waste piles, and land treatment facilities.	SWRCB 2022
LUST Cleanup Site	2	Includes all Underground Storage Tank (UST) sites that have had an unauthorized release (i.e., leak or spill) of a hazardous substance, usually fuel hydrocarbons, and are being (or have been) cleaned up.	SWRCB 2022
Non-Case Information	1	Sites that either have no unauthorized release, had a release to the environment with minimal impact or is currently evaluated for impacts and may result with the activation of a new case. Non-Case Information Sites contain environmental data, location data, or potential source information that may be considered important to a given area.	SWRCB 2022

Table 3.8-1. Known Regulated Hazardous Sites within the County (Continued)

Site Type	Number of Sites	Definition	Source of Definition
NPDES	2	National Pollutant Discharge Elimination System (NPDES) addresses water pollution by regulating point sources that discharge pollutants to waters of the U.S. These are sites with active NPDES permits.	USEPA 2022b
Other Oil and Gas Projects	8	Includes information regarding select oilfield activities that may not be associated with well stimulation activities but may be pertinent to investigation activities in a given area.	SWRCB 2022
Produced Water Ponds	27	Includes surface impoundments used to store and/or dispose of water produced during oil production. Includes permitted and unpermitted surface impoundments and current status (i.e., active, inactive, or historical).	SWRCB 2022
Underground Injection Control	22	Includes information regarding wells used for disposing of oilfield fluids by subsurface injection. Such injection is also sometimes used to enhance oilfield production.	SWRCB 2022
Total	184		

The Superfund Site is a contaminated hazardous waste dumping site regulated under CERCLA: the Casmalia Hazardous Waste Management Facility (also known as the "Casmalia Resources Superfund Site"). It is located in the north county near the small, unincorporated community of Casmalia and is a 252-acre inactive commercial hazardous waste treatment, storage, and disposal facility whose operations caused contaminated soil, soil vapor, surface water, sediment, and groundwater with hazardous chemicals. Since its designation as a superfund site in the early 1990s, the USEPA has prepared a Remedial Investigation and Proposed Plan outlining the cleanup of the site. The Proposed Plan was approved by the USEPA on June 28, 2018 (USEPA 2021). Two LUST cleanup sites are located throughout agricultural lands within the county and exist in and around various unincorporated communities.

A review of the USEPA's Envirofacts database allows for review of multiple environmental databases for facilities within the county. Review of this database indicated three brownfield properties are located within the county: Wetlands Project, Goleta Old Town Project Area, New Continuation High School (USEPA 2015a). A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Brownfield properties can receive technical help and assessment and cleanup funding through the USEPA's Brownfields Program. The three county properties are located in the incorporated cities of Guadalupe, Santa Barbara, and Santa Maria, outside of the Project area (USEPA 2015a). Another 65 facilities within the county are recorded in the USEPA's Toxic Release Inventory System (TRIS) (USEPA 2015b). TRIS tracks the management and storage of over 650 chemicals that may pose a threat to human health and the environment. No facilities within the county with current violations, significant violations, or quarters of noncompliance were listed in the Enforcement and Compliance History Online (ECHO) database. No facilities within the county are listed on Radiation Information System (RADIS) database which provide information on facilities that are regulated by the USEPA for radiation and radioactivity.

3.8.2.2 Hazardous Materials Incidents

As described in the MJHMP, several significant hazardous material incidents have occurred in the county in the past century, and include the oil spills which occurred in 1969, 1997, 2007, 2008, 2015, and 2020. Table 3.8-2 summarizes the 759 hazardous materials incidents reported to the California Office of Emergency Services (CalOES) Warning Center from 2006 through 2021 based on location. These incidents include both transportation and fixed-facility incidents both within and outside the Project area. This list does not capture all hazardous material spills within the county, only those that were significant enough to be reported to CalOES. The data indicates that hazardous materials incidents can occur across the county with a greater frequency in the more developed areas such as the incorporated cities outside the Project area.

Table 3.8-2. Hazardous Materials Incidents in Santa Barbara County by Location and Type

Location	Incidents
Buellton	2
Carpinteria	8
Casmalia	1
Goleta	38
Guadalupe	4
Isla Vista	1
Lompoc	4
Los Olivos	4
Montecito	11
Orcutt	5
Santa Barbara	550
Santa Maria	55
Santa Ynez	4
Summerland	3
Unincorporated	69

Type	Incidents
Chemical	25
Chemical (Vapor)	3
Other	16
Petroleum	479
Petroleum (Unspecified)	1
Petroleum (Vapor)	2
Radiological	1
Railroad	62
Sewage	118
Unspecified	28
Vapor	24

Source: CalOES 2021

For example, a hydrogen sulfide (H_2S) release occurred on February 11, 2010, at the Venoco Ellwood Onshore Oil and Gas Processing Facility, located within the western portion of the City of Goleta. The plant treats crude oil and gas produced from Platform Holly, which is located approximately 2.5 miles offshore. H_2S is a toxic material with the potential to cause human fatalities given sufficient exposure duration and concentration. Less severe hazards include the risk of a trucking accident and subsequent release of hazardous materials from one of the trucks transporting natural gas liquids, liquefied petroleum gas, or sulfur cake. H_2S gases are also known to occur in the unincorporated agricultural areas north and west of the City of Goleta due to groundwater in the region containing sulfur compounds, including H_2S.

3.8.2.3 Hazardous Materials and Agriculture

The proposed Project includes proposed uses and related development on unincorporated lands zoned AG-II, and incidental food service at winery tasting rooms on lands zoned AG-I. Agricultural production activities, including both conventional and organic agriculture, occur throughout the

county. (Section 3.2, *Agricultural Resources* provides a more detailed discussion of agricultural lands within the county.) Agricultural activities involve the use of regulated hazardous materials, particularly commercial pesticides. Pesticide use is regulated by the County Agricultural Commissioner's Office, with permits required for pesticide application. Such pesticide use is carefully regulated under State law and consistent with guidelines issued by the California Department of Pesticide Regulation (DPR). Such regulations generally govern the type of pesticide applied, as well as the location, timing, and rules of applications. Special consideration is given to application near schools. The Agricultural Commissioner's Office also regulates fumigation within the county and requires permits for application of fumigants that incorporate DPR suggested guidelines for use.

Pesticides – including rodenticides, insecticides, herbicides, fungicides, and other pest controlling substances – are applied in various locations throughout the county to support commercial cultivation of agricultural crops. Consequently, pesticides, fertilizers, and associated contaminants may be present in near-surface soils in residual concentrations at these locations. Many irrigated lands are currently required to operate under the Irrigated Lands Regulatory Program (ILRP) to regulate runoff of pesticides, fertilizers, and sediments from irrigated lands through Waste Discharge Requirements (WDRs or "Orders") issued by the SWRCB.

In addition, hazardous materials typically associated with commercial agricultural uses in the county include petroleum products (e.g., gasoline, diesel, oil) and other materials associated with the operation and maintenance of equipment (e.g., lubricants, antifreeze, solvents). Some agricultural properties within the county may also contain aboveground storage tanks (ASTs) and USTs to store fuels and other potentially hazardous materials.

3.8.2.4 Wildfire Hazards

The county experiences annual cycles of elevated fire danger. Due to its low annual precipitation, highly flammable vegetation, and high velocity "sundowner" and "Santa Ana" winds, the county has routinely experienced major wildfires that threaten residents' safety and property. CAL FIRE requires counties to develop fire protection management plans that address potential threats of wildland fires.

CAL FIRE has adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas and separate Very High Fire Hazard Severity Zone Maps for Local Responsibility Areas. FHSZs are identified as "moderate," "high," and "very high" using a computer model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Factors considered include fire history, existing and potential fuel (natural vegetation), flame length, blowing embers, terrain, and typical weather for the area. According to the FHSZ maps, high and very high FHSZs exist in much of the rural, undeveloped unincorporated areas of the county (CAL FIRE 2022). The greatest concentration of lands designated as very high FHSZ exists along the Santa Ynez Mountains in the South Coast and Lompoc Valley regions, and along the San Rafael Mountains in the Santa Ynez Valley and Cuyama Valley regions.

The MJHMP also designates critical hazard areas of the county as areas subject to greater threat from wildfire, and identifies these areas based on slope, vegetation, ability to respond to fire threats, and localized weather conditions to assist in preparation of hazard mitigation and response planning (County of Santa Barbara 2022). (Section 3.14, *Wildfire* provides more information about FHSZs, County-designated critical hazard areas, and hazard mitigation and response planning for wildfire.)

3.8.2.5 Oil Extraction Areas

According to the Geologic Energy Management Division (CalGEM), active well fields, and plugged and abandoned oil wells can be found throughout the county. New development near active oil fields could potentially expose construction workers to chemical hazards. Also, it is possible that oil wells abandoned to past or current standards may begin leaking oil. All oil wells (abandoned, plugged, or active) located on land eligible for new housing would be managed according to CalGEM procedures and in conformance with CalGEM requirements.

Oil spills can occur in any part of the county where existing oil and gas operations are located, either onshore through supply pipelines and well facilities or offshore where there are several platforms and undersea pipelines. Currently, there are 19 offshore oil platforms off the coast of the county as well as two onshore refineries and six oil separation and treatment plants. There have been 11 oil spills in the county between 1969 and 2020 (County of Santa Barbara 2022).

The longest line in Santa Barbara County, the Plains All-American Pipeline, consists of two segments spanning roughly 130 miles. Line 901 stretches from Las Flores to Gaviota. Line 903 shoots north from Gaviota to Pentland Station in Kern County. After a 2015 spill, Line 901, the line that ruptured, was shut down. Since then, seven offshore oil platforms have been shut down, including, from north to south, Hidalgo, Harvest, Hermosa, Heritage, Harmony, Hondo, and Holly (County of Santa Barbara 2022).

3.8.2.6 Airport Safety Zones

In addition to being within the flight pattern of many airports providing regional flights (i.e., Los Angeles International, San Francisco International, Oakland, San Jose International, Burbank Airport, John Wayne Airport, Long Beach Airport, Ontario International Airport), the county has five general aviation airports: 1) Lompoc; 2) Santa Barbara; 3) Santa Maria Public; 4) Santa Ynez; and 5) New Cuyama Airport, and one military aircraft base, VSFB. However, as of September 8, 2019, New Cuyama Airport's runways were closed indefinitely due to unsafe potholes and overgrown weedy vegetation (County of Santa Barbara 2022).

The Santa Barbara County Airport Land Use Compatibility Plans (ALUCPs) were developed by the Santa Barbara County Association of Governments (SBCAG) and sets forth planning boundaries around each airport to help guide development. The ALUCPs provides guidelines on height restrictions, safety, and noise around each airport. Safety Zone 1 is the most restrictive zone around an airport and is subject to the greatest danger. Safety Zone 1 generally prohibits any type of development within this zone. Safety Zones 2 through 6 designate allowable uses, development densities, and height restrictions based on the type of development allowed. All agricultural uses are generally designated as compatible uses within Safety Zones 2 through 6, while open agricultural lands, pastures, community gardens, and crop cultivation are conditionally compatible with Safety Zone 1.

3.8.2.7 Emergency Response and Evacuation

The Santa Barbara County Office of Emergency Management (SBCOEM), a division of the Santa Barbara County Executive Office, is responsible for emergency planning and coordination for the Santa Barbara Operational Area. The SBCOEM is responsible for developing and maintaining applicable emergency plans for Operational Area, including the Emergency Operations Plan (EOP).

The SBCOEM also maintains the Emergency Operations Center in a state of operational readiness to activate if an incident occurs. The SBCOEM and coordinating agencies have developed several plans and programs to minimize loss of life and damage to property in the event of natural disasters, such as Community Wildfire Protection Plans (CWPPs), the Tsunami Plan, Sea Level Rise Plans, and the Debris Management Plan. One of these, the Standardized Emergency Management System/Plan, addresses emergency responses associated with natural disasters, technological incidents, and national security emergencies, and assigns tasks and specifies policies and standard operating procedures for the coordination of emergency staff, resources, and service elements. County jurisdictions have also established various communication pathways to inform the public of emergencies and recommended protective actions, such as evacuations and sheltering in place.

In addition, the Santa Barbara County Fire Department (SBCFD) maintains a protocol for evaluating the adequacy of fire level of service to population ratios, response times, equipment condition levels, emergency service training, and other relevant emergency service information consistent with state standards. The SBCFD also maintains a protocol for wildfire defense zones for emergency services that includes fuel breaks, backfire areas, and staging areas that support safe fire suppression activities.

The County has mapped major evacuation routes, such as U.S. Highway 101, but does not prescribe specific evacuation routes in place to be followed in the event of a disaster. In such an emergency, local law enforcement agencies have responsibility to direct hazard-related evacuations.

3.8.3 Regulatory Setting

The hazards analysis was conducted in conformance with the goals and policies of Federal, State, and local regulations, as described below.

3.8.3.1 Federal

Federal Toxic Substances Control Act / Resource Conservation and Recovery Act / Hazardous and Solid Waste Act

The Federal Toxic Substances Control Act (1976) and RCRA established a USEPA-administered program to regulate the generation, transport, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the "cradle to grave" system of regulating hazardous wastes.

Comprehensive Environmental Response, Compensation, and Liability Act / Superfund Amendments and Reauthorization Act

CERCLA (42 U.S. Code [USC] §103) was enacted by Congress on December 11, 1980. This law provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, provides for liability of persons responsible for releases of hazardous waste at these sites, and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also enabled the revision of the National Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] Part 300). The NCP provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances,

pollutants, and/or contaminants. The NCP also established the National Priorities List (NPL). CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

Emergency Planning and Community Right-to-Know Act

Emergency Planning and "Community Right-to-Know." The Emergency Planning and Community Right-to-Know Act of 1986 was created to help communities plan for emergencies involving hazardous substances. The Act establishes requirements for Federal, State, and local governments, Indian tribes, and industry regarding emergency planning and reporting on hazardous and toxic chemicals. There are four major provisions of the Emergency Planning and Community Right-to-Know Act: Emergency Planning (Sections 301 – 303); Emergency Release Notification (Section 304); Hazardous Chemical Storage Reporting (Sections 311 – 312); Toxic Chemical Release Inventory (Section 313); and the Clean Air Act Risk Management Plan Regulations (Clean Air Act Section 112[r]).

Clean Water Act / Spill Prevention, Control, and Countermeasure Rule

The Clean Water Act (CWA) (33 USC §1251 et seq., formerly the Federal Water Pollution Control Act of 1972) was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of waters of the United States. As part of the CWA, USEPA oversees and enforces the Oil Pollution Prevention regulation contained in 40 CFR Part 112, which is often referred to as the "SPCC Rule" because it requires facilities to prepare, amend, and implement spill prevention, control, and countermeasure (SPCC) plans. A facility is subject to SPCC regulations if a single oil storage tank has a capacity greater than 660 gallons, the total aboveground oil storage capacity exceeds 1,320 gallons, or the underground oil storage capacity exceeds 42,000 gallons and, because of its location, the facility could reasonably be expected to discharge oil into or upon the "navigable waters" of the U.S.

Other Federal regulations overseen by USEPA relevant to hazardous materials and environmental contamination include 40 CFR Part 1(D) (Water Projects) and 40 CFR Part 1(I) (Solid Wastes). Further, 40 CFR Part 1(D)(116) sets forth a determination of the reportable quantity for each substance that has been designated as hazardous, and 40 CFR Part 1(D)(117) applies to quantities of designated substances equal to or greater than the reportable quantities that may be discharged into waters of the U.S.

Occupational Safety and Health Administration

The Occupational Safety and Health Administration's (OSHA's) mission is to ensure the safety and health of American workers by setting and enforcing standards; providing training, outreach, and education; establishing partnerships; and encouraging continual improvement in workplace safety and health. The OSHA staff establishes and enforces protective standards and reaches out to employers and employees through technical assistance and consultation Projects. OSHA standards are listed in 29 CFR Part 1910.

3.8.3.2 State

Geologic Energy Management Division

CalGEM is the State agency responsible for supervising the drilling, operation, maintenance, plugging, and abandonment of oil, gas, and geothermal wells. CalGEM's regulatory program promotes the

sensitive development of oil, natural gas, and geothermal resources in California through sound engineering practices, pollution prevention, and the implementation of public safety programs. CalGEM requires any construction above or near plugged or abandoned oil and gas wells to be avoided and the remediation of wells to current CalGEM standards.

Department of Toxic Substance Control EnviroStor Database

DTSC, a department of CalEPA, is the primary agency in California for regulating hazardous waste, cleaning up existing contamination, and finding ways to reduce the amount of hazardous waste produced in California. DTSC regulates hazardous waste primarily under the authority of the RCRA and the California Health and Safety Code (primarily Division 20, Chapters 6.5 through 10.6, and Title 22, Division 4.5). Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services (DHS) lists of contaminated drinking water wells, sites listed by SWRCB as having UST leaks or discharges of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites with a known migration of hazardous waste/material.

Hazardous Materials Release Response Plans and Inventory Act of 1985

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses that use hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Hazardous materials are defined as unsafe raw or unused materials that are part of a process or manufacturing step. They are not considered hazardous waste. Health concerns pertaining to the release of hazardous materials, however, are similar to those pertaining to hazardous waste.

Hazardous Waste Control Act

The Hazardous Waste Control Act created the State Hazardous Waste Management Project, which is similar to, but more stringent than, the federal RCRA program. The act is implemented by regulations contained in Title 26 of the California Code of Regulations (CCR), which describe the following aspects of the requirements for the proper management of hazardous waste:

- Identification and classification;
- Generation and transportation;
- Design and permitting of recycling, treatment, storage, and disposal facilities;
- Treatment standards;
- Operation of facilities and staff training; and
- Closure of facilities and liability requirements.

These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with the DTSC.

Hazardous Materials Transportation

The transport of hazardous materials within the State of California is subject to various federal, state, and local regulations. It is illegal to transport explosives or inhalation hazards on any public highway not designated for that purpose unless the use of the highway is required to permit delivery or the loading of such materials (California Vehicle Code Sections 31602[b] and 32104[a]). The California Highway Patrol (CHP) designates through routes to be used for the transport of hazardous materials. The transport of hazardous materials is restricted to such routes except in cases where travel from these routes is required to deliver or receive hazardous materials. Information on CHP requirements and regulatory authority is provided under "California Highway Patrol," below.

Certified Unified Program Agency

Senate Bill (SB) 1082, passed in 1993, created the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program), which requires the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a Certified Unified Program Agency (CUPA). The Unified Program consolidates six state environmental programs into one program at the local level, under the authority of a CUPA. The Program Elements consolidated under the Unified Program are as follows:

- Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs (i.e., Tiered Permitting);
- Aboveground Petroleum Storage Tank SPCC;
- Hazardous Materials Release Response Plans and Inventory Project (i.e., Hazardous Materials Disclosure or "Community Right-to-Know");
- California Accidental Release Prevention Program;
- UST Program; and
- Uniform Fire Code Plans and Inventory Requirements.

The Unified Program is intended to provide relief to businesses that comply with the overlapping and sometimes conflicting requirements of formerly independently managed programs. CUPA implements the Unified Program at the local government level. Most CUPAs have been established as a function of a local environmental health or fire department. Some CUPAs have contractual agreements with another local agency (i.e., a participating agency) that implements one or more program elements in coordination with the CUPA.

2018 State of California Multi-Hazard Mitigation Plan

The State of California Multi-Hazard Mitigation Plan (SHMP) is the official statement of the state's hazard identification, vulnerability analysis, and hazard mitigation strategy. The goal of the SHMP is to guide implementation activities to achieve the greatest reduction of vulnerability, which results in saved lives, reduced injuries, reduced property damages, and protection for the environment. In particular, the SHMP helps administer the Local Hazard Mitigation Plan (LHMP) program for the state. The California Emergency Management Agency (CalEMA) supports and assists local governments in the development of LHMPs and tracks the progress and effectiveness of plan updates and projects. It provides local governments with information on integrating hazard identification, risk assessment,

risk management, and loss prevention into a comprehensive approach to hazard mitigation and helps them identify cost-effective mitigation measures and projects.

California Environmental Protection Agency

CalEPA was created in 1991. It unified California's environmental authority in a single cabinet-level agency and brought California Air Resources Board (CARB), SWRCB, RWQCBs, California Department of Resources, Recycling and Recovery (CalRecycle), DTSC, the Office of Environmental Health Hazard Assessment (OEHHA), and the DPR under one agency. These agencies were placed within the CalEPA "umbrella" for the protection of human health and the environment to ensure a coordinated deployment of state resources. Their mission is to restore, protect, and enhance the environment and ensure public health, environmental quality, and economic vitality.

State Water Resources Control Board and GeoTracker Database

SWRCB is responsible for statewide regulation of water resources. SWRCB's mission is to "ensure the highest reasonable quality for waters of the State, while allocating those waters to achieve the optimum balance of beneficial uses." SWRCB thus has joint authority over water allocation and water quality protection. SWRCB supports the efforts of the individual RWQCBs, of which there are nine statewide. These are semiautonomous and consist of Board members appointed by the Governor and confirmed by the Senate. Regional boundaries are based on watershed, and water quality requirements are based on the unique differences in climate, topography, geology, and hydrology for each watershed.

Each RWQCB makes critical water quality decisions for its region, including setting standards, issuing waste discharge requirements, determining compliance with those requirements, and taking appropriate enforcement actions. Water quality standards are defined in each RWQCB's respective Basin Plan. Basin plans must conform to the policies set forth in the Porter-Cologne Water Quality Control Act (Porter-Cologne Act) and established by SWRCB in its State water policy. The Porter-Cologne Act also provides that an RWQCB may include in its region a Regional Plan with water discharge prohibitions applicable to particular conditions, areas, or types of waste. The RWQCBs are also authorized to enforce discharge limitations, take actions to prevent violations of these limitations from occurring, and conduct investigations to determine the status of quality of any of the waters of the state within their region. Civil and criminal penalties are also applicable to persons who violate the requirement of the Porter-Cologne Act or SWRCB/RWQCB orders.

The GeoTracker is the SWRCB's online database that provides access to statewide environmental data and tracks regulatory data for the following types of sites:

- Leaking Underground Fuel Tank (LUFT) cleanup sites;
- Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites);
- Military Sites (consisting of Military UST sites and Military Privatized sites);
- Military Cleanup Sites (formerly known as Department of Defense [DoD] non-UST]);
- Land Disposal sites (Landfills); and
- Permitted UST facilities.

California Porter-Cologne Water Quality Control Act

The Federal CWA places the primary responsibility for the control of water pollution and for planning the development and use of water resources with the individual States, although it does establish certain guidelines for the states to follow in developing their programs.

California's primary statute governing water quality and water pollution is the Porter-Cologne Act, which grants the SWRCB and RWQCBs broad powers to protect water quality and is the primary vehicle for implementation of California's responsibility under the CWA. The Porter-Cologne Act grants the SWRCB and RWQCBs the authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substance, sewage, oil, or petroleum product.

California Office of Emergency Services

To protect public health and safety as well as the environment, the CalOES is responsible for establishing and managing statewide standards for business and area plans related to the handling and release, or threatened release, of hazardous materials. CalOES requires basic information regarding hazardous materials handled, used, stored, or disposed of (including location, type, quantity, and health risks) to be available to firefighters, public safety officers, and regulatory agencies. Typically, this information should be included in Hazardous Materials Business Plans to prevent or mitigate impacts on the environment or the health and safety of individuals from the release, or threatened release, of these materials into the workplace and environment. These regulations are covered under Chapter 6.95 of the California Health and Safety Code, Article 1, Hazardous Materials Release Response and Inventory Project (Sections 25500 to 25520), and Article 2, Hazardous Materials Management (Sections 25531 to 25543.3).

Title 19 of the CCR (Public Safety; Division 2; Office of Emergency Services; Chapter 4; Hazardous Material Release Reporting, Inventory, and Response Plans; Article 4 [Minimum Standards for Business Plans]) establishes minimum statewide standards for Hazardous Materials Business Plans. These plans must include the following: a hazardous material inventory; emergency response plans and procedures; and training program information. Hazardous Materials Business Plans should contain basic information regarding the location, type, quantity, and health risks of hazardous materials stored, used, or disposed in the state. Each business will prepare a Hazardous Materials Business Plan if that business uses, handles, or stores a hazardous material or an extremely hazardous material in quantities greater than or equal to the following:

- 500 pounds of a solid substance;
- 55 gallons of a liquid;
- 200 cubic feet of compressed gas;
- Hazardous compressed gas in any amount; and
- Hazardous waste in any quantity.

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) is the primary agency with responsibility for worker safety with respect to the handling and use of chemicals in the workplace. Cal/OSHA standards are generally more stringent than Federal regulations. The employer is required to monitor worker exposure to listed hazardous substances and notify workers of exposure (8 CCR Sections 337–340). The regulations specify requirements regarding employee training, the availability of safety equipment, accident-prevention projects, and hazardous substance exposure warnings.

California Highway Patrol

Under the California Vehicle Code, Section 32000.5, a valid license to transport hazardous materials, issued by the CHP, is required for the transport of either of the following:

- Hazardous materials for which the display of placards is required pursuant to Section 27903; or
- Hazardous materials weighing more than 500 pounds for which the display of placards is required.

The CHP enforces additional requirements regarding the transport of explosives, inhalation hazards, and radioactive materials pursuant to the California Vehicle Code. The transport of explosives generally requires consistency with rules and regulations pertaining to routing, safe stopping distances, and inspection stops (14 CCR Section 6[1][1150–1152.10]). Inhalation hazards face similar but more restrictive rules and regulations (13 CCR Sections 6[2.5][1157–1157.8]). The transport of radioactive materials is restricted to specific safe routes.

3.8.3.3 Local

Santa Barbara County Association of Governments

The Santa Barbara County Association of Governments (SBCAG) Airport Land Use Commission (ALUC) is responsible for the protection of public health, safety, and welfare with respect to lands within the vicinity of airports within the county. To aid in the implementation of these responsibilities and as mandated by State law, the ALUC prepares and implements ALUCPs for each of the active airports within the county (Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, and Santa Barbara Municipal Airport) as well as VSFB. Each ALUCP establishes a set of land use planning standards that local agencies should incorporate into planning and zoning efforts within the Airport Influence Area (AIA).

SBCAG adopted Final ALUCPs for Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB in January 2023. A Draft ALUCP for the New Cuyama Airport was prepared in August 2019; however, as of September 8, 2019, New Cuyama Airport's runways were closed indefinitely due to unsafe potholes and overgrown weedy vegetation (County of Santa Barbara 2022). Unincorporated lands designed for AG-II and select unincorporated lands designed for AG-I (winery tasting rooms only) occur within the AIA for the Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB, and may thus be subject to coordination efforts of the ALUC.

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan (inclusive of mandatory and optional elements) addresses public safety, hazardous materials, and fire hazards for the county as a whole, including the coastal area, inland area, and community plan areas. Project consistency with these policies is discussed in Section 3.10, *Land Use and Planning*.

The Seismic Safety and Safety Element (adopted in 1979, republished in May 2009, and amended in July 2023) is intended to guide land use planning by providing pertinent data regarding geologic, geographic, seismic, fire, and flood hazards. The Seismic Safety and Safety Element provides information concerning geology, soils, seismicity, and fire and flood hazards of the county, and provides recommendations and criteria to aid in land use planning in order to ensure that future development will be compatible with the environment. The goals and policies related to fire protection and prevention are described in Section 3.14, *Wildfire*.

In addition to these safety-related planning policies, pursuant to Government Code Section 65302(g)(1), the County's Seismic Safety and Safety Element is required to address evacuation routes as they related to geologic hazards (e.g., earthquakes). However, due to the variability and transformative nature of such events, the County does not prescribe fixed emergency evacuation routes for these hazards. Instead, in the event of geologic or seismic events, the County defaults responsibility to local law enforcement agencies for emergency or hazard related evacuations.

The Hazardous Waste Element was adopted in 1990 and republished in May 2009, which emphasizes the need for proper management of current as well as future hazardous wastes with the goal of minimizing the amount of waste generated and reducing the hazard of what is generated. The County Hazardous Waste Management Plan is concerned primarily with hazardous waste issues and not hazardous materials issues. Hazardous wastes are substances of no further intended use which need treatment or disposal, or both, while hazardous materials include new and usable substances. The handling and use of hazardous materials is regulated by a set of legislative and regulatory requirements which falls outside the scope of the Comprehensive Plan. The following goals and policies relate to the storage of hazardous waste and the treatment of contaminated sites and are relevant to the proposed Project:

Storage of Hazardous Materials Goal 9-1: To protect the public health and safety and the environment from risks posed by improper storage of hazardous materials and hazardous waste.

> **Policy 9-1:** The County and cities shall encourage the proper storage of hazardous materials and hazardous waste through continued inspection efforts and public education regarding proper storage methods and regulations.

Contaminated Sites Goal 10-1: To protect public health and safety and the environment from risks due to the presence of abandoned or contaminated sites.

> **Policy 10-1:** The County and cities should work with other involved agencies to establish a coordinated interagency effort for identification, regulation, mitigation, and notification of contaminated sites.
>
> **Policy 10-2:** The County and cities in conjunction with the State Department of Health Services shall encourage onsite treatment and remediation to reduce the transport of hazardous waste from contaminated sites.

Additionally, the Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the hazards and hazardous materials goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan

The 2022 MJHMP Update was prepared by the County with coordination from each of the eight incorporated cities and six special districts as well as support from Cal OES and the Federal Emergency Management Agency (FEMA). The purpose of the MJHMP is to comprehensively identify, evaluate, and mitigate the known hazards that Santa Barbara County faces. In total 30 hazards have been identified in the MJHMP Update, organized into four categories: Natural and Destructive Hazards, Severe Weather and Storm Events, Urban and Human-caused Hazards, and Infrastructure Failures.

Santa Barbara County Fire Department, Hazardous Waste Unit

The Santa Barbara County is certified by CalEPA as the CUPA for the county. The CUPA regulates businesses that handle hazardous materials, generate or treat hazardous waste or operate ASTs or USTs. CUPA requirements can be found in Health & Safety Code Chapter 6.11 and CCR, Title 27, Division 1, Subdivision 4, Chapter 1. CUPA is responsible for administering and managing the Hazardous Materials Release Response Plans & Inventory Program, USTs, Hazardous Waste Generators, Onsite Hazardous Waste Treatment, Aboveground Petroleum Storage Act, and the California Accidental Release Prevention Program.

Santa Barbara County's Site Mitigation Unit

The Site Mitigation Unit is administered by the Santa Barbara County Environmental Health Services (EHS) and provides regulatory oversight for site assessment and corrective actions at properties where hazardous substance releases have occurred that are not associated with a LUFT system. The primary goal of the Site Mitigation Unit is to protect human health and natural resources by ensuring appropriate steps are taken to mitigate and cleanup land and water contaminated with hazardous materials. Site Mitigation cases include releases of crude oil, other hazardous substances and toxic

heavy metals, oilfield restoration, properties contaminated by former industrial/commercial uses and sites with historic contaminated fill.

Office of Emergency Management and Emergency Operations Plan

As previously described, SBCOEM is responsible for emergency planning and coordination for the Santa Barbara Operational Area. The SBCOEM and coordinating agencies have developed several plans and programs to minimize loss of life and damage to property in the event of natural disasters, including a Standardized Emergency Management System/Plan, CWPPs, the Tsunami Plan, Sea Level Rise Plans, and the Debris Management Plan. Each of these plans addresses emergency responses associated with specific natural disasters, technological incidents, and/or national security emergencies, and assigns tasks and specifies policies and standard operating procedures for the coordination of emergency staff, resources, and service elements.

3.8.4 Environmental Impact Analysis

This section discusses the potential hazards impacts associated with the proposed Project. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.8.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the CEQA Guidelines states that a project is considered to have a significant impact related to hazards if it would result in any of the following:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

e) Be located within an airport land use plan area or, where such a plan has not been adopted, be within 2 miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area;

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

g) Expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Non-applicable thresholds:

- Threshold (g) (*Wildfire*): Potential hazards associated with wildland fires and fire hazards are discussed in Section 3.14, *Wildfire.* Therefore, this issue is not discussed in this section.

County of Santa Barbara Environmental Thresholds and Guidelines

The County's *Environmental Thresholds and Guidance Manual* includes thresholds for public safety, as summarized and presented below, that are relevant in determining impacts related to hazards.

Public Safety

Impacts from risks stemming from the following facilities and activities would be significant if: (a) they are subject to a discretionary land-use action (or would communicate its concerns for public safety to another jurisdiction that is making a discretionary decision such as routes for shipping hazardous materials); and (b) initial analysis reveals substantial evidence to support a fair argument that the potential of a significant impact to public safety could result from approval of the project subject to such action:

1. Oil wells and gas wells (unless abandoned or undergoing abandonment), and associated production;
2. Gas and hazardous liquids pipelines, including oil if a significant risk is expected, but exempting existing natural gas pipelines owned by a Californian public utility regulated by the California Public Utilities Commission and operated for the purpose of delivering gas directly to the Goleta storage field or consumers (except activities related to liquefied natural gas), and exempting new low pressure distribution pipelines (125 pounds per square inch gauge [psig] or lower) operated by a Californian public utility and regulated by the California Public Utilities Commission;
3. Oil and/or gas processing and storage facilities, including facilities for removing sulfur, removing gas liquids, and compressing gas;
4. Oil refineries;
5. Handling, storage, and transport of compressed natural gas or methanol related to facilities for refueling motor vehicles with these materials;
6. All handling, storage, and transport of chlorine in containers with a capacity of one ton or more, or an equivalent amount of chlorine in bottles or cylinders connected through a common header;
7. Handling, storage, and transport of anhydrous ammonia in containers with a capacity of one ton or more, or an equivalent amount of anhydrous ammonia in bottles or cylinders connected through a common header;
8. Handling, storage, and transport of acutely hazardous rocket propellants such as nitrogen tetroxide (including instances where the County would communicate with other jurisdictions about discretionary actions that affect public safety in this County such as designation of routes for transporting hazardous materials);
9. Handling, storage, and transport of spent radioactive fuel and other high-level, radioactive materials (including instances where the County would communicate with other jurisdictions about discretionary actions that affect public safety in this County such as the designation of route for transporting hazardous materials);

10. Storage of natural gas liquids, including liquefied petroleum gas, unless such storage is limited to a single container with a maximum capacity of 10,000 gallons or less and does not require refilling more than once weekly;
11. Facilities of a type not addressed in 1-10 above, and not exclusively dedicated to retail distribution of consumer products (e.g., gasoline stations, or hardware, paint, and dry-cleaning stores) that: (a) use a classified Class A or B explosive (per Title 49, CFR, 171-179); or (b) use substances classified as high-level radioactive materials; or (c) use specified quantities of regulated substances (pursuant to Title 19 of the CCR, Division 2, Chapter 4.5) and meet all of the following criteria:
    a. The regulated substance(s) is stored as a compressed gas or liquefied compressed gas, or is expected to vaporize or evaporate quickly upon release (e.g., through failure of container, piping, or valve), or is stored as a liquid at a temperature that exceeds its boiling point;
    b. The regulated substance(s) has the potential to cause a significant risk to public safety according to the County's environmental thresholds (for example, the regulated substance(s) exists as a gas or vapor upon accident release, and will either release into the open atmosphere or become dangerously explosive in a confined environment);
    c. The regulated substance(s) is associated with a specific activity that is generally considered to be incompatible with surrounding land uses; or
12. All development proposed in proximity to one or more existing hazardous facilities as described above, unless (a) the hazardous facility(ies) are inoperative for the purpose of abandonment, or (b) the proposed development is a single-family residential unit which the County considers to be a voluntary exposure to the hazardous facility, or (c) the proposed development does not require a discretionary land-use action.

In cases 1 through 11 listed above, these thresholds apply to risks imposed on present and reasonably projected future land use, considering principally permitted uses under current zoning along with any conditional uses that are permitted or under review.

With regard to land uses with transitory populations (e.g., parks, roads, pedestrian and bike paths), these thresholds apply only when these populations are considered to be often present or often flow continuously (e.g., a frequently used recreational park or frequently traveled road). They do not apply when transitory populations are considered to be sporadic or often absent (e.g., hiking trails and other uses where the infrequent presence of people renders inclusion herein as overly speculative). These thresholds do not apply to occupational safety (i.e., employees of the hazardous facility or people who visit the hazardous facility to provide services or conduct business).

In addition, impacts would be significant if a risk analysis conducted for a project results in a societal risk spectrum that falls in the amber or red zones of the public fatality or public injury risk spectrums as presented in Figures 1 and 2 of the Public Safety Thresholds section of the County's *Environmental Thresholds and Guidelines Manual*.

Methodology

Potential impacts related to hazards and hazardous materials would be unique to individual uses and related development (i.e., ground disturbance) at specific participating parcels. For example, some participating parcels may be characterized by existing soil or groundwater contamination or may have existing land use controls that restricts future uses. As described in Section 1.3, *Program-Level*

EIR Analysis site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.8.4.2 Project Impacts

This section discusses the potential impacts to hazards and hazardous materials associated with the proposed Project. A detailed discussion of each impact follows. Table 3.8-3 provides a summary of the hazards and hazardous materials impacts.

Table 3.8-3. Summary of Hazards and Hazardous Materials Impacts

Hazards and Hazardous Materials Impacts	Mitigation Measures	Residual Significance
Impact HAZ-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project may involve the routine transport, use, or disposal of hazardous materials that could create a significant hazard to the public or result in the release of hazardous materials into the environment.	MM HAZ-1. Inadvertent Discovery of Contamination	Potentially significant but mitigable
Impact HAZ-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potential significant impacts from former oil or gas pipelines or well facilities.	No mitigation required	Insignificant
Impact HAZ-3: The proposed uses and related development enabled and streamlined for permitting under the Project could potentially be located within the Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB Land Use Plan areas, presenting potential safety hazards to people residing or working in the area.	No mitigation required	Insignificant
Impact HAZ-4. The proposed uses and related development enabled and streamlined for permitting under the Project could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation required	Insignificant
Cumulative Impacts	MM HAZ-1. Inadvertent Discovery of Contamination	Potentially significant but mitigable

Impact HAZ-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project may involve the routine transport, use, or disposal of hazardous materials that could create a significant hazard to the public or result in the release of hazardous materials into the environment.

Implementation of the proposed Project would allow for additional ancillary, subordinate uses and related development on unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I. Certain activities or uses allowed under the proposed

Project would involve the transport, use, and disposal of hazardous materials and could result in an increased risk for release of hazardous materials. The potential for impact would be directly related to the quantities involved and the frequency of use. For example, agricultural processing, agricultural product preparation, and composting, which would involve the use of hazardous materials and wastes, would have an increased potential for impacts as compared to educational experiences, incidental food service, and farm stands, which would not involve any such materials or wastes. In general, the use of hazardous materials or the generation of hazardous waste would not substantially increase the potential for release of hazardous materials relative to existing conditions given that existing agricultural operations already involve the use and storage of commercial pesticides, fertilizers, fuels, and other chemicals in the cultivation of agricultural products or use and maintenance of heavy equipment. Certain activities or uses may carry a higher risk of causing adverse effects on the environment or individuals given their location and proximity to sensitive receptors. However, as previously described, agricultural activities throughout the county are typically located away from urban centers, where sensitive receptors such as existing and proposed schools are/would be located.

Many uses such as farm stands, educational experiences, and incidental food service would rely on existing structures, requiring little to no permanent physical alterations, and would not result in substantial ground disturbance. However, other uses and related development, involving construction and ground disturbance, such as small campgrounds or other non-exempt uses involving new construction (Table 2-2), could feasibly occur on properties on which there have been documented releases of hazardous materials or wastes in the past (e.g., sites included on the Cortese List). Therefore, the construction and operation of proposed uses and related development in areas of known hazardous contamination could result in the potential releases of hazardous materials through the disturbance of contaminated surface soils or groundwater which could subject workers, neighboring land uses, and customers or guests of the site to exposure to hazardous substances. However, as required under existing Federal, State, and local regulations, hazardous sites with known contamination are required to ensure safety of the future uses, surrounding public, and the environment through investigation and remediation prior to allowance and future operation of land uses on such sites. Mandatory compliance with existing Federal, State, and local regulations described in Section 3.8.3, *Regulatory Setting* – including RCRA, Hazardous Materials Release Response Plans and Inventory Act, Hazardous Waste Control Act, etc. – would ensure the continued safety of the surrounding public and environment. These regulations require disclosure of the extent and severity of contamination, identification of a remediation plan to mitigate hazards and hazardous materials, and continued compliance and monitoring of the mandated plan. Uses involving substantial grading or development would require a Zoning Clearance (ZC), Land Use Permit (LUP), Coastal Development Permit (CDP), or a Conditional Use Permit (CUP). Each of these permit types would involve County permit review processes that would ensure future uses are compatible with any land use controls at the Project site and do not pose a substantial threat to humans or the environment from the risk of release of hazardous materials.

In cases where previously unknown contamination is encountered during grading activities, the implementation of **MM HAZ-1 (Inadvertent Discovery of Contamination)** would require that all construction activities cease in the immediate vicinity of the contamination until an investigation is conducted and a soil management plan and/or remediation plan is prepared. With the implementation of **MM HAZ-1** potential impacts would be *potentially significant but mitigable*.

Impact HAZ-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potential significant impacts from former oil or gas pipelines or well facilities.

Active well fields and plugged and abandoned oil wells can be found on agricultural lands throughout the county. The majority of the proposed uses and related development associated with the proposed Project would be small scale and ancillary to the existing agricultural uses. Many of the uses (e.g., farm stands, educational experiences, and incidental food service) would not result in any substantial ground disturbing activities that could affect active oil or gas facilities. More intensive uses such as small campgrounds or other non-exempt uses (Table 2-2) could require substantial grading and new construction. However, any such development would be required to comply with the procedures and regulation of CalGEM. To ensure compliance with these requirements, CalGEM developed the Construction-Site Plan Review Program. This program assists local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures. Prior to issuing ministerial or discretionary permits, local permitting agencies are required to review and implement CalGEM's preconstruction well requirements. County Planning and Development Department (P&D) staff working in conjunction with CalGEM would help to resolve land-use issues and allow for responsible development in oil and gas fields.

Among CalGEM's Construction Site Plan Program are the following development requirements:

- The developer is required to submit a fully completed Well Review Program application to CalGEM;
- The developer is required to locate all known wells located on the development site property; and
- CalGEM will evaluate all known wells located on the development site property. The evaluation process consists of: 1) verifying the wells have a competent surface plug; and 2) verifying the wells are not leaking any fluids or gas.

Compliance with these requirements during the County permit review process would ensure impacts associated with new uses and related development near potentially hazardous oil or gas facilities are *insignificant*.

Impact HAZ-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially be located within the Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB Land Use Plan areas, presenting potential safety hazards to people residing or working in the area.

Airport safety is primarily related to the potential for accidents related to aircraft operations such as emergency landings or in rare cases crashes, excessive noise levels caused by frequent aircraft flyover, and ensuring that land use development is carried out in a manner that minimizes risks associated with aircraft hazards. Minimizing or avoiding risks to properties within an AIA or ACLUP Safety Area involves designating areas around the ends of runways that must be free of objects or sensitive land uses, limiting the height of new structures in the surrounding airspace, and understanding historical accident patterns.

The proposed Project would expand the range and diversity of allowable uses on all unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I Implementation of the proposed Project has the potential to result in the new uses and related

development within the AIA and ALUCP Safety Areas of various airports within the county. The proximity of these agricultural lands to the Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB would present a potential airport-related safety issue for future development, workers, short-term residents, and guests, if development intensities exceed the standards established by the ALUC and the California Airport Land Use Planning Handbook. The risk of an aircraft accident increases with proximity to the runway and its approach path. Whether the use is considered incompatible or conditionally compatible ultimately depends on the type and intensity of the use, as well as the severity of risk of aircraft accident to the use. Residential uses, uses supporting the gathering of large groups of people (e.g., residents, guests, or workers), and uses presenting a greater degree of hazard (e.g., high-intensity industrial uses) are considered the most incompatible uses within airport Safety Zones. Generally, agricultural land uses and other uses without tall buildings are considered compatible where uses overlap airport Safety Zones 2 through 6. All agricultural land uses are generally considered incompatible within airport Safety Zone 1 (SBCAG 2022, 2023a, 2023b, 2023c, 2023d).

As a result of the amendments to the LUDC, Article II, Coastal Zoning Ordinance (CZO), and Uniform Rules under the proposed Project, individual landowners may propose uses that could range from not requiring any modification of existing infrastructure to uses that could require new development. As an example, fishing operations, hunting, horseback riding, incidental food service, and small-scale events may all be exempt from zoning permit processes if they rely on existing structures and do not require any permanent, physical alterations. In contrast, uses such as small campgrounds or other non-exempt uses requiring alterations of existing infrastructure or new construction would require permits that involve review by the County. Regardless of whether or not new development would occur, the proposed uses would have the potential to introduce new workers and guests to agricultural lands underlying an airport Safety Zone and could thus present risk of airport safety-related hazards. However, such uses would be supplemental or incidental to existing agricultural operations or consist of low-intensity operations that result in only temporary increases in occupancy of the site. Additionally, individual proposed projects involving new development would be subject to the zoning permit process and would undergo review to determine compliance with permitting requirements. This would include assurance that new uses and development would be compatible with State and local regulations regarding airport safety, including the County's ALUCPs for Santa Maria Airport, Santa Ynez Airport, Lompoc Airport, Santa Barbara Municipal Airport, and VSFB. As a result, airport-related hazards would be *insignificant*.

Impact HAZ-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Potential impacts associated with the proposed Project could result from limited new uses and related development on unincorporated lands zoned AG-II as well as incidental food service at winery tasting rooms on lands zoned AG-I. As described above, the County does not prescribe fixed emergency evacuation routes. In the event of an emergency, local agencies work to identify the hazard, implement emergency response protocols, and define appropriate emergency evacuation routes for affected communities. The location of proposed uses and related development in more remote areas of the county could increase difficulty with emergency evacuations, particularly within areas with narrow rural roads and limited access. Uses or activities in these areas could potentially impair implementation of or physical interference with adopted emergency response and evacuation plans,

such as SBCOEM's EOP, if a project were to result in prolonged road closures, permanently alter a road used for evacuation, or introduce temporary populations in areas with limited access. Uses such as campgrounds, farmstays, and special events, for example, would increase vehicle trips and introduce temporary new populations within some agricultural lands. However, all of these uses would be limited in capacity and frequency, with restrictions on the sizes of events or lodging and on the number of events permitted per year (Table 2-2).

The majority of the uses associated with the proposed Project would not involve any modifications to existing infrastructure and would not affect existing site access or roadway conditions. Small, guided tours and educational experiences, for example, would rely on existing infrastructure and would not require additional development. Proposed uses which would require extensive building modifications would be subject to building codes, electrical codes, and review by the SBCFD. These uses would also be subject to existing policies and regulations pertaining to hazard mitigation and risk reduction, including road standards, vegetation management, and water supply for fire suppression, as well as flood protection and seismic hazard standards. Additionally, where proposed uses and related development would not qualify for exemption from the County's zoning permit process, a ZC, LUP, CDP, or a CUP would be required. Each of these permit types would involve varying levels of County review processes that would ensure that the proposed uses and related development comply with the policies, regulations, and/or standards such as the MJMHP and Seismic Safety and Safety Element and would facilitate emergency response and preparedness in affected areas, especially in critical fire hazard areas. Therefore, potential impacts would be addressed or avoided through proper implementation of existing codes and standards and would not interfere with County emergency response or evacuation plans. Impacts to emergency response plans or emergency evacuation plans would be *insignificant.*

3.8.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the Countywide Recreation Master Plan, and the 2023-2031 Housing Element Update, to individual projects as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. Allowing utility-scale solar and commercial cannabis cultivation on AG-II lands could exacerbate the potential for hazards and hazardous materials impacts as a result of implementation of the proposed Project. In addition, although concentrated within urban areas, countywide residential growth of a projected 26,000 units in the eight cities and unincorporated urban areas of the county could increase the potential for exposure to hazards and hazardous conditions.

The proposed Project would result in cumulatively considerable impacts if it, in combination with proposed development under other County plans and projects, would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a 0.25-mile radius of an existing or proposed school; be located on a site which is included on a list of hazardous materials sites; be located within an airport land use

plan area or be within 2 miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area; or impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Project, in combination with proposed development under other County plans and projects, would potentially adversely affect the county's response to/vulnerability to hazards and hazardous materials. However, as described in Impacts HAZ-1, HAZ-2, HAZ-3, and HAZ-4, the proposed activities and related development associated with the proposed Project would be required to comply with existing County policies and regulations. The County would also review zoning permit applications to ensure compliance with the Seismic Safety and Safety Element of the County's Comprehensive Plan, Standardized Emergency Management system/Plan, and various ALUCPs. In addition, **MM HAZ-1** would, in cases where previously unknown contamination is encountered during grading activities, require that all construction activities cease in the immediate vicinity of the contamination until an investigation is conducted and a soil management plan and/or remediation plan is prepared, reducing the potential significance of impacts related to hazardous materials. Application of these regulations and incorporation of **MM HAZ-1** would address potential impacts relating to hazards and hazardous materials. Therefore, the contribution of the proposed Project to a cumulatively considerable impact to hazards and hazardous materials would be *significant but mitigable*.

3.8.4.4 Proposed Mitigation

MM HAZ-1. Incidental Discovery of Contamination. In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction at a development site, construction activities in the immediate vicinity of the contamination shall cease immediately. A qualified environmental specialist (e.g., a licensed Professional Geologist, a licensed Professional Engineer or similarly qualified individual) shall conduct an investigation to identify and determine the level of soil and/or groundwater contamination. If contamination is encountered, a Human Health Risk Management Plan shall be prepared and implemented that: 1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development; and 2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified. If needed, a Site Health and Safety Plan that meets OSHA requirements shall be prepared and in place prior to commencement of work in any contaminated area.

Requirements and Timing: If previously unknown or unidentified soil and/or groundwater contamination is discovered, construction activities would stop immediately. The applicant/owner shall immediately contact County P&D permit compliance staff, who would be responsible for contacting appropriate agencies (e.g., SBCFD). This condition shall be printed on all building and grading plans.

Monitoring: County P&D permit compliance staff shall ensure that no further disturbance shall occur until the contaminates are identified and a soil management plan and/or remediation plan is prepared and implemented.

3.8.4.5 Residual Impacts

Impact HAZ-1. In cases where previously unknown contamination is encountered during grading activities, the implementation of **MM HAZ-1** would require that all construction activities would cease in the immediate vicinity of the contamination until and investigation is conducted and a soil management plan and/or remediation plan is prepared. With the implementation of **MM HAZ-1**, residual impacts associated with Impact HAZ-1 would be *significant but mitigable*.

Impacts HAZ-2, HAZ-3, and HAZ-4. The proposed uses and related development allowed under the proposed Project would either result in no adverse effects related to hazards and hazardous material or the implementation of existing Federal, State, and local regulations and permit review processes would ensure impacts related to hazards and hazardous materials are *insignificant.*

Section 3.9
Hydrology and Water Quality

3.9.1 Introduction

This section identifies and evaluates physical impacts related to hydrology and water quality from adoption and implementation of the proposed Agricultural Enterprise Ordinance (Project). Hydrology and water quality issues, including surface water quality, runoff, groundwater withdrawal and recharge, groundwater pollution, and flood hazards, are addressed. This section also identifies relevant regulatory compliance measures that would reduce physical environmental impacts associated with the proposed Project. The information and analysis in this section is based on information in previous long-range planning documents, Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County), and associated technical studies. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR as well as the Santa Barbara County Comprehensive Plan and associated Community Plans. The discussion of hydrology and water quality issues in the Project area is broadly derived from the above sources as well as the 2019 Final Integrated Regional Water Management (IRWM) Plan, the Santa Barbara County 2022 Groundwater Basins Summary Report, the Santa Barbara County 2020 Hydrology Report, and the Santa Barbara County 2022 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), among other sources.

Issues related to water resources are also addressed in other sections of this EIR, including Section 3.4, *Biological Resources* (e.g., wetlands), Section 3.6, *Geology and Soils* (e.g., erosion and sedimentation), and Section 3.12, *Public Services, Utilities, Energy, and Recreation* (e.g., wastewater disposal).

3.9.2 Environmental Setting

The Project area encompasses extensive tracts of undeveloped agricultural land traversed by the majority of the reaches of the county's four larger drainages, including the Santa Maria River, Cuyama River, and Santa Ynez River and their associated floodplains and larger wetland areas. Segments of many of the county's smaller creeks also traverse the Project area including Orcutt Creek, Zaca Creek, Santa Cruz Creek, and Refugio Creek. The Project area overlies the majority of the county's largest groundwater basins including the Santa Maria, San Antonio, Santa Ynez, and Cuyama groundwater basins as well as portions of some of the smaller groundwater basins and local hard rock aquifers. These resources are described in more detail below.

3.9.2.1 Surface Water

The Santa Barbara County 2019 IRWM Plan, which is the most recent IRWM Plan, classifies four major watersheds in the county. These include the Santa Maria River, San Antonio Creek, Santa Ynez River, and the South Coast watersheds. Each watershed comprises sub-watershed basins associated with

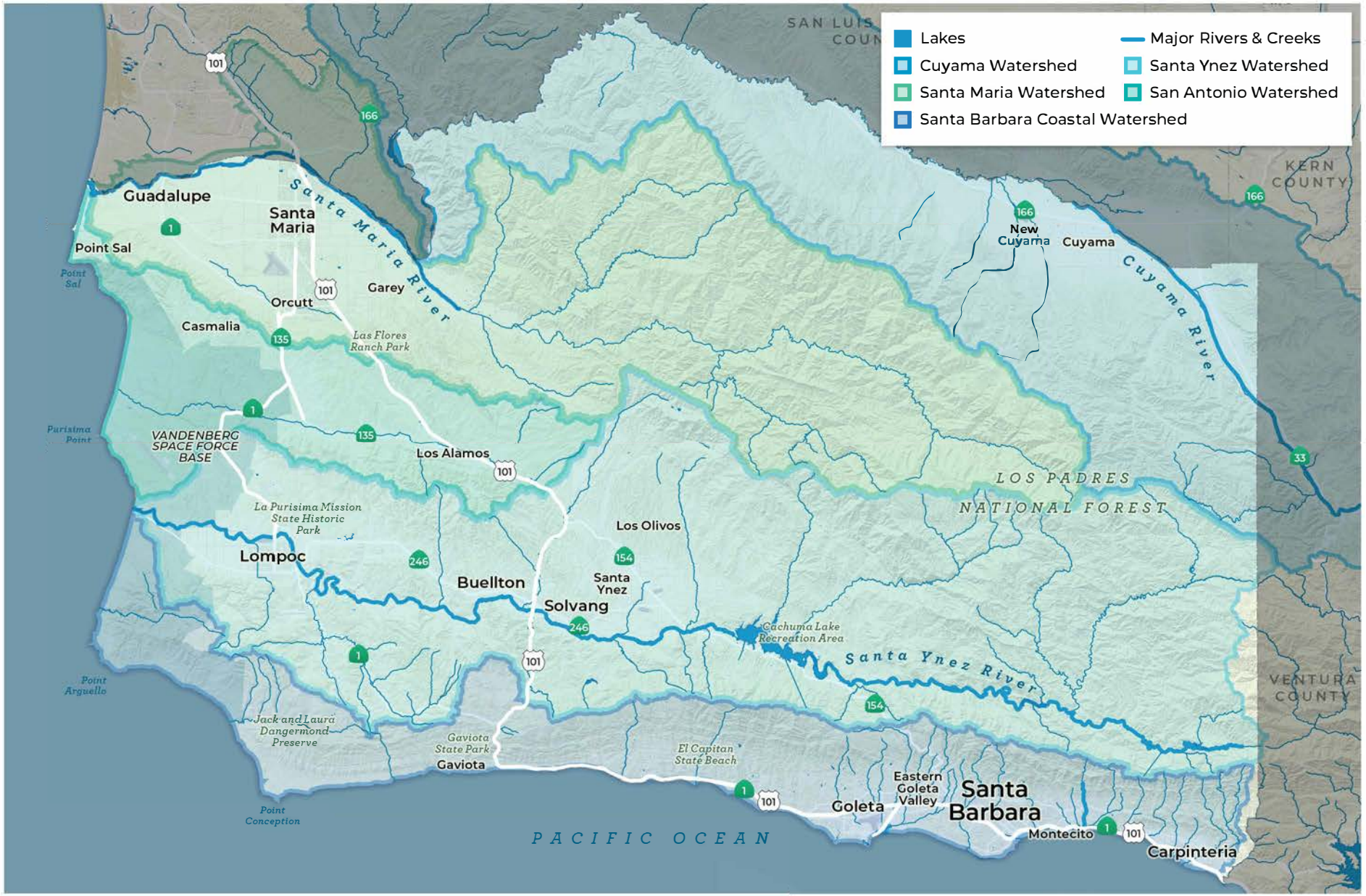
specific drainages. Many rivers and creeks make up the surface waters that drains these watersheds. Major rivers and creeks that drain these watersheds include the Santa Ynez River, Santa Maria River, Sisquoc River, Cuyama River, and San Antonio Creek. Abundance of surface water varies from region to region, depending on precipitation and water use. The watersheds described in this report are listed in Table 3.9-1 and depicted on Figure 3.9-1, along with the major surface waters that drain these watersheds.

3.9.2.2 Groundwater

Within the Santa Barbara County IRWM region, groundwater has historically accounted for the highest proportion of water use, supplying approximately 75 percent of domestic, commercial, industrial, and agricultural water (Santa Barbara County IRWM Cooperating Partners 2019).

Groundwater monitoring results have shown water level fluctuations that correlate with varying weather patterns of the area's semi-arid climate, with water levels generally increasing in years of higher precipitation and decreasing in drier years (Central Coast Regional Water Quality Control Board [RWQCB] 2016). The areas of the IRWM region that are wholly groundwater dependent include the Cuyama Valley, the communities of Los Alamos, Mission Hills, and Vandenberg Village, and the City of Lompoc. As described further below, the groundwater basins in the county are generally in overdraft condition, although a few are in equilibrium or surplus, and occasional rainy seasons (e.g., 2022-2023) contribute to recovery from overdraft conditions to an extent (Table 3.9-2). Causes of overdraft in these basins are likely due to agricultural, municipal, and industrial uses.

The California Department of Water Resources (DWR) created the California Statewide Groundwater Elevation Monitoring (CASGEM) Groundwater Basin Prioritization statewide ranking system to prioritize California groundwater basins to help identify, evaluate, and determine the need for additional groundwater level monitoring. Basin Prioritization is a technical process that utilizes the best available data and information to classify California's groundwater basins into one of four categories: high-, medium-, low-, or very low-priority. Each basin's priority determines which provisions of CASGEM and Sustainable Groundwater Management Act (SGMA) apply. SGMA requires medium- and high-priority basins to establish groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs), and manage groundwater for long-term sustainability. GSPs must achieve groundwater sustainability within 20 years of GSP adoption (Section 3.9.3, *Regulatory Setting*). Groundwater is managed by several GSAs within Santa Barbara County. Under SGMA, agencies in each medium- and high-priority basin in the county have begun the process of drafting GSPs. GSAs for groundwater basins are included in Table 3.9-2.



Santa Barbara County Major Watersheds

FIGURE 3.9-1

Table 3.9-1. Surface Waters in Santa Barbara County

Watershed Region	Major Surface Waters
South Coast Region	Surface waters in the South Coast Region are comprised of numerous smaller creeks. Major drainages include Rincon, Carpinteria, Franklin, Santa Monica, and Toro Canyon creeks in Carpinteria; Cold Springs, Hot Springs, San Ysidro, and Romero creeks in Montecito; Sycamore, Mission, San Roque, and Arroyo Burro creeks in Santa Barbara; Cieneguitas, Arroyo Burro, and San Roque creeks in Foothill; and Atascadero, Maria Ygnacio, San Jose, Tecolotito, and San Pedro creeks in Goleta. Jalama Creek, Canada De La Gaviota, Canada Del Refugio, Canada Del Capitan, Dos Pueblos Canyon Creek, Tecolote Creek, and Glen Annie Canyon also drain the South Coast Region. Many of these surface waters drain into the Pacific Ocean.
Cuyama River	The Cuyama River, a tributary of the Santa Maria River, drains the Cuyama Valley Watershed to the Twitchell Reservoir. Salisbury Creek is also included in this watershed.
Upper Santa Ynez	The Upper Santa Ynez Watershed is primarily drained by the Santa Ynez River. The Santa Ynez River drains the north slope of the Santa Ynez Mountains, the south slope of the San Rafael Mountains, and much of the southern half of Santa Barbara County. Smaller drainages include Alder Creek and Rancho Nuevo Creek.
Middle Santa Ynez	The Santa Ynez River is the major drainage of the Middle Santa Ynez Watershed and is interrupted by Lake Cachuma. Additional drainages such as the extensive Santa Cruz Creek watershed and the smaller Cachuma Creek also drain into Lake Cachuma.
Lower Santa Ynez	The Santa Ynez River is the major drainage of this watershed. Tributaries to the Lower Santa Ynez include Alamo Pintado Creek, Santa Rosa Creek, San Miguelito Creek, and Salsipuedes Creek. Additionally, Zaca Creek and Zanja de Cota Creek drain into the Santa Ynez River.
San Antonio Creek	The watershed is drained westerly by San Antonio Creek and discharges into the San Antonio Lagoon at the Pacific Ocean.
Sisquoc River	The Sisquoc River drains the north side of the San Rafael Mountains and much of the Sierra Madre Mountains east of Santa Maria upstream of its confluence with the Cuyama River, which then flows into the Santa Maria River.
Shuman Creek	This watershed is drained by Shuman Canyon Creek and Casmalia Canyon Creek, discharging to the Pacific Ocean.
Santa Maria River	The Santa Maria River Hydrologic Area includes all areas tributary to the Santa Maria River. The Santa Maria River is formed by the confluence of the Cuyama and Sisquoc rivers approximately 7 miles southeast of Santa Maria.
Orcutt Creek	The Orcutt Creek Watershed is drained by Orcutt and Green Valley creek, which are tributaries of the Santa Maria River.
Santa Clara River	Sespe Creek, a tributary of the Santa Clara River in Ventura County, originates in the Los Padres National Forest, within the boundaries of Santa Barbara County.
Ventura River	Matilija Creek, a tributary of the Ventura River in Ventura County, originates in the Los Padres National Forest, within the boundaries of Santa Barbara County.

Source: Santa Barbara County IRWM Cooperating Partners 2019.

Table 3.9-2. Status of Groundwater Basins in the Project Area

Groundwater Basin(s)	GSA	Available Water in Storage	Annual Draw[1]	Groundwater % of Total Water Supply	Status Summary	Basin Priority[2]
Carpinteria	Carpinteria Valley Water District	16,000	8,623	69%	Stability/continued increase after historic declines	High
Montecito	Montecito Water District	16,100	3,084	45%	Stability/continued increase after historic declines	Medium
Santa Barbara	--	10,000	530	3%	Stability/continued increase after historic declines	Very Low
Foothill	--	5,000	284	8%	Stability/continued increase after historic declines	Very Low
Goleta	--	70,000	4,404	34%	Stability after historic declines	Very Low
Santa Ynez River Valley	Central Management Area GSA Eastern Management Area GSA Western Management Area GSA	1,314,000	54,979	94%	Declining	Medium
San Antonio Creek Valley	San Antonio Basin Water District Los Alamos Community Services District	800,000	23,750	97%	Declining	Medium
Santa Maria Valley	--	1,100,000	97,982	83%	Declining	Very Low
Cuyama Valley	Cuyama Basin Groundwater Sustainability Agency	1,500,000	41,059	100%	Critical Overdraft	High

Notes:
[1] All amounts listed are in acre-feet.
[2] As a part of the CASGEM Program, the California DWR created the CASGEM Groundwater Basin Prioritization statewide ranking system to prioritize California groundwater basins in order to help identify, evaluate, and determine the need for additional groundwater level monitoring.
Sources: DWR 2022; County of Santa Barbara Works Department 2021.

Use of groundwater varies by jurisdiction within the region. In the South County, water purveyors use groundwater as a secondary source of potable water. However, the North County is largely supported by and dependent on groundwater and/or shallow, riparian basin water. Natural groundwater recharge occurs from seepage losses of major streams, rainfall percolation, and subsurface inflow. Natural drainages and constructed reservoirs and dams are major sources of groundwater recharge. Additional recharge occurs from agricultural return flow and percolation of treated wastewater.

Groundwater within the county is monitored through a combination of the DWR's CASGEM Program, established in 2009, and the Santa Barbara County Water Agency (SBCWA). The SBCWA also currently monitors 283 wells for depth to groundwater and 27 of these wells for water quality in cooperation with the U.S. Geological Survey (USGS) (County of Santa Barbara Public Works Department 2022). These monitoring wells are generally located in unincorporated areas of the county. Individual water districts and municipalities monitor many more wells in their service areas, although there are no recently published groundwater reports that indicate existing groundwater levels. The most recent reports rely on data from between 1992 and 2005. In addition to groundwater reports, several public agencies within Santa Barbara County have adopted or drafted groundwater management plans for their respective basins. The basins within Santa Barbara County with adopted groundwater management plans include Carpinteria, Montecito, Foothill, and Buellton Uplands (Central Management Area for Santa Ynez River Valley Groundwater Basin). In addition to groundwater management plans, water resources are evaluated by the County on a project-by-project basis, using the County's *Environmental Thresholds and Guidelines Manual*, which describes the adopted County methodology for estimating the safe yield of bedrock aquifers.

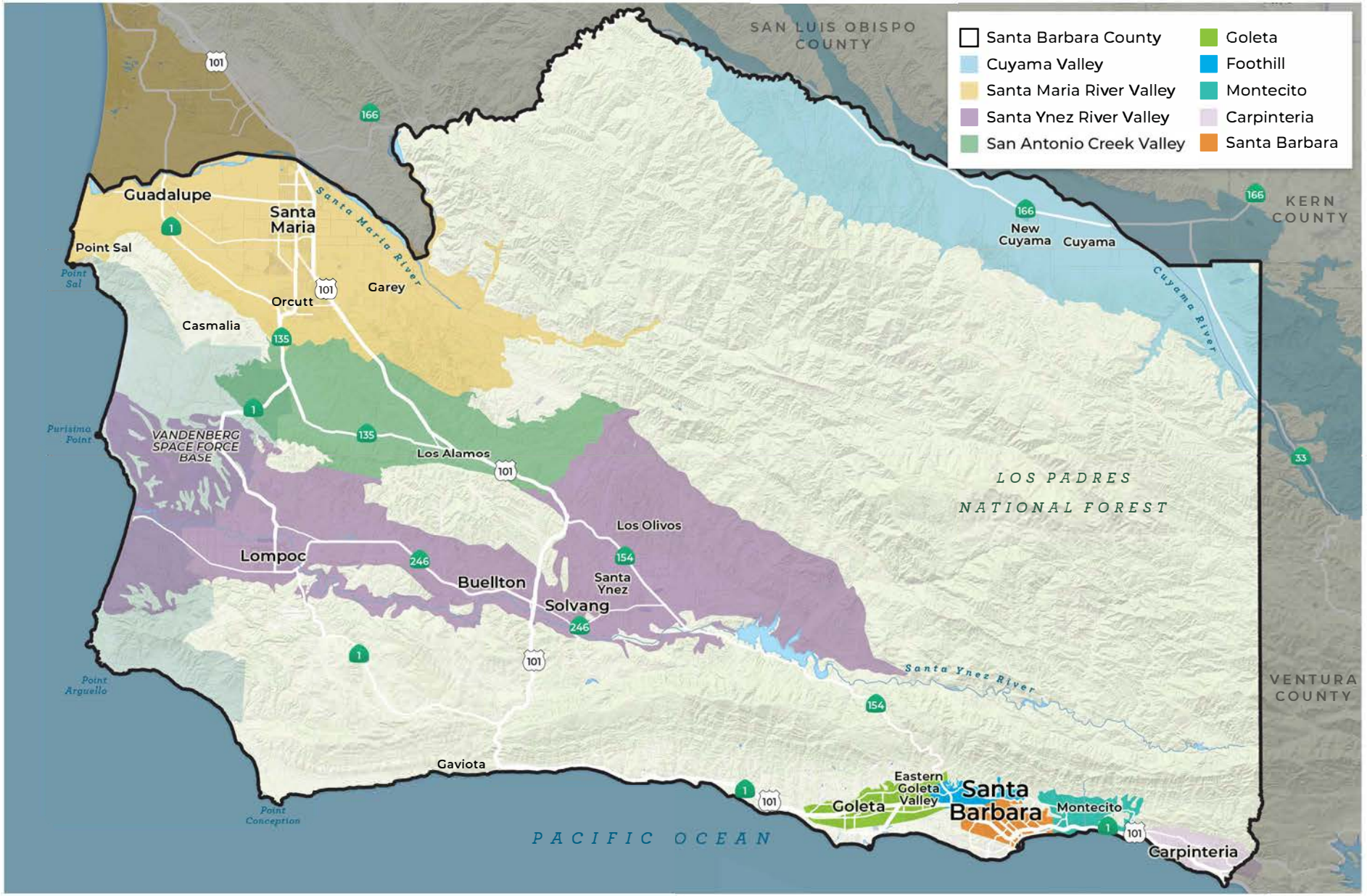
The County maintains historical data for salinity and nitrate concentration from monitoring wells for each of the groundwater basins in its 2011 Groundwater Report (County of Santa Barbara 2012). Historically, high nitrate concentrations have been documented within several of the groundwater basins within the county. Additionally, elevated sulfate and/or chloride concentrations impact some regions of the groundwater basins in the county. Point sources of sulfates and nitrates include sewage treatment plants, industrial discharges and agricultural return flows. While sulfates are not considered toxic to plants or wildlife at normal concentrations, concentrations of 500-750 milligram per liter (mg/L) may cause a temporary laxative effect in humans. Sulfates can also form strong acids and change the pH characteristics of a water body. Chloride concentrations are a particular problem in low lying areas of the basins near tidal marshes, and are an indication of seawater intrusion (County of Santa Barbara 2012).

A summary of each county groundwater basin, including current conditions, is detailed below in the following subsections.

South Coast Groundwater Basins

Carpinteria

The Carpinteria Groundwater Basin is designated high priority by DWR (County of Santa Barbara Public Works Department 2022). The basin encompasses a surface area of 12.7 square miles and is bounded on the north by consolidated rocks of the Santa Ynez Mountains, on the south and southwest by the Pacific Ocean, and on the west by contact of consolidated rocks of Toro Canyon (DWR 2004a). The Carpinteria Basin is drained by the Carpinteria, Franklin, Gobernador, Rincon, and Santa Monica Creeks. Since 2017, annual precipitation in the basin has ranged from approximately less than 5 inches to 22 inches (County of Santa Barbara Public Works Department 2022).



Santa Barbara County Groundwater Basins

FIGURE 3.9-2

Natural recharge in the basin is derived from infiltration of precipitation and streamflow, and to a limited extent, underflow (DWR 2004a). The basin contains two groundwater storage units, which are separated by the Rincon Creek thrust fault. Storage Unit #1 consists of four distinct aquifers, which are hydrologically connected. One is within the Carpinteria Formation and three are within the Casitas Formation. In Storage Unit #2, the main source of water is the Santa Barbara Formation. The Casitas Formation is generally considered the principal source of groundwater in the basin. The primary drainages through which surface water empties into the Pacific Ocean are Rincon Creek, Carpinteria Creek, Franklin Creek, and Santa Monica Creek. Besides groundwater, imported surface water from the State Water Project and local surface water from Lake Cachuma are the other sources of water available to water users within the basin (County of Santa Barbara 2012).

According to the 2022 Groundwater Basins Summary Report, water levels in the Carpinteria Groundwater Basin have been steadily dropping, with more rapid decreases in 2012 as a result of the drought, and rapid increases in 2017 following above average precipitation. Recent measurements indicate minor drops in shallow wells and stability in deeper wells. Water levels declined to their historic minimum during the recent drought of 2012-2018. General trends indicate stability or continued increases in storage following above average precipitation in 2017 and 2019 (County of Santa Barbara Public Works Department 2022).

Montecito

The Montecito Groundwater Basin is designated as medium priority by DWR (County of Santa Barbara Public Works Department 2022). The Montecito Groundwater Basin encompasses a surface area of 9.8 square miles and is bounded on the north by the Santa Ynez Mountains and the Arroyo Parida fault, on the east by consolidated rocks, on the southeast by the Fernald fault, and on the northeast by a surface drainage divide that separates the Montecito and Carpinteria Groundwater Basins (DWR 2004b; County of Santa Barbara Public Works Department 2022). The offshore Rincon Creek fault and the Pacific Ocean bound the basin on the south. The primary aquifers in the Montecito Basin are the unconsolidated alluvial deposits and the Casitas and Santa Barbara Formations.

The basin is drained by several creeks that flow from the Santa Ynez Mountains south to the Pacific Ocean, including Toro Canyon Creek. Natural recharge in the basin is derived from infiltration of precipitation over the basin, seepage from streams, and subsurface inflow from consolidated rocks (DWR 2004b). Since 2017, annual precipitation in the basin has ranged from approximately less than 6 inches to 26 inches per year (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report, water levels declined to their historic minimum during the recent drought of 2012-2018. General trends indicate stability or continued increases in storage following above average precipitation in 2017 and 2019. Starting in 2019, water levels have remained stable or slowly increased (County of Santa Barbara Public Works Department 2022).

Santa Barbara

The Santa Barbara Groundwater Basin is designated very low priority and is not currently subject to the SGMA (County of Santa Barbara Public Works Department 2022). The Santa Barbara Groundwater Basin underlies an area of about 9.6 square miles (DWR 2004c; County of Santa Barbara Public Works Department 2022). Geologic faults define the borders of the basin and impede the flow of groundwater on its north, northwest, and southwest sides, as well as the Pacific Ocean to the south. The primary aquifer in the Santa Barbara Groundwater Basin is the Santa Barbara Formation, which

is generally comprised of marine sands, silts, and clays. Drainages that traverse the basin are Sycamore, Mission, San Roque, and Arroyo Burro creeks; all of these creeks flow intermittently in their lower reaches where the surface water percolates into the unconsolidated deposits. The major sources of recharge are infiltration of precipitation, seepage from streams, subsurface inflow from consolidated rocks, and infiltration of return flows of water imported to the City (DWR 2004c). Since 2017, annual precipitation in the basin has ranged from approximately less than five inches to 22 inches (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report, water levels declined to their historic minimum during the recent drought of 2012-2018. General trends indicate stability or continued increases in storage following above average precipitation in 2017 and 2019 (County of Santa Barbara Public Works Department 2022).

Foothill

The Foothill Groundwater Basin is designated very low priority by DWR and is not currently subject to SGMA (County of Santa Barbara Public Works Department 2022). The Foothill Groundwater Basin encompasses approximately 4.9 square miles and is bounded on the north and northeast by Tertiary sedimentary rocks of the Santa Ynez Mountains, on the northwest by the Goleta fault, on the southwest by the Modoc and Mesa faults, on the south by the More Ranch fault, and on the southeast by the Mission Ridge fault (DWR 2004d). Natural recharge in the basin is derived from infiltration of precipitation, seepage from streams, and subsurface inflow from consolidated rocks of the Santa Ynez Mountains. Water imported from Lake Cachuma provides additional recharge. The Santa Barbara Formation is the primary aquifer of the basin. Since 2017, annual precipitation in the basin has ranged from approximately 9 inches to 26 inches (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report, water levels declined to their historic minimum during the recent drought of 2012-2018. General trends indicate stability or continued increases in storage following above average precipitation in 2017 and 2019 (County of Santa Barbara Public Works Department 2022).

Goleta

The Goleta Groundwater Basin encompasses the Goleta Valley and is currently designated very low priority by DWR (County of Santa Barbara Public Works Department 2022). The basin encompasses approximately 14.4 square miles and is bounded on the west by the topographic divide east of Ellwood Canyon and on the southeast by the Modoc fault. This basin is divided into three sub-basins: the Central Sub-basin, the West Sub-basin, and the North Sub-basin (County of Santa Barbara 2012). The majority of available groundwater is within the North-Central Sub-basin.

The principal water-bearing units in the Goleta Groundwater Basin are alluvium ranging in age from Holocene to Pleistocene, and the Santa Barbara Formation of Pleistocene age. Surface waters drain through the Maria Ygnacio, Atascadero, San Antonio, San Jose, and Carneros creeks, which eventually drain to the ocean. Natural recharge in the basin is derived from infiltration of precipitation, seepage from streams, and subsurface inflow from consolidated rocks (DWR 2004e). Since 2017, annual precipitation in the basin has ranged from approximately 9 to 25 inches (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report, water levels in the Goleta Groundwater Basin declined to their historic minimum during the recent drought of 2012-2018. Levels remain

higher than the historic lows observed following the 1987-1990 drought (County of Santa Barbara Public Works Department 2022).

A 2018 technical study prepared as part of the Santa Barbara Countywide Integrated Stormwater Resource Plan identified parcels in the county for future structural stormwater best management practice (BMP) opportunities. The study found the found Tucker's Grove in northern Eastern Goleta Valley is a groundwater recharge site for the Goleta Groundwater Basin receiving water from San Antonio Creek. A 1.7-acre parcel located north of the Cathedral Oaks Road and North Turnpike Road intersection has the potential to supply 98 acre-feet per year (AFY) of groundwater recharge with future stormwater improvements (Santa Barbara County Cooperating Entities 2021)

Santa Ynez River Valley Groundwater Basin

The Santa Ynez River Valley Groundwater Basin is defined by DWR as a medium priority basin (County of Santa Barbara Public Works Department 2022). This basin covers approximately 319 square miles and is bounded by the Purisima Hills on the northwest, the San Rafael Mountains on the northeast, the Santa Ynez Mountains on the south, and the Pacific Ocean on the west. On the east and underlying the groundwater basin, the basin is bounded by consolidated non-water-bearing rocks of Tertiary age. Previous reports have divided the basin into five parts: Santa Ynez Uplands, Lompoc Plain, Lompoc Terrace, Lompoc Uplands, and the Buellton Uplands. However, the current 2022 Groundwater Basins Summary Report divides the Santa Ynez Valley Groundwater Basin into three management areas: the western portion, comprised of the Lompoc Plain, Lompoc Terrace, and Lompoc Uplands and a portion of the Santa Ynez River Alluvium; the eastern portion, comprised of the Santa Ynez Uplands and a portion of the Santa Ynez River Alluvium; and the central portion, comprised of Buellton Uplands and a portion of the Santa Ynez River Alluvium. The water-bearing formations of the basin include unconsolidated alluvial and terrace deposits, such as the Orcutt Formation, and the Paso Robles and Careaga Formations. Recharge in the basin is derived from infiltration of precipitation, stream flows, and percolation of irrigation water and wastewater effluent. Precipitation across the valley ranges from 15 to 21 inches, with an average of 17 inches (DWR 2004f). From 2016 to 2021, annual precipitation in the basin ranged from approximately 8 to 26 inches (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report, water levels within the Lompoc Uplands have continued to decline for the period of available record starting in 1930. Lompoc Plain water levels continue to remain stable with declines observed in the Santa Rita sub-basin. Water levels within the alluvium along the river have historically remained stable as a result of direct recharge from the Santa Ynez River. Water levels within the central management area have historically been stable, with minimal long-term declines. Over the past 10 years water levels have generally declined in both shallow and deep wells north of the river alluvium in this management area. Water levels in the western portion of the eastern management area have continued to decline in recent years while water levels within the uplands and foothills to the east have historically remained stable, showing some gradual declines in recent years as a result of the drought. A majority of the wells in this management area have had declining water levels over the past 10 years.

Santa Maria Valley Groundwater Basins

San Antonio Creek Valley

The San Antonio Creek Valley Groundwater Basin is a medium priority basin and a GSP is currently under development (County of Santa Barbara Public Works Department 2022). The San Antonio Creek Valley Groundwater Basin encompasses approximately 128 square miles and is bounded on north by the Casmalia Hills and the Solomon Hills, on the south by the Purisma Hills and Burton Mesa, and on the west by the Pacific Ocean (DWR 2004g). The basin is drained by San Antonio Creek. Groundwater is found in alluvium, dune sand, terrace deposits, and the Orcutt, Paso Robles, and Careaga Formations. Natural recharge in the basin is derived from infiltration of precipitation and seepage from streams (DWR 2004g). Annual average precipitation in the western part of the San Antonio Creek Valley watershed where the basin is located is about 15 inches and 22 inches in the Solomon Hills and eastern uplands areas (USGS 2022).

Groundwater is the only water supply source within the basin. Land within the valley is used primarily for agriculture, and production shifted in the 1980s from non-irrigated pastureland to irrigated crops and vineyards. This land use change resulted in an increase in groundwater withdrawals, which has exceeded recharge and reduced storage within the aquifer (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report water level declines within some locations in this basin have been greater than 100 feet since the 1950s and general trends indicate continued reduction in storage throughout the basin in both the shallow and deep aquifer systems. Long-term trends indicate water levels are dropping more rapidly within the Paso Robles Formation and water levels are at historic lows (County of Santa Barbara Public Works Department 2022).

Santa Maria River Valley

The groundwater basin is defined by DWR as very low priority (County Public of Santa Barbara Works Department 2022). The Santa Maria River Valley Groundwater Basin covers 288 square miles and is bounded on the north by the San Luis and Santa Lucia Ranges, on the east by the San Rafael Mountains, on the south by the Solomon Hills and the San Antonio Creek Valley Groundwater Basin, on the southwest by the Casmalia Hills, and on the west by the Pacific Ocean. The basin is drained westward by several rivers and creeks including the Sisquoc, Cuyama, and Santa Maria Rivers and the Orcutt, Arroyo Grande, Pismo, and Nipomo creeks. Groundwater is found in alluvium, dune sands, and the Orcutt, Paso Robles, Pismo, and Careaga Formations. Natural recharge in the basin is derived from seepage losses from the major streams, percolation of rainfall, and subsurface flow. Annual precipitation ranges from 13 to 17 inches, with an average of 15 inches (DWR 2004h). Since 2017, annual precipitation in the basin has ranged from approximately 6 inches to 22 inches (County of Santa Barbara Public Works Department 2022).

According to the 2022 Groundwater Basins Summary Report, water levels in the basin began to noticeably decline in 1945, coinciding with an increase in agricultural acreage and urban population, and reached historic lows in the late 1960s. Levels have fluctuated significantly throughout the basin in recent decades as a result of climatic fluctuations, land use changes, discharge from the Sisquoc River, and Twitchell Reservoir storage availability. Although highly variable, water levels maintained general stability following the 1960s and reached near historic highs in 2002. Water levels have been

steadily declining since 2002, with more rapid drops starting at the beginning of the most recent drought in 2012. Most areas throughout the basin are currently at or near historic lows.

Cuyama Valley Groundwater Basin

The Cuyama Valley Basin is defined by DWR as a high priority, critically over drafted basin (County of Santa Barbara Public Works Department 2022). The basin covers 230 square miles and is bound on the north by the Caliente Range and on the southwest by the Sierra Madre Mountains (DWR 2004i). The four formations in the Cuyama Basin that can supply water are the Morales Formation, Cuyama Formation, older and younger alluvium, and terrace deposits. The Morales Formation is the main aquifer in the basin, and its permeability varies greatly both laterally and vertically. Average annual precipitation in Cuyama Valley ranges from approximately seven inches on the valley floor and 15 inches in the eastern part of Cuyama Valley (USGS 2014). The basin is drained by the Cuyama River.

Groundwater is the only water supply source available within the Cuyama Valley Groundwater Basin (County of Santa Barbara Public Works Department 2022). Agriculture dominates land use in the valley. The petroleum industry located on the basin anticlines also uses groundwater for oil recovery and processing/transportation (County of Santa Barbara 2009). Continued groundwater withdrawals during the last 80 years have exceeded recharge in many parts of the basin and reduced storage within the aquifer.

The Cuyama Basin is further divided into six threshold regions: northwestern, western, central, eastern, southeastern, and badlands. The Badlands Threshold Region is not located within Santa Barbara County and no further water data is available. The Northwestern Threshold Region water levels have remained fairly stable. However, in 2015, a new vineyard was developed within the eastern portion of this sub-basin and deep wells within the eastern portion of this region have experienced continued declines, with water levels dropping 40 feet on average since pumping began in 2016. Water levels in the Western Threshold Region have remained stable for decades. In the Central Threshold Region, groundwater levels have dropped more than 500 feet. Recent monitoring indicates that levels continue to decline in this threshold region, with levels at historic lows. Groundwater levels in the Eastern Threshold Region have responded favorably to recent precipitation and are above historic lows. Water levels in the Southeastern Threshold Region are shallow with depth to 50 feet (County of Santa Barbara Public Works Department 2022).

Lompoc Valley Groundwater Basins

The Lompoc Valley Groundwater Basins consist of three hydrologically connected areas, which are further described below: the Lompoc Plain, Lompoc Terrace, and the Lompoc Uplands. The major population center within the region is the City of Lompoc, with the smaller unincorporated communities of Vandenberg Village and Mission Hills to the north, as well as Vandenberg Space Force Base (VSFB). The primary land use in the valley is agriculture, and the economy is largely supported by truck farming and associated food processing and flower raising. The oil industry has developed a number of oil fields along the margins of the basin and a large amount of water is used during oil recovery operations. Additionally, mining and processing on diatomite mines within the basin use a significant amount of groundwater (County of Santa Barbara 2009).

Lompoc Plain

The Lompoc Plain surrounds the lower reaches of the Santa Ynez River and is bordered on the north by the Purisima Hills, on the east by the Santa Rita Hills, on the south by the Lompoc Hills, and on the

west by the Pacific Ocean. This alluvial area is divided into an upper and a lower aquifer. The maximum average rainfall of 18 inches occurs near the southern edge of the area in the Lompoc Hills, while the minimum precipitation of 10 inches falls near the Pacific Ocean. Rainfall averages approximately 12 inches per year over the entire Lompoc Plain. Groundwater in the Plain consists largely of a mixture of water from irrigation return and rainfall infiltration (County of Santa Barbara 2009). During periods of dry climate, water is released from Lake Cachuma to recharge groundwater levels in the eastern portion of the Plain. As such, this area is essentially in equilibrium (County of Santa Barbara 2012).

Lompoc Terrace

The Lompoc Terrace is situated between the Lompoc Plain to the east and the Pacific Ocean to the west, and is formed by a down faulted block topped with permeable sediments on VSFB, south of the Lompoc Plain. Thickness of the formation in the Terrace is 400 to 500 feet. Historically, VSFB used this area for water supply, but has relied upon State water as well as water imported from the San Antonio Creek Valley Groundwater Basin. Climate in the area is heavily influenced by the nearby Pacific Ocean's cool air masses and rainfall averages 12 inches per year (County of Santa Barbara 2012).

Lompoc Uplands

The Lompoc Uplands is bordered on the west by the Burton Mesa, on the north by the Purisima Hills, on the east by a topographic divide that separates it from the Buellton Uplands Basin, and on the south by the Lompoc Plain and the Santa Rita Hills. Historically, underflow from the Lompoc Uplands and Lompoc Terrace contributed to recharge of the Lompoc Plain. Due to a long-term decline in water levels, underflow often now moves to the Western and Central Lompoc Uplands from the Lompoc Plain. The Lompoc Uplands Area provides water to the communities of Vandenberg Village and Mission Hills. The Santa Rita Sub-area is the easternmost section of the basin (County of Santa Barbara 2012).

3.9.2.3 Water Quality

Multiple surface water features in the County are listed under the State Water Resources Control Board's (SWRCB's) 303(d) Impaired Water Bodies List (Table 3.9-3). The 303(d) List is required by the 1972 Amendments to the Federal Water Pollution Control Act, also known as the Clean Water Act (CWA), and is established with the purpose of regulating water pollution in the U.S. There are many segments of water bodies within the county that are on the 303(d) List, including Greene Valley Creek, Casmalia Canyon Creek, Glen Annie Canyon Creek, Bradley Channel, Main Street Channel, Carpinteria Creek, Guadalupe Dunes, Ocean Beach, East Beach, North Main Street Channel, Arroyo Burro Beach, Devereux Creek, Tecolotito Creek, Bell Creek, Cieneguitas Creek, Sycamore Creek, Franklin Creek, Hope Ranch Beach, Leadbetter Beach, Hammonds Beach, Carpinteria State Beach, Goleta Beach, Jalama Beach, Refugio Beach, East Beach, Rincon Beach, Toro Canyon Creek, and an unnamed tributary to Orcutt Creek.

Listed water bodies greater than 5 miles in length are included in Table 3.9-3 below along with their identified pollutants and expected Total Maximum Daily Load (TMDL) completion dates. TMDLs are intended to bring receiving water bodies into compliance with water quality objectives for their designated beneficial use, and hence, removal from the 303(d) List. TMDLs establish a maximum concentration of a particular pollutant that is permitted to occur in a receiving water body. The primary

pollutants affecting waters in the county are the result of land development and agricultural uses, and the primary pollutants of concern are chloride, E. coli, fecal coliform, nitrate, mercury, and sodium.

Table 3.9-3. Major Surface Waters in the Project Area on the California 303(d) List

Water Body	Area Affected	Pollutant(s)	TMDL Status	Expected Completion
Lake Cachuma	3,168.7 acres	Mercury	5A (TMDL required)	2018
Carpinteria Marsh (El Estero)	200.9 acres	Nutrients, dissolved oxygen, priority organics	5A (TMDL required)	2018, 2027
Jameson Lake	118.4 acres	Mercury	5A (TMDL required)	2035
Bradley Canyon Creek	16.5 miles	Ammonia, chlorpyrifos, dissolved oxygen, nitrate, turbidity, toxicity, pH, water temperature, fecal coliform,	5A/5B (TMDL required)	2023, 2027
Orcutt Creek	10 miles	Fecal coliform, diazinon, ammonia, boron, carbaryl, chloride, chlorpyrifos, cyfluthrin, lambda cyhalorthin, dieldrin, Dichlorodiphenyldichloroethane (DDD), Dichlorodiphenyltrichloroethane (DDT), Dichlorodiphenyldichloroethylene (DDE), E. coli, malathion, nitrate, specific conductivity, sodium, water temperature, turbidity, and toxicity	5A/5B (TMDL required)	2023, 2027
Santa Barbara Harbor	98.3 acres	Arsenic, copper, dieldrin, and dissolved oxygen	5A (TMDL required)	2027
Sisquoc River	59.9 miles	pH	5A (TMDL required)	2027
Santa Ynez River (Cachuma Lake to Lompoc)	40.7 miles	Sedimentation/siltation, sodium, water temperature, toxicity, total dissolved solids	5A (TMDL required)	2023, 2027
San Antonio Creek (Rancho del las Flores Bridge at State Route [SR] 135 to Railroad Bridge)	14.3 miles	Boron, fecal coliform, chloride, E. coli, dissolved oxygen, nitrate, and sodium	5A/5C (TMDL required)	2027
Santa Ynez River (above Lake Cachuma)	22.2 miles	Water temperature and toxicity	5A (TMDL required)	2023
Santa Ynez River (Lompoc to Pacific Ocean)	6.7 miles	Chloride, E. coli, fecal coliform, dissolved oxygen, nitrate, sedimentation/siltation, pH, sodium, water temperature, toxicity, and total dissolved solids	5A (TMDL required)	2018, 2023, 2027

Table 3.9-3. Major Surface Waters in the Project Area on the California 303(d) List (Continued)

Water Body	Area Affected	Pollutant(s)	TMDL Status	Expected Completion
San Miguelito Creek	10.1 miles	Chloride, fecal coliform, nitrate, dissolved oxygen, sodium, water temperature, pH, and toxicity	5A (TMDL required)	2023, 2027
Jalama Creek	10.6 miles	Chloride and sodium	5B (TMDL required)	--
Salsipuedes Creek	9.0 miles	Chloride, turbidity, fecal coliform, and sodium	5A (TMDL required)	2023, 2027
Canada De La Gaviota	7.1 miles	Boron, chloride, Escherichia coli (E.coli), fecal coliform, and sodium	5A (TMDL required)	2027
Canada Del Refugio	6.9 miles	Chloride, fecal coliform, and sodium	5A (TMDL required)	2027
Dos Pueblos Canyon Creek	7.1 miles	Sodium	5A (TMDL required)	2027
Santa Monica Creek	5 miles	E. coli and pH	5A (TMDL required)	2027
Tecolote Creek	6.9 miles	Chloride, fecal coliform, and sodium	5A (TMDL required)	2027
Sloans Canyon Creek	6.7 miles	Ammonia, pH, and turbidity	5A (TMDL required)	2023, 2027
Carneros Creek	6.1 miles	Specific conductivity, enterococcus, E. coli, pH, fecal coliform, specific conductivity, and nitrate	5A/5B (TMDL required)	2027
San Pedro Creek	6.3 miles	Enterococcus, E. coli, fecal coliform, pH water temperature, and sodium	5A (TMDL required)	2035
San Jose Creek	9.9 miles	Chloride, water temperature, fecal coliform, E. coli, enterococcus, sodium, pH, and specific conductivity	5A (TMDL required)	2023, 2027
La Brea Creek	6.6 miles	Fecal coliform	5B	--
Goleta Slough/Estuary	167.1 acres	Indicator bacteria and priority organics	5A (TMDL required)	2027
Shuman Canyon Creek	8.7 miles	Sedimentation/Siltations	5A (TMDL required)	2027
Maria Ygnacio Creek	7.2 miles	Enterococcus, fecal coliform, pH, E. coli, sodium, and turbidity	5A (TMDL required)	2023, 2027
Atascadero Creek	5.7 miles	benthic community effect, fecal coliform, chloride, enterococcus, nitrate, dissolved oxygen, pH, sodium, water temperature, and toxicity	5A (TMDL required)	2027
Arroyo Burro Creek	6.3 miles	E. coli, fecal coliform, dissolved oxygen	5A (TMDL required)	2027

Table 3.9-3. Major Surface Waters in the Project Area on the California 303(d) List (Continued)

Water Body	Area Affected	Pollutant(s)	TMDL Status	Expected Completion
Mission Creek	8.7 miles	E. coli, fecal coliform, dissolved oxygen, and toxicity	5A (TMDL required)	2023, 2027
Canada Del Capitan	5.8 miles	Toxicity	5A	2027
Santa Maria River Estuary	5.6 miles	Chlorpyrifos, DDD, DDE, diazinon, malathion, dissolved oxygen, pH, total coliform, E. coli, and toxicity.	5A/5B (TMDL required)	2027
Rincon Creek	10.2 miles	Boron, sodium, fecal coliform, E.coli, nitrate, chloride, dissolved oxygen, and toxicity	5A (TMDL required)	2023, 2027
Romero Creek	5.1 miles	pH	5A (TMDL required)	2027
Arroyo Paredon	5.3 miles	Boron, chloride, diazinon, E. coli nitrate sodium, and toxicity	5A/5B (TMDL required)	2027

3.9.2.4 Flood Hazards

Flood hazards vary throughout the county. High-hazard flood zones are concentrated in coastal areas, including bays, coastal inlets and estuaries, and in watershed areas connecting local mountain ranges to the coastal region where flash floods may occur (County of Santa Barbara 2015). Flood hazards in the county's northern valleys (Santa Ynez, Lompoc, and Santa Maria) are typically associated with two major rivers, the Santa Maria River and the Santa Ynez River, as well as their major tributaries.

Flooding hazards along the South Coast are primarily due to storm surge and high water flows in the numerous smaller streams which discharge directly to the Pacific Ocean (County of Santa Barbara 2015). These streams are subject to high flows following intense precipitation. Drainages along the south coast area of the county are characterized by short duration, high intensity runoff events.

The Federal Emergency Management Agency (FEMA) indicates that portions of the county are within flood insurance rate Zones A and X (County of Santa Barbara 2020). Zone A represents the 100-year flood zone and is defined as having a 1.0-percent chance of flooding annually. Zone A areas are located primarily near rivers and creeks and downslope from mountain drainages where topography indicates an increased potential for flooding. Zone X corresponds to areas outside of the 500-year flood zone and is defined as the flood insurance rate zone that corresponds to areas outside of the 0.2-percent annual chance floodplain, areas within the 0.2-percent annual chance floodplain, areas of 1-percent annual chance flooding where the contributing drainage is less than 1 square mile, and areas protected from the one percent annual chance flood by levees. Table 3.9-4 below shows the total acreage anticipated to be flooded under a 1-percent annual chance flood as provided by FEMA, broken down by planning region. As shown, as much as 5.98 percent or 48,818 acres could be inundated in a FEMA recognized 100-year or 1-percent annual chance flood.

Table 3.9-4. FEMA Riverine 1-Percent Annual Chance Flood Acreage Inundation by Planning Region

Planning Region	Flood Zone Acres	Total Planning Region Area (Acres)	Percent
Cuyama Valley	9,782	112,783	8.67%
Lompoc Valley	10,102	195,287	5.17%
Santa Maria Valley	10,427	178,146	5.85%
Santa Ynez Valley	13,641	252,907	5.39%
South Coast	4,865	77,020	6.32%
Total	**48,818**	**816,143**	**5.98%**

DWR also provides flood awareness tracking for expected 100-year flood zones. Table 3.9-5 below shows as much as 2.16 percent of the county or 15,975 acres could be inundated in a DWR Awareness 100-year flood. The Santa Ynez Valley Region contains the largest area of FEMA 1-percent annual chance flood zone areas in the county, particularly along the lower Santa Ynez River. Based on GIS flood data analysis conducted on behalf of the County's MJHMP, an estimated 9,190 residents are living in the 1-percent annual chance floodplain throughout the county. Of all study areas, the City of Santa Barbara has the most residents living in the 1-percent annual chance flood area, followed by the unincorporated county.

Table 3.9-5. DWR Awareness 100-year Flood Acreage Inundated by Planning Region

Planning Region	Flood Zone Acres	Total Planning Region Acres	Percent
Cuyama Valley	289	112,783	0.26%
Lompoc Valley	3,444	195,287	1.76%
Santa Maria Valley	5,383	178,146	3.02%
Santa Ynez Valley	6,859	252,907	2.71%
Total	**15,975**	**739,123**	**2.16%**

Stormwater

The county encompasses approximately 2,800 square miles primarily consisting of rugged mountain terrain, which can result in rapid local and regional watershed flow during major rain events. In the summer, the county's climate is generally warm and dry, while it is cool and wet in the winter months. The wet winter months normally occur during December, March, and April (County of Santa Barbara 2020).

Stormwater runoff from lands modified by human activities can harm surface water resources and in turn, cause or contribute to a failure to meet water quality standards, by changing natural hydrologic patterns, accelerating stream flows, destroying aquatic habitat, and elevating pollutant concentrations. Urban development can contribute to degraded water quality because activities and land uses associated with urban development contribute higher levels of pollutants than the natural watershed conditions. Such runoff may contain or mobilize high levels of contaminants, such as sediment, suspended solids, nutrients (e.g., phosphorous and nitrogen), heavy metals and other toxic pollutants, pathogens, oxygen-demanding substances, and floatables (e.g., trash, foliage, and grass clippings). After a rain event, stormwater runoff carries these pollutants into nearby streams, rivers, lakes, estuaries, and wetlands as well as the ocean. The highest concentrations of these contaminants often are contained in "first flush" discharges, which occur during the first major storm after an

extended dry period. Individually and combined, these pollutants impair water quality, threatening designated beneficial uses and causing habitat alteration or destruction. To address these impacts the County has prepared the Countywide Integrated Stormwater Resource Plan (SWRP), which utilizes watershed-based natural solutions to capture, treat, and use stormwater and dry weather runoff (Santa Barbara County Cooperating Entities 2021).

Within rural agricultural lands, stormwater can have the additional effect of increased sedimentation. When soil is disturbed by rain, it is transported through a watershed via storm runoff to natural drainages, or scouring of natural channels, due to increased flow from runoff of impervious surfaces. Stormwater flow along creeks with natural banks may be susceptible to scour, bank collapse, or deeper incising of portions of the channel with increased runoff.

The Santa Barbara County Flood Control and Water Conservation District (Flood Control District) is responsible for channel maintenance, the design and construction of capital improvements, review of new development, and a hydrologic data collection/flood warning system. The Flood Control District's Operation and Maintenance Program involves operation of the Flood Control District's basins, channels, and other flood-protection facilities as well as routine and emergency maintenance and repair of these facilities. The Flood Control District operates and maintains dams, 264 miles of channels and storm drains, 78 retention/recharge/debris basins, and many major storm drain systems (County of Santa Barbara 2021a).

During flood events, the Flood Control District staff switch modes and become an emergency response organization, focusing on flood-fighting and support activities. Around-the-clock operations include answering phone calls, storm monitoring, radio dispatching, field patrolling, and flood flow forecasting (County of Santa Barbara 2017). Much of the costs from equipment and operations of these emergency situations are funded by the Flood Control District's emergency reserve funds, while as little as 50 percent of the total disaster costs are reimbursed by the Federal and State governments, which can happen months, or years, after the flood event (County of Santa Barbara 2021a).

Tsunami and Seiches

Tsunamis are giant ocean waves generated during large coastal or submarine earthquakes. Seiches are a change in wave height of an enclosed body of water, such as a lake, during an earthquake. The County of Santa Barbara Seismic Safety and Safety Element indicates that both tsunamis and seiches could occur within the county, but seiches would be more frequent (County of Santa Barbara 2015). The areas along the county's unincorporated coast that are subject to tsunami inundation are the mouth of the Santa Maria River, the mouth of the Santa Ynez River west of Lompoc, the Goleta Slough-Santa Barbara Airport area, Toro Canyon-Carpinteria, and the beaches of Refugio, El Capitan, and Gaviota. The County's policy for all coastal installation and development planning projects is to consider a 10-foot-high sea wave and use a contour elevation of 40 feet to establish the tsunami risk limit. Water bodies subject to seiches in the county include Lake Cachuma, Twitchell and Gibraltar reservoirs, Jameson and Zaca lakes. Small waves would pose little threat other than potential damage to recreational facilities along their shores, but large waves caused by large landslides triggered by earthquakes could overtop a dam and cause damage to the area downstream (County of Santa Barbara 2015).

3.9.2.5 Potable and Irrigation Water

The County's water resources programs are overseen by the Water Resources Division within the Public Works Department. The county's water supply is derived from several sources including groundwater, surface water, imported water from the State Water Project, desalinated water, and recycled water. Water supplies also are enhanced by the conjunctive use of surface water and groundwater supplies and cloud seeding. Another source of potable water available to the City of Santa Barbara is desalinated water from the ocean. Desalination is the process of removing salt from seawater. For communities in semiarid climates, desalinated ocean water provides a water source that is not dependent on rainfall. This gives the community the ability to provide fresh water as a backup for depleted surface water supplies, thereby easing the hardship of drought. As technology advances and other water sources become less available, desalination will become more cost-effective, and more communities may turn to this as a viable source of water. The Charles E. Meyer Desalination Plant, built in 1991, produces 3 million gallons of drinking water per day, equivalent to 3,125 acre-feet of water annually or approximately 30 percent of the City's demand (City of Santa Barbara 2020). In addition to potable water supplies, several water purveyors in the county also use non-potable recycled wastewater to irrigate parks, schools, golf courses, and other large, landscaped areas.

Most of the water used in the North County comes from groundwater supplies, with the recent addition of State water. River water and rainwater are collected into reservoirs and serve the majority of the South County population. The county's potable water supply is delivered to the public through a variety of water purveyors: incorporated cities, community service districts, water districts, private water companies, conservation districts and others (County of Santa Barbara 2021b).

There are four major reservoirs located in Santa Barbara County:

- Cachuma Reservoir (Lake Cachuma) – owned and operated by the U.S. Bureau of Reclamation (USBR)
- Twitchell Reservoir – owned by the USBR and operated by the Santa Maria Valley Water Conservation District
- Gibraltar Reservoir – owned and operated by the City of Santa Barbara
- Jameson Reservoir – owned and operated by the Montecito Water District

Three tunnels through the Santa Ynez Mountains deliver water from these reservoirs to the South Coast.

Water purveyors in the county began receiving water through the State Water Project in 1996. However, the amount of water received varies each year, as State water is used primarily as a supplemental supply. The current average annual water supply for the county totals approximately 223,000 acre-feet per year (AFY), plus approximately 90,000 AFY in return flows (Santa Barbara County IRWM Cooperating Partners 2019).

Table 3.9-6. Santa Barbara County Reservoirs Status as of January 31, 2023

Reservoir	Spillway Elevation (feet)	Current Elevation (feet)	Max Storage (AF)	Current Storage (AF)	Current Capacity (%)
Gibraltar Reservoir	1,400.00	1,399.89	4,693	4,668	99.5%
Cachuma Reservoir	753.00	752.28	192,978	190,740	98.8%
Jameson Reservoir	2,224.00	2,224.30	4,848	4,885	100.8%
Twitchell Reservoir*	651.50	605.77	194,971	70,687	36.3%

Note: * Note that Twitchell Reservoir is used for groundwater recharge and does not provide a source of direct-use water storage.
Source: Flood Control District 2023.

Existing Water Demand for Agricultural Uses

Agriculture is the largest water user in the county, and the Project area encompasses the majority of agricultural land within the county. Agricultural use refers to all water used for crop irrigation and production/processing. Most agricultural water supplies in the county are obtained from private groundwater wells; however, some farmers on the South Coast buy some or all of their water from a water purveyor (Santa Barbara County Water Agency 2021). Agricultural water use accounts for approximately 75 percent of all water demand in the county (Santa Barbara County IRWM Cooperating Partners 2019). Table 3.9-7 displays estimated total annual agricultural water demand. DWR's Land and Water Use Program estimates that agriculture used approximately 198,085 AF of water in Santa Barbara County in 2010 (Santa Barbara County IRWM Cooperating Partners 2019). Issues related to potable water supplies are further addressed in Section 3.12, *Public Services, Utilities, Energy, and Recreation*.

Table 3.9-7. Estimated Annual Agricultural Water Demand in Santa Barbara County

Water Source	Demand (AFY)
Carpinteria Valley Water District	2,130
Goleta Water District	3,160
La Cumbre Mutual Water Company	103
Montecito Water District	313
City of Santa Barbara	152
Santa Ynez River Water Conservation District, Improvement District 1	2,404
Private Wells, Cuyama Valley	15,300
Private Wells, San Antonio Valley	17,020
Private Wells, Santa Maria Valley	117,852
Private Wells, Santa Ynez Valley	59,980
Total	**217,328**

Source: Santa Barbara County IRWM Cooperating Partners 2019.

3.9.3 Regulatory Setting

3.9.3.1 Federal

Clean Water Act

In 1972, the Federal Water Pollution Control Act (later referred to as the CWA) was amended to require that the discharge of pollutants into waters of the U.S. from any point source be effectively prohibited unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. In 1987, the CWA was again amended to require that the U.S. Environmental Protection Agency (USEPA) establish regulations for the permitting of stormwater discharges (as a point source) by municipal and industrial facilities and construction activities under the NPDES permit program. The regulations require that Municipal Separate Storm Sewer System (MS4) discharges to surface waters be regulated by an NPDES permit.

The CWA requires states to adopt water quality standards for water bodies and have those standards approved by USEPA. Water quality standards consist of designated beneficial uses for a particular water body (e.g., wildlife habitat, agricultural supply, and fishing), along with water quality criteria necessary to support those uses. Water quality criteria include quantitative set concentrations, levels, or loading rates of constituents – such as pesticides, nutrients, salts, suspended sediment, and fecal coliform bacteria – or narrative statements that represent the quality of water that support a particular use.

Clean Water Act, Section 303, List of Water Quality Limited Segments

Section 303 of the CWA requires that the state adopt water quality standards for surface waters. When designated beneficial uses of a particular water body are compromised, Section 303(d) of the CWA requires identification and listing of that water body as impaired. Once a water body has been listed as impaired, a TMDL must be developed for each impairing water quality constituent. A TMDL is an estimate of the total load of pollutants from point, non-point, and natural sources that a water body may receive without exceeding applicable water quality standards (often with a "factor of safety" included, which limits the total load of pollutants to a level well below that which could cause the standard to be exceeded). Once established, the TMDL is allocated among current and future dischargers into the water body.

Clean Water Act, Section 402, National Pollutant Discharge Elimination System

Direct discharges of pollutants into waters of the U.S. are not allowed, except in accordance with the NPDES program established in Section 402 of the CWA. Non-point source discharges to stormwater are regulated under stormwater NPDES permits for municipal stormwater discharges, industrial activities, and construction activities. These permits require development and adherence to Storm Water Pollution Prevention Plans (SWPPPs).

Clean Water Act, Sections 404 and 401

Under Section 404 of the CWA, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into waters of the U.S., which are those waters that have a connection to interstate commerce, either direct via a tributary system or indirect through a nexus identified in the USACE regulations. Under Section 401 of the CWA, the SWRCB must certify all activities requiring a

404 permit. The RWQCBs regulate these activities and issues water quality certifications for those activities requiring a 404 permit.

FEMA National Flood Insurance Program

The National Flood Insurance Program offers flood insurance to homeowners, renters, and business owners if their community participates in the program. Participating communities agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding. Development in floodplain areas is subject to the standard conditions of approval of the Flood Control District, and the requirements and development standards set forth in the County Flood Plain Management Ordinance (Chapter 15-A of the County Code) and the Development Along Water Courses Ordinance (Chapter 15-B of the County Code).

3.9.3.2 State

State Water Resources Control Board

The California Environmental Protection Agency (CalEPA) is charged with developing, implementing, and enforcing the State's environmental protection laws. The SWRCB and nine RWQCBs – including the Central Coast RWQCB – operate under the regulatory authority of the USEPA. The SWRCB, a branch of CalEPA, and the RWQCBs have the responsibility of granting NPDES permits for certain point source discharges. California issues NPDES permits to selected point source dischargers and issues either waste discharge requirements or conditioned water quality certification for other discharges.

Porter-Cologne Water Quality Control Act

The Federal CWA places the primary responsibility for the control of water pollution and planning the development and use of water resources, with the individual states; however, it does establish certain guidelines for the states to follow in developing their programs.

California's primary statute governing water quality and water pollution is the Porter-Cologne Act, which grants the SWRCB and RWQCBs broad powers to protect water quality and is the primary vehicle for implementation of California's responsibility under the CWA. The Porter-Cologne Act grants the SWRCB and RWQCBs the authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substance, sewage, oil, or petroleum product.

California Toxics Rule

The USEPA has established numeric water quality criteria for certain toxic substances for California via the California Toxics Rule. The California Toxics Rule establishes acute and chronic surface water quality standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the RWQCBs as having beneficial uses protective of aquatic life (23 priority toxics) or human health (57 priority toxics). Numeric criteria established in the California Toxics Rule are the same as those recommended by the USEPA in the CWA Section 304(a) guidance. The California

Toxics Rule also includes provisions for compliance schedules to be issued for new or revised NPDES permit limits when certain conditions are met.

State Antidegradation Policy

In accordance with Federal Antidegradation Policy, the SWRCB adopted Resolution No. 68-16, Statement of Policy with Respect to Maintaining High Quality Waters in California (more commonly referred to as the State Antidegradation Policy), which restricts the degradation of surface waters of the State and protects bodies of water where the existing water quality is higher than necessary for the protection of present and anticipated designated beneficial uses. The RWQCBs – including the Central Coast RWQCB – implement the State Antidegradation Policy.

California Water Code Section 13260

California Water Code Section 13260 requires that any person discharging or proposing to discharge waste that could affect the quality of the waters of the State in a location other than the community sewer system must submit a report of the waste discharge with the applicable RWQCB.

Water Quality Control Plan, Central Coast Basin (Basin Plan)

The Central Coast RWQCB has adopted a Water Quality Control Plan for the Central Coastal Basin (Basin Plan) for its region of responsibility, which includes the County of Santa Barbara. The RWQCB has delineated water resource area boundaries based on hydrological features. For the purposes of achieving and maintaining water quality protection, specific beneficial uses have been identified for each of the hydrologic areas described in the Basin Plan. The Basin Plan also establishes implementation programs to achieve water quality objectives to protect beneficial uses and requires monitoring to evaluate the effectiveness of the programs. These objectives must comply with the State Antidegradation Policy (SWRCB Resolution No. 68-16) described above.

Beneficial uses for surface water and groundwater are divided into the 23 standard categories, which include municipal and domestic supply, agricultural supply, industrial process supply, groundwater recharge, and water recreation.

The Basin Plan has established narrative and numeric water quality objectives that, in the RWQCB's judgment, are necessary for the reasonable protection of beneficial uses and for the prevention of nuisances. If water quality objectives are not achieved, the RWQCB can use its regulatory authority to require municipalities to reduce pollutant loads to the affected receiving waters.

NPDES Construction General Permit

The SWRCB regulates stormwater runoff from construction activities under Order No. 2009-009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ. Construction activities subject to the NPDES Construction General Permit include sites that disturb an area of 1 acre or more, and small construction sites less than 1 acre but part of a larger common plan of 1 acre or more. The Order requires that, prior to beginning any construction activities, the applicant must obtain coverage under the Construction General Permit by preparing and submitting a Notice of Intent and an adequate SWPPP. The SWPPP has two major objectives: 1) to help identify the sources of sediment and other pollutants that affect the quality of stormwater discharges; and 2) to describe and ensure the implementation of BMPs to reduce or eliminate sediment and other pollutants in stormwater and non-stormwater discharges. Required elements of a SWPPP include: 1) site description addressing

the elements and characteristics specific to the site; 2) descriptions of BMPs for erosion and sediment controls; 3) BMPs for construction waste handling and disposal; 4) implementation of approved local plans; 5) proposed post-construction controls, including a description of local post-construction erosion and sediment control requirements; and 6) non-stormwater management. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on 303(d) List for sediment.

Sustainable Groundwater Management Act

SGMA went into effect on January 1, 2015, and encourages local agencies to work cooperatively as GSAs to manage groundwater resources and is intended to increase local control and protection over groundwater basins. The intent of this legislation is to manage the use of groundwater in a manner that can be maintained long-term without causing chronic lowering of groundwater levels, overdraft, significant reduction in groundwater storage, saline water intrusion, or subsidence. SGMA requires the GSAs to develop GSPs for non-adjudicated groundwater basins. The GSPs are required to set objectives to achieve sustainability within 20 years of plan implementation, report data to DWR, mitigate overdraft, and address groundwater dependent ecosystems.

California Fish and Game Code

Applicable sections of the California Fish and Game Code include Section 2050 (California Endangered Species Act), Section 5650 (prohibits water pollution), Section 5652 (prohibits refuse disposal in or near streams), Section 5901 (prohibits any device that impedes fish passage), and Section 5937 (requires sufficient water bypass and fish passage, relating to dams).

3.9.3.3 Local

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan (inclusive of mandatory and optional elements) addresses public safety, hazardous materials, and fire hazards for the county as a whole, including the coastal area, inland area, and community plan areas. Project consistency with these policies is discussed in Section 3.10, *Land Use and Planning*.

The Conservation Element includes a Water Resources Section, which provides direction for the conservation, development, and utilization of water resources in Santa Barbara County. As part of this effort, the County is directed to consider water resources during the permitting process. The Conservation Element provides the following recommendations:

- The County and the cities should support the RWQCB in its establishment of discharge requirements for point source waste discharges, in order to protect surface and groundwater supplies.
- Use of streams from which groundwater recharge takes place should be regulated to ensure that the recharge capability of the channels is not impaired.
- Land use and development upstream from surface reservoirs should be regulated and monitored by the County Department of Public Works and the County Planning Department in order to minimize the production of water polluting wastes.

- The County should initiate a study of land development in areas relying on septic tanks to assess the impact of alternate densities on water quality.
- On the basis of the adopted Water Quality Control Plan for the Central Coastal Region, the County and the cities should review their policies for protection of local water resources to determine what changes may be necessary.

The Seismic Safety and Safety Element profiles the goals, policies, objectives, and implementation measures adopted by the County to limit the negative effects of flooding and demonstrate compliance with applicable State laws.

Flood Goal 1: Protect the community from unreasonable risks of flooding pursuant to Government Code §65302(g) et seq.

Flood Objective 1: Pursuant to County Code Chapter 15A-Flood Plain Management, promote the public, health, and general welfare, and minimize public and private losses due to flood conditions.

Flood Policy 1: The County shall avoid or minimize risks of flooding to development through the development review process pursuant to Government Code §65302(3)(g)(2)(i).

Flood Policy 2: The County shall evaluate whether development should be located in flood hazard zones and identify construction methods or other methods to minimize damage if development is located in flood hazard zones pursuant to Government Code §65302(3)(g)(2)(ii).

Flood Policy 3: The County shall maintain the structural and operational integrity of essential public facilities during flooding pursuant to Government Code §65302(3)(g)(2)(iii).

Flood Policy 4: The County shall locate, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identify construction methods or other methods to minimize damage if these facilities are located in flood hazard zones pursuant to Government Code §65302(3)(g)(2)(iv).

Flood Policy 5: The County shall establish cooperative working relationships among public agencies with responsibility for flood protection pursuant to Government Code §65302(3)(g)(2)(v).

Flood Policy 6: The County shall review current National Flood Insurance Program maps and state and local sources of information on a regular basis and utilize the data to assure that measures are taken to reduce potential risks from flooding pursuant to the National Flood Insurance Program of 1968.

Flood Policy 7: All proposed surface mining operations shall demonstrate that they will not exacerbate or significantly alter the floodplain in which they are located. For projects that cannot meet this standard, a Letter of Map Amendment or Letter of Map Revision shall be obtained from FEMA prior to construction pursuant to the Surface Mining and Reclamation Act of 1975.

Flood Policy 8: The County Public Works Department should continue working with the County Office of Emergency Services in updating flood information in the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan.

Flood Policy 9: The County shall utilize information on areas included in wildfires to determine areas subject to increased risk of flooding, including mudslides and flash flooding.

Flood Policy 10: The County should review the floodplain improvement projects identified in the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan annually for progress and necessary revisions.

Flood Policy 11: The County Office of Emergency Services shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Flood Policy 12: The County should reference the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan when considering measures to reduce potential harm from flood-related activity to property and lives.

Additionally, the Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the hydrology, water quality, and groundwater resource protection goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Santa Barbara County Code

Chapter 14 – Grading Code

Chapter 14 of the Santa Barbara County Code (County Code) contains the Santa Barbara County Grading Code which includes regulations and conditions designed to control the design, construction, quality of materials, location and maintenance of grading, drainage, erosion and sediment control within the county. The County Code includes some exemptions for agricultural grading. However, extensive operations are still subject to the minimum standards and procedures provided in the code.

Santa Barbara County Integrated Regional Water Management Program

The County's Integrated Regional Water Management Program (IRWM) Program was developed in response to the State's IRWM Program, and it shares the State's visions of IRWM as a collaborative effort to manage all aspects of water resources in a region. The intent of the County's IRWM is to promote and practice integrated regional water management strategies to ensure sustainable water

uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, and protection of agricultural and watershed awareness.

Santa Barbara Countywide Integrated Stormwater Resource Plan

The Santa Barbara Countywide Integrated Stormwater Resource Plan (SWRP) was developed for the SWRP Cooperating Entities (Cities of Buellton, Carpinteria, Goleta, Guadalupe, Solvang, County of Santa Barbara, Carpinteria Valley Water District, Montecito Water District, and the University of California, Santa Barbara [UCSB]) to identify and prioritize stormwater and dry weather runoff capture projects that provide multiple benefits, including to water quality, water supply, flood management, environment, and community.

County of Santa Barbara Storm Water Management Program

The County of Santa Barbara Storm Water Management Plan (SWMP) has been prepared pursuant to SWRCB Water Quality Order No. 2003-005-DWQ, NPDES General Permit No. CAS0000004 Water Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (General Permit). The General Permit establishes certain unincorporated areas on the South Coast, in the Santa Ynez Valley, and in the Orcutt area of the Santa Maria Valley where the County is responsible for water quality and storm drains and surface drainages. The goals of the SWMP are to:

1. Protect the health of the public and the environment,
2. Meet CWA mandates through compliance with the General Permit requirements and applicable regulations, and
3. Increase public involvement and awareness.

The SWMP describes those BMPs that will reduce, control, or eliminate identified pollutants of concern.

Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan

The County Office of Emergency Services (CalOES) prepared the MJHMP, which focuses on the assessment of identified risks and implementation of loss reduction measures to ensure critical County services and facilities survive a disaster. Among other topics, the plan covers risks associated with drought and water shortage, flood, and coastal erosion in the unincorporated areas of the county. Additionally, the Mitigation Plan (Chapter 7) of the MJHMP identifies numerous flood control, channel maintenance, and drought management mitigation actions for the Flood Control District and water agencies.

3.9.4 Environmental Impact Analysis

This section discusses the potential hydrology and water quality impacts associated with the various components of the proposed Project.

3.9.4.1 Thresholds of Significance

California Environmental Quality Act Guidelines

The following thresholds of significance are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. For purposes of this EIR, implementation of the proposed Project may have a significant adverse impact on hydrology and water quality if it would:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

   i. Result in substantial erosion or siltation on- or off-site;

   ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

   iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

   iv. Impede or redirect flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

County of Santa Barbara Environmental Thresholds and Guidelines

The following guidelines, taken from the County's *Environmental Thresholds and Guidelines Manual*, have been designated by the County to be used in conjunction with CEQA thresholds for the analysis of impacts on surface and stormwater quality. A significant water quality impact is presumed to occur if a project involves any of the following:

- Causes degradation of water quality, saltwater intrusion, land subsidence, loss of well yield, well interference, or reduction of surface water available to support biological resources of an alluvial groundwater basin.
- The production rate of a pre-existing nearby well as presently constructed would drop as a result of interference (cone of depression) to a level which would not support the existing use on that parcel or would not support a planned use for which a discretionary or ministerial permit has been granted.
- The proposed new pumpage would result in a substantial degradation of water quality such that an existing use on a nearby parcel or a planned use for which a discretionary or ministerial permit has been granted could no longer be supported.

- 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 or more acres of land.
- Increases the amount of impervious surfaces on a site by 25 percent or more.
- Results in channelization or relocation of a natural drainage channel.
- Results in removal or reduction of riparian vegetation or other vegetation (excluding nonnative 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 RWQCB Basin Plan or otherwise impairs the beneficial uses of a receiving water body.
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the SWRCB or the RWQCB under Section 303(d) of the Federal CWA.
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Methodology

Potential impacts to hydrology and water quality would be unique to individual uses and related development (i.e., ground disturbance) at specific participating parcels. For example, some participating parcels may be traversed by or located in close proximity to existing surface water features. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details and locations for expanded supplementary agricultural uses and rural recreational uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.9.4.2 Project Impacts

Table 3.9-8 provides a summary of the proposed Project's impacts related to hydrology and water quality. A detailed discussion of each impact follows.

Table 3.9-8. Summary of Hydrology and Water Quality Impacts

Hydrology and Water Quality Impacts	Mitigation Measure	Residual Significance
Impact HYD-1. Implementation of the proposed uses and related development could potentially have adverse effects on surface water quality.	No mitigation required	Insignificant
Impact HYD-2. Implementation of the proposed uses and related development could potentially have adverse effects on groundwater quality, as well as groundwater supplies and recharge.	No mitigation required	Insignificant
Impact HYD-3. Implementation of the proposed uses and related development could substantially alter the existing drainage patterns of individual project sites in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff resulting in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

Impact HYD-1. Implementation of the proposed uses and related development could potentially have adverse effects on surface water quality.

Construction

The proposed Project would involve the development of a tiered permitting program, where permit requirements would vary depending on the scale and intensity of the proposed use and related development. Construction activities involving the use of heavy construction equipment could result in impacts related to the introduction of sediment or pollutants into surface runoff or storm water flows that threaten the identified beneficial uses of these receiving water bodies. The introduction of sediment or pollutants to surface water sources could occur through grading and inadvertent spills and leaks of petroleum products or other chemicals associated with construction activities. Depending on the timing of entitlements and/or permits processing, construction activities for individual uses and related development throughout the county could begin shortly after adoption of the proposed Project. Construction impacts would occur during each phase of construction activities, including demolition, grading/excavation, and building construction and to a lesser extent building renovation. However, the specific locations and construction details for future uses and related developments are unknown at this time. Therefore, the analysis of construction-based surface water quality impacts from implementation of the proposed Project is programmatic.

All of the proposed uses are small-scale and subordinate to the primary agricultural use. Additionally, many uses that would be allowed and exempt for permitting under the proposed Project would not require any new development. Educational experiences and incidental food service, for example, would utilize preexisting infrastructure and would not require any additional construction that could have impacts on surface water quality. Many other activities that would be allowed under the proposed Project, such as fishing operations, hunting, and farm stands would involve only minor and/or interior improvements or developments that would not result in any impacts to surface water

or any physical change from the environmental baseline. Given their low intensity, even if multiple exempt uses were implemented on a single property impacts would be less than significant.

For some activities allowed under the proposed Project, site preparation activities and construction of new buildings and ancillary facilities may occur, with potential for destabilization of soil surfaces and increased erosion. Development of the aquaponics, composting, and campground sites and structures could involve soil disturbance and concentrated runoff that could create erosion and water quality impacts. Additionally, impacts from the potential development of structures, such as storage and accessory structures for firewood and lumber processing, kitchens for cooking classes, and lodging for farmstays, could also occur.

These activities may require additional areas of ground disturbance associated with support uses (e.g., roads/paths, water facilities, storage). Development supporting these uses could exacerbate the potential for polluted runoff and erosion on steep slopes, particularly related to road widening, extension, or construction.

Implementation of the proposed Project could potentially result in an increase in impervious surfaces in areas of the county not currently disturbed by development or cultivation. Grading for building pads, roads and driveways, and trenching for infrastructure could occur on undeveloped areas with exposed soils. New development in the Rincon, Monterey, Point Sal, and serpentines associated with the Franciscan Formation may be subject to increased risk of erosion during construction of individual development associated with the proposed uses, due to existing slope stability and erosion hazards (County of Santa Barbara 2015; Section 3.6, *Geology and Soils*). Additionally, new development in rural areas are generally not served by municipal sewer or stormwater infrastructure, which can result in increased runoff potentially flowing to nearby creeks.

The potential for sediment loading would be higher when grading occurs on steeper individual project sites, such as within agriculturally zoned areas of the Santa Ynez Mountains or the Carpinteria foothills. Because the proposed Project would involve activities throughout different areas of the county, potential impacts to water resources would be localized within sub-watersheds and would not have regional effects. Multiple sites in close proximity (e.g., located along the same creek corridor) could collectively contribute to degraded water quality conditions if site hydrology is not managed to prevent contamination from running off the site. Potential impacts to water resources would likely occur within local watersheds where uses are clustered, particularly within the South Coast Region and Lompoc Valley Region, where a higher density of agricultural activities are located within smaller parcels.

Individual uses and related development enabled by the proposed Project would undergo different levels of review depending on the scale and intensity of use. Individual projects qualifying for an exemption or low-level permit (e.g., Zoning Clearance [ZC] or Land Use Permit [LUP]) under the proposed Project would involve low intensity activities not requiring construction or a substantial change in operations. Larger individual projects that would not qualify for an exemption or low-level permit would be subject to the County's review process and would be subject to compliance with adopted standards and regulations. The County's review of zoning, grading, and building permit applications would ensure compliance with the Santa Barbara County Comprehensive Plan Conservation Element, Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), Santa Barbara County Code (Chapter 15B – Development Along Watercourses, Chapter 18C – Environmental Health Services, and Chapter 29 – Storm Drains and Sanitary Sewers), and the County's Storm Water Management Program. Individual projects that would disturb an area of 1 acre or more

would be required to comply with the requirements of the Construction General Permit (SWRCB Order No. 2012-0006-DQA) in addition to the County's policies and regulations to protect associated water quality. Additionally, two water quality control plans are primarily applicable to the Central Coastal Basin: the Ocean Plan and the Basin Plan. For coastal sites, the Ocean Plan includes water quality objectives for the protection of oceanic water quality. Under the Basin Plan, urban runoff must meet guidelines set by the Central Coastal RWQCB to retain the beneficial use of the receiving water bodies. Through compliance with the NPDES program and the County's policies and regulations to protect associated inland and coastal water quality, the proposed uses and related development enabled by the proposed Project would be consistent with these applicable water quality control plans.

This County review process, as well as the application of existing regulations to avoid dry and wet-weather runoff and erosion during construction-related activities associated with the proposed Project would substantially reduce impacts to surface water quality. Therefore, impacts to surface water quality from proposed uses and related development would be considered *insignificant*.

Operation

As described in Section 3.6, *Geology and Soils*, some of the proposed uses and related development enabled by the proposed Project would require ongoing ground disturbance. These uses, ranging from rural recreational uses like horseback riding to supplementary agricultural uses like composting and lumber processing/milling, may occur on rural, undeveloped lands with potentially steep slopes and exposed soils, which are prone to erosion. Given the programmatic nature of the proposed Project and the inability to effectively predict or anticipate the location of the proposed uses and related development, the analysis of long-term surface water quality impacts from implementation of the proposed Project is programmatic.

Existing agricultural activities contribute to ongoing soil erosion in the county, especially in areas where many agricultural landowners are located in close proximity to one another. Some agricultural landowners currently operate in either the mountainous or coastal regions, which both have areas of steep slopes and erodible soils that are prone to erosion when soil is disturbed. The uses and related development associated with the proposed Project would be distributed throughout the county, which could include areas on steep slopes with erodible soils. The proposed uses and related development in these areas may exacerbate soil erosion and downstream sedimentation of nearby water bodies, potentially worsening surface water quality. For example, operational activities associated with vegetation clearing, soil tilling, watering, weed control, road maintenance, and other activities may contribute to drainage erosion impacts. Development of impervious surfaces could also increase water runoff, accelerate soil erosion, and increase runoff and siltation into surface waters.

The proposed uses and related development would be small-scale and ancillary to primary agricultural uses. Some uses, such as horseback riding and composting, would have the potential for temporary or ongoing ground disturbance, while others, such as agricultural processing, agricultural product preparation, firewood processing, lumber processing, and farmstays, would have potential for sheet flow surface runoff from impermeable surfaces. Because the proposed Project would allow these uses, many of which would involve only relatively minor extents of soil disturbance distributed throughout different regions of the county, potential impacts to water resources would be localized within sub-watersheds and would not have regional effects. However, multiple uses on a single site or on sites located in close proximity (e.g., located along the same creek corridor) could collectively

contribute to degraded water quality conditions if site hydrology is not managed to prevent contamination from running off the site.

The introduction of sediment or pollutants to surface water sources could occur through composting sites; trash associated with cooking classes, food service, farm-to-table dinners, and other events; human waste; and spills and leaks of petroleum products or other chemicals associated with agricultural enterprise activities (e.g., tractors, delivery trucks, etc.). Further, operation of the uses enabled by the proposed Project could result in long-term modification of existing site conditions, including reduction of vegetative cover, compaction of soils, and increases in impervious surfaces from on-site equipment and structures, thereby changing the drainage and runoff of a site. Agricultural lands in rural areas are generally not served by municipal sewer or stormwater infrastructure, which results in runoff potentially flowing to area creeks.

Existing County policies and regulations would address most of the potential long-term surface water quality impacts associated with the proposed uses and related development. All of the proposed uses would be required to adhere to County Code and Comprehensive Plan requirements, including erosion and runoff BMPs. Pursuant to existing regulations, the County reviews all related development permits to ensure compliance with the Santa Barbara County Comprehensive Plan Conservation Element, Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), Santa Barbara County Code (Chapter 18C – Environmental Health Services and Chapter 29 – Storm Drains and Sanitary Sewers), and the County's Storm Water Management Program, to ensure that individual projects do not substantially degrade surface water quality. Further, ancillary development would occur over a period of years, be distributed throughout the county, and be subject to additional constraints such as the previously mentioned permitting review process and potential preparation of a Development Plan (DVP). With application of existing regulations, direct Project impacts associated with surface water quality would be considered *insignificant*.

Impact HYD-2. Implementation of the proposed uses and related development could potentially have adverse effects on groundwater quality, as well as groundwater supplies and recharge.

Groundwater Quality

Impacts to groundwater supplies from the uses and related development enabled by the proposed Project would be similar to impacts to surface waters described in Impact HYD-1. Groundwater quality impacts could occur where new uses and related development introduce pollutants into groundwater that threaten the identified beneficial uses of these subsurface water supplies. The potential for groundwater contamination would be higher for Project sites located near water courses and in valley regions overlying groundwater basins, such as within agriculturally zoned areas of the Santa Ynez Valley or the Goleta Valley, or within local watersheds where uses and related development could be clustered, particularly within the South Coast Region and Lompoc Valley Region, where a higher density of agricultural activities are located within smaller parcels. Additionally, multiple sites in close proximity (e.g., located along the same creek corridor) could collectively contribute to degraded groundwater quality conditions if site hydrology is not managed to prevent contamination from percolating.

As described in Impact HYD-1, because the uses and related development enabled by the proposed Project would involve relatively minor soil disturbance distributed throughout different regions of the county, potential impacts to groundwater resources would be minor and localized within sub-

basins. Any construction required to support the uses enabled by the proposed Project would have potential for contamination generated from machinery and hazardous materials. The introduction of sediment or pollutants could occur from spills and leaks of petroleum products or other chemicals associated with construction equipment, vehicles, and pumps. Grading required to construct new buildings would occur in accordance with the County's Grading Ordinance (County Code Chapter 14). If grading for a proposed site exceeds 1 acre, the site would also be subject to a General Construction Permit from the Central Coast RWQCB. Construction and operation of new uses and related development would be subject to the provisions of Chapter 29 Article IV, Storm Water Management and Discharge Control, of the County Code, which regulates discharges, and requires BMPs to control the volume, flow rate, and potential pollutant load of storm water runoff from residential, commercial, or industrial activities within the unincorporated area of the county. Construction and operation of new uses and related development would also be subject to Chapter 18C, Environmental Health Services, of the County Code, which regulates on-site wastewater treatment systems. Enclosed structures largely preclude the ability of pollutants to enter runoff, storm water flows, or groundwater because operations are contained within the structure.

All hazardous materials used as a part of operational activities would be stored and used in accordance with applicable Federal, State, and local regulations, which would prevent their introduction into receiving water bodies. New development, including potential storage and accessory structures, kitchens, and lodging, would be subject to the same County policies and regulations that address surface water quality. Further, new uses would be subject to Chapter 29, Section 29-47, Discharge Prohibitions, of the County Code, which prohibit the discharge of pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards. With adherence to applicable regulations as well as additional County review for projects including development, impacts are considered *insignificant*.

Groundwater Supplies

Impacts of the proposed Project could occur where the development and operation of uses would unsustainably draw groundwater resources or inhibit groundwater recharge. Increased demand for groundwater could occur from uses that would require additional domestic water usage, either short- or long-term, such as farmstays and incidental food service. As discussed in Section 3.12, *Public Services, Utilities, Energy, and Recreation*, new uses could increase countywide water demands, with a substantial portion of water coming from groundwater sources. This increase in groundwater extraction would impact the level of supply available in local aquifers, especially in areas of scarce groundwater supplies. Additionally, several groundwater basins in the county are considered medium- and high-priority basins as determined by DWR, including the Santa Ynez, San Antonio, Cuyama, Carpinteria, and Montecito Groundwater Basins (Table 3.9-1; DWR 2022). Since the proposed uses and related development would occur outside of municipal service areas and would rely on local groundwater supplies, implementation of the proposed Project has the potential to increase demand for such local supplies. In addition, though unlikely, in areas of low groundwater supplies, water may be imported in from other areas, potentially from outside the county. Consequently, implementation of the proposed Project would have the potential to increase demand for groundwater supplies in adjacent regions.

The proposed uses and related development would incrementally increase water demand; however, the increase is anticipated to be negligible when compared to available water supplies in any one groundwater source. As discussed in Section 3.12, *Public Services, Utilities, Energy, and Recreation*, the uses and related development enabled by the proposed Project would have low water demands

comparable to the primary agricultural uses on individual project sites. This is particularly true for uses that would be exempt from County permitting. Further, any new buildings proposed to support the proposed uses would be subject to County Code Chapter 10, Building Regulations. All new uses would be required to be designed and constructed in accordance with State and local codes regulating water efficiency. Additionally, all uses within medium- and high-priority groundwater basins would be required to comply with the respective GSP, to ensure the individual project does not obstruct the GSP or long-term sustainability of the groundwater basin.

Additionally, as described in Section 3.12, *Public Services, Utilities, Energy, and Recreation*, the County would require developers to demonstrate that an adequate and approved water source is available for proposed uses and related development prior to issuance of a permit under the proposed Project. Limits to the availability of water from municipal sources or from groundwater management agencies may limit the permits if a permittee cannot demonstrate an adequate source of water, including groundwater. Where surface and groundwater sources have not been adjudicated, receipt and demonstration of rights to such supplies would ensure that licensing and operation of future agricultural enterprise activities would not result in significant impacts to these supplies. Given these requirements, as well as compliance with Chapters 34A, Wells and 34B, Domestic Water Systems, of the County Code, additional discretionary review, and permitting requirements for individual projects, impacts to groundwater supplies are not anticipated.

Groundwater Recharge

In addition to impacts from groundwater extraction, the proposed uses and related development could inhibit groundwater infiltration where the aquifers intersect with the ground surface, such as in the low coastal areas with high groundwater in Carpinteria south of U.S. Highway 101, the Goleta Slough-Santa Barbara Airport area, and the valleys along the Santa Ynez River near Solvang, Buellton and Lompoc, and the Santa Maria River near Santa Maria and Guadalupe. Additionally, operation of new uses and related development could change the percolation rate of a site when pavement or development is proposed. However, new development under the proposed Project would generally involve small structures, such as storage and accessory structures for firewood and lumber processing, kitchens for cooking classes, and lodging for farmstays. Larger structures may preclude infiltration over a larger area, but the precluded area would be minor in comparison to the recharge areas of groundwater basins in the county, which are expansive and primarily in rural areas, as described in Section 3.9.2, *Environmental Setting*. Additionally, the development and operation of individual uses such as fishing operations, campgrounds, and horseback riding, would continue to enable the infiltration of groundwater. Therefore, impacts of the proposed Project related to inhibition of groundwater recharge would be nominal. Additional compaction or paving of native soils is anticipated to have a negligible impact on groundwater infiltration given the low potential amount of compaction or paving relative to the total area of the county and other agricultural uses. Regarding groundwater infiltration, the County's permitting process, along with compliance with State and local regulations governing water quality, would ensure that BMPs would limit impacts where the aquifers intersect with the ground surface and are especially vulnerable to surface pollutants.

Therefore, with application of existing regulations, the impacts on groundwater associated with the proposed uses and related development under the proposed Project would be *insignificant*.

Impact HYD-3. Implementation of the proposed uses and related development could substantially alter the existing drainage patterns of individual project sites in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff resulting in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems.

The proposed Project would enable new uses and related development that may involve new construction and operation within the agriculturally zoned parcels in the county, some of which may be located in or near flood hazards. Direct impacts of the proposed uses and related development could involve limited site preparation and grading activities to create level foundations for new or expanded buildings, structures, and other improvements. The county's watersheds are defined by existing topography; landscape-level changes to the existing drainage patterns would not occur. Due to the relatively small size of the proposed uses and related development, site grading would result in relatively small-scale alterations to on-site runoff and storm water flows. However, proposed uses involving new structures would be subject to existing County requirements for initial land clearing, such as the Grading Ordinance and BMPs from the SWMP, and would be similar to other agricultural operations in the County.

New development, such as storage and accessory structures for firewood and lumber processing, kitchens for cooking classes, and lodging for farmstays, would have the potential to increase concentrated runoff, but their development would be subject to existing County regulation and permitting. Implementation of applicable regulations as a result of the permitting process would ensure that drainage is controlled, which would minimize adverse effects of runoff through adherence to applicable regulations, including the County's Grading Code (County Code Chapter 14). In particular, Section 14-29 Drainage, erosion, and sediment control, of the County Code, requires an erosion and sediment control plan, as well as a master drainage plan, which would describe the BMPs to retain sediment, and control runoff and erosion, for all grading permit applications.

Further, pursuant to the County Code, a permit would not be issued for a proposed use or related development that does not meet the goals and policies of the County's Comprehensive Plan, including those related to flooding. Further, County setbacks from perennial and intermittent or ephemeral streams and from outside the high-water mark of a water body would prohibit cultivation sites from being located within a 100-year floodplain as designated in the Santa Barbara County FEMA Flood Insurance Study. The County's review of DVPs (when applicable) would also ensure that sites are properly designed in accordance with the County's Building Regulations, as well as County Code Chapters 10, 14, 15A, and 15B, to prevent the occurrence of mudflows or floods.

As previously discussed, there exists within the county the potential for tsunamis or seiches; however, the occurrence of a tsunami or seiche is directly associated with the occurrence of an earthquake within the region. Implementation of the proposed Project would have no effect on the occurrence of tsunamis or seiches. Further, the County provides development standards to prevent inundation by seiche, tsunami, or mudflow. For example, the County's policy for all coastal installation and development planning projects is to consider a 10-foot-high sea wave and use a contour elevation of 40 feet to establish the tsunami risk limit.

With adherence to relevant permitting requirements, and applicable regulations, the direct impact of the proposed uses and related development under the proposed Project would be considered *insignificant*.

3.9.4.3 Cumulative Impacts

The proposed Project was determined to result in insignificant impacts to water quality and flooding. The cumulative projects included in Table 3.0-1 include various amendments to the Land Use and Development Code (LUDC), Comprehensive Plan, Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules), and adoption of other countywide programs which would streamline or allow new development on agriculturally zoned lands (e.g., utility-scale solar development) or rezoning of agricultural zones lands to permit new commercial or residential development. Allowing new development on agriculture-zoned lands could exacerbate the potential for hydrology and water quality impacts as a result of implementation of the Project. The majority of projects listed in Table 3.0-1 will require an extensive review process that includes County permits and environmental review, including (but not limited to) DVPs, CUPs, Program EIRs, IS/NDs, and must comply with Federal, State, and local regulatory requirements. As a result, these projects would be fully analyzed for their potential impacts to surface and groundwater resources.

Cumulative impacts associated with the proposed Project would include the potential to exacerbate existing pollutant loads for water bodies included on the 303(d) List, adversely affecting groundwater quality, and substantially increasing demand for groundwater supplies, particularly in one of the groundwater basins in the county that are identified as medium- or high-priority basins by the DWR. Additionally, the proposed Project would result in cumulatively considerable impacts if it, in combination with proposed development under other County plans and projects, would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff resulting in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems. The proposed Project, in combination with proposed development under other County plans and projects, would potentially adversely affect the county's surface and groundwater quality and supplies. However, as described in Impacts HYD-1, HYD-2, and HYD-3, the proposed uses and related development would be required to comply with existing County policies and regulations. The County would review zoning permit applications to ensure compliance with the Santa Barbara County Comprehensive Plan Conservation Element, Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), Santa Barbara County Code (Chapters 15A – Floodplain Management and 15B – Development Along Watercourses, Chapter 18C – Environmental Health Services, Chapter 29 – Storm Drains and Sanitary Sewers, Chapter 34A – Wells, and Chapter 34B – Domestic Water Systems), and the County's Storm Water Management Program. Application of these regulations would address potential impacts to surface and groundwater quality and supplies. Therefore, the contribution of the proposed Project to cumulative development that may affect surface and groundwater quality and supplies would be minor and cumulative impacts associated with the Project would be *insignificant*.

3.9.4.4 Proposed Mitigation

No mitigation measures are required.

3.9.4.5 Residual Impacts

Impact HYD-1, HYD-2, and HYD-3. As discussed above, the proposed uses and related development under the proposed Project would have to participate in a tiered permitting system, undergo the County's permit review process, and comply with applicable plans and regulations. Primarily due to these project components and relevant regulations, including the NPDES, Santa Barbara County

Comprehensive Plan Conservation Element and Seismic Safety and Safety Element, Grading Ordinance, Santa Barbara County Code (Chapters 15A – Floodplain Management and 15B – Development Along Watercourses, Chapter 18C – Environmental Health Services, Chapter 29 – Storm Drains and Sanitary Sewers, Chapter 34A – Wells, and Chapter 34B – Domestic Water Systems), and the County's Storm Water Management Program, residual water quality, groundwater, and flooding impacts associated with the proposed uses and related development would be *insignificant*.

Section 3.10
Land Use and Planning

3.10.1 Introduction

This section describes the affected environment and regulatory setting for land use and planning environment in Santa Barbara County and analyzes the potential effects that could result from implementation of the proposed Agricultural Enterprise Ordinance (Project). The information and analysis in this section is based on information in previous studies and Environmental Impact Reports (EIRs) prepared by the County. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, 2017 Cannabis Land Use Ordinance and Licensing Program EIR, and the 2016 Gaviota Coast Plan EIR, as well as the County's Comprehensive Plan (including all of the required general plan elements and community plans), Local Coastal Program [LCP] (i.e., Coastal Land Use Plan [CLUP] and Article II, County Coastal Zoning Ordinance [CZO]), and Land Use and Development Code [LUDC]) and regulations set forth in the Santa Barbara County Code (County Code). Impacts related to land use and planning are assessed based on potential consistency with County land use designations, zoning regulations, other related and relevant plans, ordinances, and standards.

3.10.2 Environmental Setting

Land use in the county is governed by the County's Comprehensive Plan – particularly the Land Use Element, and in the Coastal Zone, the CLUP. Land Use Element maps define boundary lines that characterize the intensity of development in the county (County of Santa Barbara 2016) and include the following five boundary areas:

Coastal Zone – The Coastal Zone spans 110 miles of coastline and includes approximately 184 square miles, as well as the offshore Channel Islands. For most of the coastline, this area typically extends inland 1,000 yards from the coast, but it extends further inland in several areas due to the presence of important habitat, recreational, and agricultural resources. These areas include the lands surrounding the Guadalupe Dunes, portions of the Gaviota Coast, and most of the Carpinteria Valley.

Urban Area – An area within which the development of residential, commercial, and industrial activity, and their related uses, buildings, and structures, including schools, parks, and utilities, are permitted. Agriculture is permitted and encouraged in this area when it is surrounded by urban uses, but when adjacent to a Rural Area, agriculture shall stay in the Rural Area.

Inner-Rural Area – An area where development is limited to rural uses such as agriculture and its accessory uses, mineral extraction and its accessory uses, recreation (public or private), ranchette development, and uses of a public or quasi-public nature. The minimum permitted lot size is 5 acres. Agricultural and open space preserves and related uses are encouraged. Inner-rural areas are adjacent to urban areas.

Rural Area – An area where development is limited to agriculture and related uses, mineral extraction and related uses, utility-scale solar photovoltaic facilities (if located in the Rural Area of the

Cuyama Valley Rural Region), recreation (public or private), low density residential and related uses, and uses of a public or quasi-public nature. The minimum lot size permitted in this area is 40 acres.

Existing Developed Rural Neighborhood (EDRN) – A neighborhood area that has developed historically with lots smaller (typically 5 to 20 acres in size) than those found in the surrounding Rural or Inner-Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the EDRN boundary, infill development of parcels at densities specified on the land use plan maps is permitted.

The Land Use Element of the County's Comprehensive Plan also guides the physical development of the county, establishes a pattern of land utilization, and sets out standards for both the density of population and the intensity of development for each of the land use classifications. The Land Use Element describes land use classifications, diagrams the distribution of land uses throughout the unincorporated county, and addresses the policies established for each community plan area.

Chapter 35 of the LUDC implements the policies of the County's Comprehensive Plan by classifying and regulating the uses of land within the county. Additionally, Article II CZO implements the policies of the Comprehensive Plan by classifying and regulating the use of land in accordance with the CLUP. While land use designations characterize allowable physical uses and the intensity of those uses, zoning designations legally define permitted uses and development standards and guidelines for those uses. The following sections describe the land use designations and zoning districts applicable to the proposed Project.

3.10.2.1 Agricultural Land Use and Zoning

Lands with rural unincorporated agricultural land use designations include, but are not limited to, lands in existing agricultural use, lands with prime soils, prime agricultural lands, grazing lands, lands with agricultural potential, and lands that are subject to Williamson Act contracts. The Comprehensive Plan defines three agricultural land use designations as follows:

Agriculture I (A-I, 5 or more acres minimum parcel size)[1] – This designation applies to acreages of prime and non-prime farmlands and agricultural uses which are located within Urban, Inner-Rural, and EDRN areas.

Agriculture II (A-II, 40 or more acres minimum parcel size) – This designation applies to acreages of farmlands and agricultural uses located outside Urban, Inner-Rural, and EDRN areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.

Agricultural Commercial (AC) (40-320 or more acre minimum parcel size) – This category is for commercially farmed, privately owned land which meets the following criteria:

1) The land is subject to a Williamson Act contract, including contracts that have been non-renewed; or
2) Parcels 40 acres or greater, whether or not currently being used for agricultural purposes, but otherwise eligible for Williamson Act contract may be included if they meet the requirements of Uniform Rule No. 6.

[1] The proposed Project includes only one use to be allowed on lands designated A-1, which is incidental food service at winery tasting rooms.

This category includes compatible land uses and land uses that are necessary and a part of the agricultural operations. All types of crops and livestock are included. Both prime and non-prime soils (as defined in the Williamson Act and the County's Uniform Rule No. 6) and irrigated and non-irrigated lands are included. Parcels which are smaller than 40 acres in size may be eligible for the Agricultural Commercial (AC) designation if they are prime or super-prime as defined by the Uniform Rules and are eligible for agricultural preserve status.

Agricultural zones include minimum lot sizes that limit the subdivision potential and affect the range of allowable uses. The AG-I and AG-II zones that would be affected by the proposed Project are defined as follows:

AG-I (Agricultural I) zone[2] – The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner-Rural, and EDRN areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

AG-II (Agricultural II) zone – The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.

3.10.2.2 Regions of Santa Barbara County

Santa Barbara County consists of eight incorporated cities and 19 census-designated places, including Vandenberg Space Force Base (VSFB), as well as the Los Padres National Forest (LPNF) and the sovereign nation of the Santa Ynez Band of Chumash Indians. Five regions of the County are used as a geographic basis for the proposed Project and to support the land use analysis including Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, Cuyama Valley, and South Coast (Figure 2-1).

3.10.3 Regulatory Setting

3.10.3.1 Local

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan provides general goals, policies, and programs applicable to the unincorporated portions of the county. The County's Comprehensive Plan expresses the community's development goals, embodies public policy relative to the distribution of future public and private land uses, and is required to maintain internal consistency between all adopted elements. The Land Use Element lays out the general patterns of development throughout the county, including the distribution of real estate, open space and agricultural land, mineral resources, recreational facilities, schools, and waste facilities. Other State-mandated elements included in the County's Comprehensive Plan are the Circulation, Conservation, Housing, Noise, Open Space, Seismic Safety and Safety, and Environmental Justice elements. In addition, the County's Comprehensive Plan contains the following elective elements: Agricultural, Energy, Environmental Resource Management (ERME), Scenic Highways, and Hazardous Waste.

[2] The proposed Project includes only one use to be allowed on lands zoned AG-1, which is incidental food service at winery tasting rooms.

Land Use Element

The Land Use Element of the County's Comprehensive Plan has four fundamental goals relating to the environment, urbanization, agriculture, and open lands. These goals aim to guide growth to locations and at a rate that can be sustained by available resources; to prevent scattered urban development and balance housing and jobs; to preserve cultivated agriculture and lands with both prime and non-prime farmland; and to prioritize open lands for non-urban uses where not suitable for agriculture (County of Santa Barbara 2016).

Land Use Element – Air Quality Supplement

Due to the exceedance of the National Ambient Air Quality Standards (NAAQS) for ozone (O_3) within the county, the 1977 Clean Air Act Amendments (CAAA) require that air quality plans include "… such other measures as may be necessary to ensure attainment and maintenance of such primary or secondary standards (for which the area is in a nonattainment status), including, but not limited to transportation controls…" Since the success of certain aspects of transportation planning is an integral part of land use planning, and since emissions growth from population-related sources contributes to the overall emissions growth in the county, land use control measures have been included in the Air Quality Supplement to the Land Use Element. As described further in Section 3.3, *Air Quality*, these land use measures aid in future air quality planning efforts and present a coordinated approach to integrating air quality planning techniques into the County's land use planning program.

Agricultural Element

The Agricultural Element of the County's Comprehensive Plan serves as a guide for addressing the future use of agricultural lands and resources. As described in Section 3.2, *Agricultural Resources*, it includes goals and policies applicable to govern the use, protection, and improvement of agricultural lands within the county.

Community and Area Plans

The Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Coastal Land Use Plan

The CLUP lays out the general patterns of development throughout the coastal areas of the county. Its purpose is to protect coastal resources while accommodating land use development within the Coastal Zone (County of Santa Barbara 2019). The other elements of the Comprehensive Plan are applicable within the Coastal Zone; however, when there is a conflict, the CLUP takes precedence.

Pursuant to the Coastal Act, each of the 15 counties and 53 cities along the California coast is required to prepare an LCP. The LCP consists of the local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements and implement the provisions and policies of the Coastal Act at the local level.

The Coastal Act policies focus on the protection of coastal resources and the regulation of development in the Coastal Zone. The policies govern land uses, including environmentally sensitive habitat areas and agricultural lands, recreational resources, the marine environment, scenic resources, and air quality. While the focus of the policies is on resource protection, the policies also govern land use, industrial development, and public works facilities in order to encourage well-planned and orderly development that is compatible with resource protection and conservation (County of Santa Barbara 2019).

Santa Barbara County Coastal Zoning Ordinance

Article II CZO, a part of Chapter 35 (Zoning) of the Santa Barbara County Code, applies to the unincorporated Coastal Zone within Santa Barbara County as well as the Channel Islands. The CZO implements the CLUP by classifying and regulating the uses of land, buildings, and structures in the Coastal Zone. Pursuant to Public Resources Code (PRC) Section 30500 of the California Coastal Act of 1976, the County must prepare an LCP for the unincorporated areas of the county within the Coastal Zone. The ordinance contains the coastal zoning district maps, which apply regulations of the ordinance to the properties in the coastal areas.

Santa Barbara County Land Use and Development Code

The LUDC, a portion of Chapter 35 (Zoning) of the Santa Barbara County Code, carries out the policies of the Comprehensive Plan by classifying and regulating the uses of land and structures within the inland areas of county, consistent with the Comprehensive Plan. The LUDC is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the county (Section 35.10.010 – Purpose of Development Code).

The County uses the LUDC as a tool to implement the goals, objectives, and policies of the Comprehensive Plan, including any applicable community, specific, or area plans. Provisions of the LUDC and any land use, subdivision, or development approved in compliance with these regulations must be consistent with other components of the Comprehensive Plan, including any applicable community, specific, or area plans.

The proposed Project would involve amendments to the LUDC to establish the land use regulations for the proposed uses and related development. These amendments would establish a tiered permitting structure for unincorporated lands zoned AG-II, and for incidental food service at winery tasting rooms on lands zoned AG-I. Additionally, the proposed Project would add new definitions for proposed uses and related development where they are absent from the LUDC and amend several existing definitions to provide greater clarity.

Santa Barbara County Code, Article V. Sec. 3-23 Right-to-Farm Ordinance

Pursuant to the California Right to Farm Act, which allows local jurisdictions to support agricultural activities concerning public nuisance claims (Section 3.2, *Agricultural Resources*), the Santa Barbara County Right-to-Farm Ordinance protects agricultural land uses from conflicts with nonagricultural land uses that may result in financial hardship to agricultural operators or the termination of their operation. The purpose of the ordinance is to preserve and protect agricultural zoned lands for exclusive agricultural use; to support and encourage continued agricultural operations in the county; and to forewarn prospective purchasers or residents of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust, and chemicals that may accompany agricultural operations. Projects that are proposed and/or approved in the county proximate to agriculturally zoned lands are often required to provide notice to future residents, tenants, and users of the Right-to-Farm.

Uniform Rules for Agricultural Preserves and Farmland Security Zones

As described in Section 3.2, *Agricultural Resources*, the Uniform Rules of Agricultural Preserves and Farmland Security Zones (Uniform Rules) are used to implement the Williamson Act and administer the Agricultural Preserve Program in Santa Barbara County. The Uniform Rules define eligibility requirements and compatible uses to which each participating landowner must adhere in order to receive a reduced tax assessment based on the actual use of the land for agricultural purposes, rather than its market value. Land enrolled in the Agricultural Preserve Program is to be used principally for commercial agricultural production, with the exception of land enrolled for open space or recreational purposes. Uniform Rule 2 – Compatible Uses in Agricultural Preserves, provides guidance and criteria for evaluating secondary uses on contracted land that are either incidental to, or supportive of, the agricultural operation on the property, in terms of their compatibility and consistency with the purpose and intent of the Williamson Act. The Uniform Rules require that uses on contracted lands shall be compatible with current or reasonably foreseeable agricultural operations and shall not significantly compromise the long-term agricultural capabilities of a parcel.

The proposed Project would also include amendments to the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules) to address the compatibility of proposed uses on lands subject to a Williamson Act contract and recognize compatible uses and related development on agricultural lands.

County of Santa Barbara Clean Air Plan

As described in Section 3.3, *Air Quality*, the CAAA of 1990 and the California Clean Air Act (CCAA) of 1988 mandate the preparation of Clean Air Plans (CAPs) that provide an overview of air quality and sources of air pollution and identify pollution-control measures needed to meet Federal and State air quality standards. The Santa Barbara Air Pollution Control District (SBCAPCD) and the Santa Barbara County Association of Governments (SBCAG) are responsible for formulating and implementing the CAP for the county. The CAP provides an overview of the regional air quality and sources of air pollution and identifies the pollution-control measures needed to meet clean air standards. The schedule for plan development is outlined by Federal and State requirements and is influenced by regional air quality. CAPs affect the development of SBCAPCD rules and regulations and other programs. They also influence a range of activities outside the district including transportation planning, allocation of monies designated for air-quality projects, and more.

Santa Barbara County Regional Transportation Plan and Sustainable Communities Strategy

The Santa Barbara County Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) Connected 2050 (Connected 2050) (2021) is a long-range transportation plan that sets forth how the region will meet its transportation needs for the 30-year period from 2020 to 2050 (Section 3.13, *Transportation*). Existing and future land use patterns and forecasted population and job growth were used to identify and prioritize transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle, and pedestrian, as well as transportation demand management measures and intelligent transportation systems. SBCAG updates regional growth forecasts, which inform this document, every 4 years. The most recent update, which informed Connected 2050, relies on the same core strategies and planning assumptions and strives to achieve the same, broad goals as the prior plans. However, Connected 2050 focuses on urban communities and not the rural lands and differs from its earlier counterparts by several key aspects:

- Connected 2050 considers updated Regional Growth Forecasts adopted by SBCAG in 2019.
- Connected 2050 reflects a significant increase in determined housing need, as provided in Senate Bill (SB) 828 (2018).
- Connected 2050 incorporates the region's first region-specific analysis of environmental justice indicators.
- Connected 2050 accounts for SB 1 (2017) which contributes to increased forecasted transportation revenues.
- Connected 2050 makes an assumption that remote work will be more significant post pandemic than it was prior to the pandemic.

3.10.4 Environmental Impact Analysis

This section discusses the potential land use and planning impacts associated with the proposed Project. The analysis considers the proposed amendments to the LUDC and the Article II CZO to establish a tiered permitting system for the proposed rural recreational uses and supplementary agricultural uses. The analysis also considers the proposed adoption of amendments to the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.

3.10.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. For purposes of this EIR, implementation of the proposed Project may have a significant adverse impact on land use and planning if it would:

a) Physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

County of Santa Barbara Thresholds and Guidelines

In addition to the land use and planning thresholds of significance from Appendix G of the CEQA Guidelines, the County's *Environmental Thresholds and Guidelines Manual* requires consideration of "Quality of Life" issues. The County's *Environmental Thresholds and Guidelines Manual* states that although changes to quality of life resulting from implementation of a project are not treated as significant effects on the environment pursuant to CEQA, many quality of life considerations are addressed in Comprehensive Plan policies. The following quality of life issues referenced in the County's *Environmental Thresholds and Guidelines Manual* and the County's Comprehensive Plan policies are relevant and used herein to determine project impacts:

1. Loss of privacy
2. Neighborhood incompatibility
3. Nuisance noise levels (not exceeding noise thresholds)
4. Increased traffic in quiet neighborhoods (not exceeding traffic thresholds)
5. Loss of sunlight/solar access

Non-Applicable Thresholds

- CEQA Land Use and Planning Threshold (a) (*Physically divide an established community*): The proposed Project is a regulatory program designed to more easily enable a range and diversity of allowed uses on unincorporated lands zoned AG-II, and for incidental food service at winery tasting rooms on lands zoned AG-I. Allowable uses would involve a range of activities that would be supplemental to or supportive of the existing agricultural use of lands zoned for agriculture. Implementation of the proposed Project would not result in rezoning of lands, or redevelopment of existing non-agriculture lands within the county. As such, implementation of the proposed Project would not disrupt or physically divide an established community.

Methodology

Table 3.10-3 evaluates the consistency of the proposed Project with the County's Comprehensive Plan, and other applicable plans, policies, and regulations. Pursuant to the County's *Environmental Thresholds and Guidelines Manual*, projects must conform to the applicable Comprehensive Plan policies, and decision-makers must make findings of consistency in order to approve the land use entitlements required for a project. Further, CEQA Guidelines Section 15125(d) requires that an EIR "…shall discuss any inconsistencies between the project and applicable general plans and regional plans." The preliminary determinations regarding the consistency of the proposed Project with these policies is presented for informational purposes. All final consistency determinations will be made by the Board of Supervisors during consideration of the proposed Project. While a preliminary determination of inconsistency with these plans or policies in itself would not constitute an impact to the physical environment, an inconsistency with an adopted plan or policy might suggest that the proposed Project would be conducted in such a way that it could result in an impact to the physical environment that is subject to CEQA review. Should the Board of Supervisors determine that the proposed Project is inconsistent with an existing County's Comprehensive Plan or regional plan policy, the proposed Project could not be approved unless measures are identified to eliminate this inconsistency.

3.10.4.2 Project Impacts

This impact analysis focuses on agriculture as a land use rather than a resource; for a discussion of impacts to agricultural resources (e.g., impacts to prime soils, lands within Williamson Act contracts, etc.) see Section 3.2, *Agricultural Resources.* Table 3.10-1 below provides a summary of the proposed Project's impacts related to land use and planning. A detailed discussion of each impact follows.

Table 3.10-1. Summary of Land Use and Planning Impacts

Land Use Impacts	Mitigation Measures	Residual Significance
Impact LU-1. The uses and related development enabled and streamlined for permitting under the proposed Project could potentially conflict with applicable County land use plans, policies, or regulations.	No mitigation required	Insignificant
Impact LU-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in adverse quality-of-life effects to existing communities due to traffic, odors, noise, or other physical environmental impacts.	No mitigation required	Insignificant
Impact LU-3. Rural recreation uses and supplementary agricultural uses enabled and streamlined for permitting under the proposed Project would create beneficial impacts by supporting plans, goals, and policies promoting agricultural activities within the County.	No mitigation required	Beneficial
Cumulative Impacts	No mitigation required	Insignificant

Impact LU-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially conflict with applicable County land use plans, policies, or regulations.

The following discussion of County policies and preliminary determinations regarding the consistency of the proposed Project with these policies is presented to comply with CEQA Guidelines Section 15125(d), which requires that an EIR "…shall discuss any inconsistencies between the proposed Project and applicable general plans and regional plans." This analysis focuses on the relevant local and regional plans and policies identified in Section 3.10.3, *Regulatory Setting* above. Table 3.10-2 summarizes relevant Santa Barbara County CLUP goals and policies, Comprehensive Plan goals and policies, and other relevant plans and policies.

The proposed uses and related development could increase the intensity of development and visitor-serving uses within and adjacent to unincorporated rural agricultural lands. Some uses that would be allowed under the proposed Project, such as educational experiences, tours, horseback riding, and other uses, would utilize pre-existing infrastructure and would not require any construction or new development. Other uses, such as small-scale campgrounds, farmstays, farm stands, firewood sales, incidental food service, fishing, and hunting, may involve only minor (and often internal) site alterations (e.g., limited grading) or modifications to existing structures. These proposed uses, described in Table 2-2, are intended to be consistent with existing County plans and policies with some levels of use (except for campgrounds) that could be exempt from the County's zoning permit

process. Thus, these uses are generally considered to be consistent with the goals and policies established in the County's plans and ordinances. However, some uses of these uses, including campgrounds and farmstays, as well as firewood and lumber processing, aquaponics, and composting may require construction of new structures or other practicies, with some potential to conflict with adopted policies. The amendments included as part of the proposed Project would also allow up to 5,000 square feet (sf) of structural development to support some of the proposed supplementary agricultural uses. Finally, the proposed Project includes an amendment to the Article II CZO to streamline the permit process for larger structural development on all lands zoned AG-II to bring it into conformance with the LUDC and the Gaviota Coast Plan.

New development associated with certain proposed uses may involve potential habitat disturbances and fragmentation, vegetation clearing (Section 3.4, *Biological Resources*), grading, cut and fill activities, temporary erosion and runoff, water quality impacts (Sections 3.6, *Geology and Soils* and 3.9, *Hydrology and Water Quality*), visual resource impacts (Section 3.1, *Aesthetics and Visual Resources*). Construction and operation of new development could also result in the generation of new criteria air pollutant emissions and greenhouse gas emissions (Section 3.3, *Air Quality* and Section 3.7, *Greenhouse Gas Emissions*, respectively). Nevertheless, preliminary analysis indicates that the proposed Project is potentially consistent with the goals and policies established in the County's plans and ordinances (Table 3.10-2).

Table 3.10-2. County Land Use Plans and Policies Consistency Summary

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
Aesthetics/Visual Resources			
Coastal Land Use Plan (CLUP)	Coastal Act Policy 30251	The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve the development of new buildings or structures. These uses would have little effect on the character of the surrounding environment. Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale (e.g., 15 space campground) that changes to visual character on a site-specific basis would not be substantial. In addition, all new buildings and structures, and development of larger-scale structures would undergo permit review and be subject to existing County regulations protecting visual resources, including public views, to control where and how development occurs in the rural area of the Coastal Zone. Coastal Development Permits (CDPs) would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf, and may include site-specific standards relating to applicable plans for development. These standards would ensure that scenic views are maintained and that activities are compatible with surrounding areas. Such standards would ensure any of the proposed uses and related development sited within the Coastal Zone protect scenic and visual qualities. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP) / General Plan – Land Use Element	Visual Resource Policy 4-3 / Visual Resource Policy 2	In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.	of the uses enabled by the proposed Project would not involve the development of new buildings or structures. These uses would have little effect on the character of the surrounding environment. Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale (e.g., 15 space campground) that changes to the character of the surrounding natural environment would not be substantial. In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices, and may be required to undergo design review and comply with design standards, depending on location of the development, as well as other associated permit conditions. Design standards and permit conditions would ensure that the character of the surrounding natural environment would not be adversely affected. Additionally, all uses would be supplemental and incidental to existing agricultural uses and would generally be compatible with the existing character of the surrounding agricultural area. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Visual Resource Policy 4-5	In addition to that required for safety (see CLUP Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer	**Consistent.** Within the Coastal Zone, coastal bluffs are found within the Gaviota Coast Plan area and near the Guadalupe Dunes. Many of the uses enabled by the proposed Project would not involve development of new buildings or structures, and therefore, would not impact public views from the beach. Within the Coastal Zone, all of the proposed uses, except for farm stands smaller than 800 sf, would require a CDP. As part of the CDP review process, new development regardless of size would be required to set back from the bluff edge sufficiently far so as to not infringe on views from the beach. Therefore, the proposed Project would be consistent with this policy.

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		to the bluff's edge than the adjacent structures.	
Coastal Land Use Plan (CLUP) / General Plan – Land Use Element	Visual Resource Policy 4-6 / Visual Resource Policy 4	Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Uses that would be allowed by the proposed Project could vary in size and scale, with some being exempt from permits and others requiring a Zoning Clearance (ZC), Land Use Permit (LUP) or CDP. Not all agriculturalists who participate in the agricultural enterprises uses will propose to include new signage. New signage is more likely to be proposed with new rural recreational uses compared to the supplementary agricultural uses. In any case, signage is regulated independently of permits required for development. Signs are regulated by the LUDC Chapter 35.38 (Sign Standards) in the Inland Area and in the Coastal Zone by Article I Sign Regulations of Chapter 35 of the County Code – Zoning. With the exception of signs advertising the sale of farm products, and combination farms signs, which identify the owner or operator of a farm and the produce produced on the farm, a sign permit (Sign Certificate of Conformance) must be obtained before installing a sign. Compliance with the sign regulations ensure that signs would be adequately sized and placed so as not to detract from scenic areas or views from public roads and other viewing points. Therefore, the proposed Project would be consistent with this policy.
Agriculture			
Coastal Land Use Plan (CLUP)		A parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, and all other lands suitable for	**Consistent.** The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.	recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. As described in Section 3.2, *Agricultural Resources* the proposed Project would not lead to permanent conversion of substantial amounts of agricultural land to nonagricultural uses and could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture. Therefore, the proposed Project would be consistent with this policy.
Comprehensive Plan – Agriculture Element	GOAL I. Supporting Policies I.A through I.G	Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara Country. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.	**Consistent.** The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. These uses are intended to enhance the economic viability of agricultural operations. The proposed agricultural tourism, rural recreation, and supplemental agricultural uses are intended to be compatible with existing agricultural uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supportive of existing agricultural uses. Given limitations on development and allocation of space to specifically accommodate agritourism visitors, the introduction of agritourism uses and associated temporary increase in site occupancy would not interrupt or impede existing agricultural premises on project sites or adjacent properties. As described in Section 3.2, *Agricultural Resources* the proposed Project would not lead to permanent conversion of substantial amounts of agricultural land to nonagricultural uses and could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture. Newly enabled supplemental

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			agricultural uses would support, encourage, and enhance the continuation of agriculture as a major viable production industry in the County by furthering and expanding the ability to process products on the farm. As a result, the proposed Project would be consistent with this goal and its supporting policies.
Comprehensive Plan – Agriculture Element	GOAL II. Supporting Policies II.B and II.D	Agricultural lands shall be protected from adverse urban influence.	**Consistent.** The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. Many of the uses enabled by the proposed Project would not involve any development. Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground). In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices, depending on location of the development, as well as other associated permit conditions. As described in Section 3.2, *Agricultural Resources*, the proposed Project would not lead to urban development or urban influences on existing agricultural lands. In fact, newly enabled uses could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture. Therefore, the proposed Project would be consistent with this goal and its supporting policies.
Comprehensive Plan – Agriculture Element	GOAL III.	GOAL III. Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.	**Consistent.** The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			development enabled by the proposed Project would be small-scale, secondary, and supportive of existing agricultural uses. Many of the uses enabled by the proposed Project would not involve any new structural development. Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale (e.g., 15 space campground) such that it would not interfere with the primary agricultural uses. In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices, depending on location of the development, as well as other associated permit conditions. As described in Section 3.2, *Agricultural Resources* the proposed Project could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture. As a result, the proposed Project would be consistent with this goal.
Comprehensive Plan – Agriculture Element	GOAL V. Supporting Policies V.A through V.B	Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm.	**Consistent.** The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Each of these uses would be small-scale, secondary, and supportive of existing agricultural uses and production. Agritourism uses could have the added effect of promoting the products grown on the property, further supporting the farm's brand as well as Santa Barbara County agriculture as a whole. As described in Section 3.2, *Agricultural Resources* the proposed Project could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture. Therefore, the proposed Project is consistent with this goal and its supporting policies.
Biological Resources			
Coastal Land Use Plan (CLUP)	Development Policy 2-11	All development, including agriculture, adjacent to areas	**Consistent**. The proposed Project would create a tiered permitting system and would ease permitting standards for two

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.	types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. As discussed further in Section 3.4, *Biological Resources* many of the uses enabled by the proposed Project would not involve any development and would have no direct impacts to environmentally sensitive habitat (ESH). However, the proposed uses and related development would result in increased noise, lighting, etc. related to an increase in human presence (e.g., small-scale events, campgrounds, and/or farmstays) and associated commercial agricultural activities (e.g., commercial composting facility). Noise and other forms of human disturbance could result in indirect harassment and/or predation or injury to special-status species. These impacts are considered potentially significant and would require implementation of **MM BIO-1** and **MM BIO-2** to reduce potential impacts to an insignificant level. Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground) such that ESH could be avoided. All development, including exempt farm stands, must comply with minimum standard setbacks from ESH, and would need to comply with any additional required buffers as prescribed by the CLUP and applicable community plans. All uses that require larger-scale vegetation removal, grading, and development would undergo review as a part of the CDP process that would identify any potential adverse effects on natural resources and wildlife, including riparian corridors, wetlands, and sensitive habitats, as well as effects on water quality and instream flows. The implementation of development standards and conditions imposed as a result of County permit review would ensure that development avoids potential impacts to ESH. Therefore, the proposed Project would be consistent with this policy.

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
Coastal Land Use Plan (CLUP)	Coastal Act Policy 30240	(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	**Consistent**. The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. As discussed further in Section 3.4, *Biological Resources* many of the uses enabled by the proposed Project would not involve any development and would have no direct impacts to ESH. However, the proposed uses and related development would result in increased noise, lighting, etc. related to an increase in human presence (e.g., small-scale events, campgrounds, and/or farmstays) and associated commercial agricultural activities (e.g., commercial composting facility). Noise and other forms of human disturbance could result in indirect harassment and/or predation or injury to special-status species. These impacts are considered potentially significant and would require implementation of **MM BIO-1** and **MM BIO-2** to reduce potential impacts to an insignificant level. Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground) such that ESH could be avoided. All development, including exempt farm stands, must comply with minimum standard setbacks from ESH, and would need to comply with any additional required buffers as prescribed by the CLUP and applicable community plans. All uses that require larger-scale vegetation removal, grading, and development would undergo review as a part of the CDP process that would identify any potential adverse effects on natural resources, and wildlife, including riparian corridors, wetlands and sensitive habitats, as well as effects on water supply, water quality, and instream flows. The implementation of development standards and conditions imposed as a result of County review would ensure that development avoids potential impacts to ESH.

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-1	Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.	**Consistent**. The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. As discussed further in Section 3.4, *Biological Resources* many of the uses enabled by the proposed Project would not involve any development and would have no direct impacts to ESH. However, the proposed uses and related development would result in increased noise, lighting, etc. related to an increase in human presence (e.g., small-scale events, campgrounds, and/or farmstays) and associated commercial agricultural activities (e.g., commercial composting facility). Noise and other forms of human disturbance could result in indirect harassment and/or predation or injury to special-status species. These impacts are considered potentially significant and would require implementation of **MM BIO-1** and **MM BIO-2** to reduce potential impacts to an insignificant level. Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground) such that ESH would be avoided. Development within a habitat area overlay, all projects that would be subject to review as a part of the CDP process would also be subject to a conformity analysis with applicable habitat protection policies of the land use plan. As a result, the approval of any grading plan or related development permit may be subject to a site inspection by a qualified biologist prior to approval by the County. Such projects are required to comply with this policy and conditions may be imposed as part of

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			the permit approval process. The proposed Project would be potentially consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-4	All permitted industrial and recreational uses shall be regulated both during construction and operation to protect critical bird habitats during breeding and nesting seasons. Controls may include restriction of access, noise abatement, restriction of hours of operations of public or private facilities.	**Consistent**. The proposed Project would enable and streamline permitting requirements for small-scale rural recreational uses on lands zoned AG-II (e.g., small-scale campgrounds, farmstays, and educational opportunities) and supplementary agricultural uses (e.g., agricultural processing and composting). CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. While standard setbacks would be required pursuant to **MM BIO-1**, the review CDP applications would ensure consistency with additional relevant plans and policies as well as compliance with the Migratory Bird Treaty Act (MBTA). This would require avoidance of construction activities during the nesting bird season or requirements for pre-construction survey and avoidance of active nests. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-18	Development shall be sited and designed to protect native grassland areas.	**Consistent.** Uses involving vegetation removal and grading in ESH – including native grassland areas –would undergo review as a part of the CDP process. This may include requirements for best management practices (BMPs) relating to grading, construction, and operation and would aim to minimize adverse impacts relating to runoff, erosion, and vegetation removal in native grassland areas. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-22	Butterfly trees shall not be removed except where they pose a serious threat to life or property, and shall not be pruned during roosting and nesting season.	**Consistent.** With the exception of farm stands of less than 800 sf, all development would require a CDP and undergo review as a part of the CDP process. **MM BIO-1** and **MM BIO-2** require standard setbacks from all native habitats and location of new development outside the canopy dripline of native trees, respectively. In addition, County permit review would ensure compliance with relevant plans, policies, and conditions of approval relating to avoidance of butterfly trees and other native

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			and non-native specimen trees. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-35	Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.	**Consistent.** With the exception of farm stands of less than 800 sf, all development would require a CDP and undergo review as a part of the CDP process. **MM BIO-2** requires s locating new development outside the canopy dripline of native trees, especially oak trees. In addition, permit review would ensure compliance with relevant plans and policies. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-36	When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.	**Consistent**. The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. As discussed further in Section 3.4, *Biological Resources* many of the uses enabled by the proposed Project would not involve new structural development and would have no direct impacts to native plant communities. Where new structures are proposed, they would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground) such that ESH could be avoided. **MM BIO-1** requires that all development comply with a minimum 100-foot setback from native vegetation, and **MM BIO-2** requires development avoid the canopy dripline of native trees. All development (with the exception of farm stands smaller than 800 sf) would undergo review as a part of the CDP process that would identify any potential adverse effects to native vegetation. The implementation

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			of development standards and conditions imposed as a result of County permit review would ensure that development avoids potential impacts to native vegetation and trees. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use			
Coastal Land Use Plan (CLUP)	Policy 1-2	Where policies within the land use plan overlap, the policy which is the most protective of coastal resources shall take precedence.	**Consistent**. In the Coastal Zone, all development except for farm stands less than 800 sf would require review as a part of the CDP process. During this review the most protective coastal resource policies would prevail, as required by this policy.
Coastal Land Use Plan (CLUP)	Policy 1-3	Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.	**Consistent.** CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. During this review the policies of the CLUP would take precedence over similar or conflicting policies of the County's Comprehensive Plan. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Policy 1-4	Prior to the issuance of a coastal development permit, the County shall make the finding that the development reasonably meets the standards set forth in all applicable land use plan policies.	**Consistent**. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. During this review the County would ensure that the project meets the standards set forth in all applicable land use policies. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Development Policy 2-15	The County shall not issue permits for non-exempt development on the Hollister Ranch unless the Coastal Commission certifies that the requirements of PRC Section 30610.3 have been met by each applicant or that the Commission finds that access is otherwise	**Consistent.** CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. would undergo review as a part of the CDP process to ensure compliance with all applicable plans and policies. This review would address compliance with the requirements of PRC Section 30610.3, relating to payment of the in-lieu fee for public access. The proposed Project would be consistent with this policy.

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		provided in a manner consistent with the access policies of the Coastal Act.	
Geology and Soils			
Comprehensive Plan – Land Use / Coastal Land Use Plan (CLUP)	Hillside and Watershed Protection Policy 1 / Policy 3-13	Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. These uses would not require any cut or fill operations. All uses that require substantial grading would be required to comply with California Building Code Chapter 70 standards, which includes certification of grading plans, cut and fill, and erosion control by a professional geotechnical engineer and professional engineering geologist. Further, the County requires conformance with County Grading and Building Codes (Chapters 14 and 10, respectively, of the County Code) to address potential geologic hazards. Development review would require approval of a geological study, soils engineering study, and an erosion and sediment control plan to reduce cut and fill and grading impacts. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Policy 3-4	In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the	**Consistent.** Only limited areas along the Gaviota Coast and the Guadalupe area would be potentially located on coastal bluffs. Many of the uses enabled by the proposed Project would not involve any development. These uses would not be affected by bluff erosion. In the Coastal Zone, all development except for farm stands less than 800 sf would be subject review as a part of the CDP process to ensure compliance with applicable plans and regulations, including those in the CLUP and the Statewide Interpretive Guidelines relating to setbacks from bluff edges. Compliance with applicable regulations may also include

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		required setback. A geologic report shall be required by the County in order to make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologic Stability of Bluff top Development."	requirements for geologic studies and reports. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan / Comprehensive Plan – Land Use Element	Policy 3-14 / Hillside and Watershed Protection Policy 2	All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effect on existing conditions related to topography, soils, geology, or hydrology. Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale (e.g., 15 space campground) that it would be consistent with existing site topography, soils, geology, and hydrology. **MM BIO-1** and **MM BIO-2** would require standard setbacks from native vegetation and trees, which would ensure consistency with some aspects of this policy. In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices, depending on location of the development, as well as other associated permit conditions. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf to ensure that the project would not create the potential for significant effects on the natural environment. Development plans, which would be required for

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			certain projects, would ensure that new uses minimize impacts related to topography, soils, geology, and hydrology, as well as other existing conditions. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan / Comprehensive Plan – Land Use Element	Policy 3-15, Policy 3-17 / Hillside and Watershed Protection Policy 3, Hillside and Watershed Protection Policy 5	For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effect on existing hillsides or create the potential for construction-related soil erosion. All new development that would involve substantial grading (and all development in the Coastal Zone except for farm stands less than 800 sf) would be subject to review by the County. In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices, depending on location of the development, as well as other associated permit conditions. Site-specific standards and development plans may be required on a case-by-case basis. These would include measures to ensure appropriate slope stability, soil protection, erosion, and sediment control measures, as necessary, in accordance Grading Ordinance regulations Measures identified in applicable documents would apply to all agricultural enterprise activities if they require grading of more than 50 cubic yards to ensure appropriate erosion and sediment control measures are implemented in accordance with the Grading Ordinance regulations (Chapter 14 of the County Code). Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Policy 3-20	All development within the coastal zone shall be subject to the slope density curve (Plate A) of	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.	supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses Many of the uses enabled by the proposed Project would not involve any development. Construction and operation of these uses would not have any potential to conflict with this policy. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. These projects would be required to comply with all relevant plans and policies relating to slope stability. The implementation of site-specific conditions would limit future development on undisturbed slopes that exceed 40 percent. Therefore, the proposed Project would be consistent with this policy.
Hazards/Hazardous Materials			
Coastal Land Use Plan (CLUP)	Coastal Act Policy 30253	30253. New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to geologic, flood, or fire hazards. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. This would include review for compliance with relevant policies from the Seismic Safety and Safety Element, the California Building Code, and the California Fire Code, as well as Santa Barbara County Fire Department (SBCFD) development standards, to ensure that new development minimizes risks to life and property in areas of high hazard risk and that stability and structural integrity are sufficient to avoid contributions to erosion or alterations to natural landforms. Therefore, the proposed Project would be consistent with this policy.

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
Coastal Land Use Plan (CLUP)	Policy 3-8	Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to geologic hazards. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. Policies and design/development standards from plans such as the County's Seismic Safety and Safety Element would also be implemented to ensure that hazard risks are minimized for new development. This could include geologic studies and various mitigation measures relating to seismic events, tsunami runup, landslides, erosion, and other geologic hazards such as expansion of soils and subsidence areas. Therefore, the proposed Project would be consistent with this policy.
Comprehensive Plan – Seismic Safety and Safety Element	Flood Policy 2	The County shall evaluate whether development should be located in flood hazard zones, and identify construction methods or other methods to minimize damage if development is located in flood hazard zones pursuant to Government Code §65302(3)(g)(2)(ii).	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to flood hazards. In addition, all new buildings and structures, and development – including habitable structures- would undergo County permit review to determine compliance with relevant plans and practices, depending on location of the development, as well as other associated permit conditions. This review would ensure that development sited within or near a flood hazard zone contains the required setbacks, building

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			materials, construction methods, and utilities. Adherence to Santa Barbara County Code Chapter 15A, *Floodplain Management*, and Section 15A-16, *Standards of Construction*, would minimize or avoid flood hazards. Therefore, the proposed Project would be consistent with these goals and policies.
Comprehensive Plan – Seismic Safety and Safety Element	Fire Protection and Prevention Goal 1	Continue to pursue and promote County fire prevention programs and control measures.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to fire hazards. In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices. This would include compliance with relevant policies from the County's Seismic Safety and Safety Element, the California Building Code, and the California Fire Code, as well as SBCFD development standards, to ensure that new development minimizes risks to life and property in areas of high fire hazard risk. Therefore, the proposed Project would be consistent with this goal.
Comprehensive Plan – Seismic Safety and Safety Element	Geologic and Seismic Protection Policy 1	The County shall minimize the potential effects of geologic, soil, and seismic hazards through the development review process. Implement implementation measures.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to geologic, soil, or seismic hazards. In addition, all new buildings and structures, and development of larger-scale structures would undergo permit review and be subject to existing County regulations regarding geologic hazards. This would include

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			compliance with policies and design/development standards from plans such as the Seismic Safety and Safety Element. This could include geologic studies and various mitigation measures relating to seismic events, landslides, erosion, and other geologic hazards such as expansion of soils and subsidence areas. Additionally, any projects requiring grading would need to obtain a Grading Permit to ensure that BMPs are implemented during construction to avoid negative geologic and soil impacts. Therefore, the proposed Project would be consistent with this policy.
Hydrology and Water Quality			
Coastal Land Use Plan (CLUP)	Coastal Act Policy 30231	The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing of permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to geologic, flood, or fire hazards. Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale (e.g., 15 space campground) that it would have no effect on biological productivity or water quality. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf, The implementation of conditions imposed as a part of that review would ensure that the proposed uses and related development would not adversely affect biological productivity and water quality. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP) / Comprehensive	Policy 3-11 / Flood Hazard Area Policy 1	All development, including construction, excavation, and grading, except for flood control	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing of permitting standards for two types of low-level uses: uses that are directly

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
Plan – Land Use Element		projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.	supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to flood hazards. In addition, all new buildings and structures, and development of larger-scale structures would undergo permit review. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf, This review would ensure that development sited within or near a flood hazard zone contains the required setbacks, building materials, construction methods, and utilities. Adherence to Santa Barbara County Code Chapter 15A, *Floodplain Management*, and Section 15A-16, *Standards of Construction*, would minimize or avoid flood hazards. Therefore, development under the proposed Project would be consistent with these goals and policies.
Coastal Land Use Plan / Comprehensive Plan – Land Use Element	Policy 3-16 / Hillside and Watershed Protection Policy 4	Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing of permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to sedimentation. In addition, all new buildings and structures, and development of larger-scale structures would undergo County permit review to determine compliance with relevant plans and practices, depending on the location of development, as well as other associated permit conditions. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf, Specific permit application requirements and identified BMPs may also be required to ensure that appropriate erosion and sediment control

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			measures are implemented in accordance with Grading Ordinance regulations (Chapter 14 of the County Code).
Coastal Land Use Plan (CLUP) / Comprehensive Plan – Land Use Element	Policy 3-18 / Hillside and Watershed Protection Policy 6	Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing of permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to surface water or stormwater. In addition, all new buildings and structures, and development would undergo County permit review to determine compliance with relevant plans and practices, depending on location of the development, as well as other associated permit conditions. This includes State and local regulations governing water quality, that would ensure that BMPs would minimize erosion and promote groundwater recharge where the aquifers intersect with the ground. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP) / Comprehensive Plan – Land Use Element	Policy 3-19 / Hillside and Watershed Protection Policy 7	Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing of permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to surface or groundwater features. Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale (e.g., 15 space campground) that it would have no effect on surface or groundwater features. Significant development occurring as a result of the proposed Project would be reviewed on a case-by-case basis to ensure compliance with applicable standards and

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			policies. This includes development plans and implementation of BMPs, such as those in Water Quality Control Plans. Projects involving additional development may also be required to obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit in order to avoid degradation of water quality during construction. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-37	The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. The buffer shall be established based on an investigation of factors including soil type and stability of stream corridors; how surface water filters into the ground; slope of the land on either side of the stream; and location of the 100-year flood plain boundary, and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing of permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Therefore, these uses would not have any effects related to water quality. Additionally, where development is required, **MM BIO-1** would require uses enabled under the proposed Project and associated construction development to be located from sensitive habitats by a 100-foot setback. Construction of limited development permitted under the proposed Project would undergo permit review and be subject to existing County regulations protecting biological resources to control where and how development occurs in the rural area of the Coastal Zone. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. The implementation of development standards would regulate agricultural enterprise activities and ensure development adjacent to wetlands would follow rules relating to buffer strips and setbacks, including criteria affecting establishment of buffers. This includes development plans and implementation of BMPs, such as those in Water Quality Control Plans. Projects involving additional development may also be required to obtain an NPDES Construction General Permit in order to avoid degradation of

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			water quality during construction. Therefore, the proposed Project would be consistent with this policy.
Land Use			
Coastal Land Use Plan (CLUP)	Policy 7-30	Visitor-serving facilities shall be permitted in rural areas only if it is determined that approval of such development will not result in a need for major ancillary facilities on nearby lands, i.e., residences, stores, gas stations.	**Consistent.** The proposed Project would enable and streamline the permitting for certain visitor-serving rural recreational uses ranging from campgrounds, farmstays, and small-scale events to horseback riding, hunting, and fishing. No uses would introduce additional permanent or residential populations, nor would they result in a need for major ancillary facilities such as residences, stores, and gas stations. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Environmentally Sensitive Habitat Area Policy 9-9	A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in Policy 9-10.	**Consistent**. The proposed Project would create a tiered permitting system and would ease permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. As discussed further in Section 3.4, *Biological Resources* many of the uses enabled by the proposed Project would not involve any development and would have no direct impacts ESH. Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground) such that ESH would be avoided. Even exempt uses would be subject to basic site review and be required to be sited outside of ESH and required buffers. All uses that require larger-scale vegetation removal, grading, and development would undergo review as a part of the CDP process. As a part of this review the County would identify any potential adverse effects natural resources including wetlands. Standard Clean Water Act (CWA) permitting requirements and the implementation of conditions imposed as a result of County review, as necessary, would ensure that development avoids

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			potential impacts to wetlands. Therefore, the proposed Project would be consistent with this policy.
Regional Transportation Plan – Sustainable Community Strategies	GOAL 1. Supporting Policy 1.1	Environment. Foster patterns of growth, development and transportation that protect natural resources and lead to a healthy environment	**Potentially Consistent**. As described in Section 3.13, *Transportation*, the proposed Project would result in a significant and unavoidable impact with regard to Vehicle Miles Traveled (VMT). However, implementation of new uses and related development on individual sites, as enabled by the proposed Project, would not result in a substantial increase in trip generation. These uses would generally be small-scale, low-intensity, and supplemental to existing agricultural activities. No uses would introduce additional permanent or residential populations, nor would they result in measurable changes in growth patterns, development patterns, or transportation patterns. Therefore, the proposed Project would be consistent with this policy.
Public Services, Utilities, Energy, and Recreation			
Coastal Land Use Plan (CLUP)	Coastal Act Policy 30211	Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. Construction and operation of these uses would not have any potential to impact the public's right of access to the sea. Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale (e.g., 15 space campground) that there would be no potential to impact the public's right of access. In addition, all new buildings and structures, and development of larger-scale structures located in the Coastal Zone would undergo permit review. CPDs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. This review would ensure compliance with relevant plans, policies, and conditions of

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			approval relating to the public's right of access. CDPs would be issued by the County on a case-by-case basis and may include site-specific standards relating to applicable project plans. County staff can ensure that new development would not interfere with public access to the sea. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Coastal Act Policy 30213	Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.	**Consistent.** The proposed Project would enable and streamline the permitting for certain visitor-serving rural recreational uses including campgrounds, farmstays, guided tours, educational experiences, small-scale events, horseback riding, hunting, fishing, etc. In addition to providing lower cost visitor and recreational uses, these secondary uses would provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Policy 3-21	Where agricultural development will involve the construction of service roads and/or the clearance of natural vegetation for orchard development, a brush removal permit shall be required.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Clearance of natural vegetation (for orchard development or otherwise) would not be permitted under the proposed Project. Additionally, **MM BIO-1** would require uses enabled under the proposed Project and associated construction development to be located from sensitive habitats by a 100-foot setback. Construction of service roads for limited development permitted under the proposed Project would undergo permit review and be subject to existing County regulations protecting biological resources to control where and how development occurs in the rural area of the Coastal Zone. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. All relevant permits, including brush removal permits, would be obtained prior to construction of additional

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			roads or vegetation clearance as a result of this review process. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Policy 7-3	For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County, based on findings reflecting historic use, existing and future public recreational needs, and coastal resource protection. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.	**Consistent.** The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. Many of the uses enabled by the proposed Project would not involve any development. These uses would not have any potential to conflict with this policy. CDPs would be issued by the County for all development within the Coastal Zone except for farm stands smaller than 800 sf. These uses subject to existing County policies and regulations protecting coastal access to control where and how development occurs, including the granting of lateral easements. CDPs would be issued by the County on a case-by-case basis and may include site-specific conditions. County staff would ensure that new development would not interfere with public access to the sea. Therefore, the proposed Project would be consistent with this policy.
Coastal Land Use Plan (CLUP)	Policy 7-29	Visitor-serving commercial recreational development in rural areas should be limited to low	**Consistent**. The proposed Project would enable and streamline the permitting for certain visitor-serving rural recreational uses including campgrounds and farmstays. Campgrounds would be

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		intensity uses, i.e., campgrounds, which are designed to protect and enhance visual resources, and minimize impacts on topography, habitats, and water resources.	small-scale including the development of up to 15 sites on parcels that are 100 acres or less, 20 sites on parcels ranging in size between 100 and 320 acres, and 30 sites for parcels more than 320 acres. Similarly, farmstays would be established in existing principal dwellings or other accessory dwellings that are converted for such purpose. Therefore, these uses would not have noticeable effects on topography, habitats, or water resources. The proposed Project would be consistent with this policy.
Comprehensive Plan – Land Use Element / Coastal Land Use Plan (CLUP)	Land Use Development Policy 4 / CLUP Policy 2-6	Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.	**Consistent**. The proposed Project would enable a range of uses by creating a tiered permitting system and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses). All of the proposed uses, and in particular the uses directly supportive of existing agricultural operations would not result in a need for substantial utility extensions or increases in utility usage, in part due to their location in rural areas where no water and sewer districts provide services. However, rural recreational and agritourism uses would bring increases in the temporary population to individual agricultural premises, which depending on the intensity of the use, may require additional water and wastewater treatment. As described in Section 3.13, *Public Services, Utilities, and Recreation*, future projects involving the need for new wells or on-site wastewater treatment systems (OWTS) would trigger the need for County review. This case-by-case review would ensure the proposed activities would be served by adequate public or private utilities with sufficient capacity. Therefore, the proposed Project would be consistent with this policy.
Noise			
Comprehensive Plan – Noise Element	Policy 1	In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the	**Consistent.** Most of the uses enabled by the proposed Project would be located in rural, agricultural areas, and would not be located in close proximity to sensitive receptors and noise-

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
		maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.	sensitive uses (i.e., sensitive receptors) such as hospitals, nursing homes, schools or other educational facilities, and in most cases, not in close proximity to residential uses, which are also identified as sensitive receptors. In addition, many proposed uses allowed under the Project would not require additional development and would not involve any construction noise. As described in Section 3.11, *Noise*, any projects involving a grading permit would be required to observe the County's limitation on grading hours set forth in Section 14-22 of the Grading Code. No work which requires a grading permit is allowed to take place between the hours of 7:00 p.m. and 7:00 a.m. Additionally, as required by the policies and standards contained within the County's Comprehensive Plan construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8:00 a.m. to 5:00 p.m. only. Operationally, many of the proposed uses would not require modifications to existing structures or would require internal modifications only, and thus, not create new sources of construction noise.. Incidental food service at a winery tasting room would not generate substantial new activities or patrons as it would serve existing patrons and would not be likely to substantially increase activity at the existing winery tasting room. Other rural recreational uses, such as small-scale campgrounds, farmstays, educational opportunities, and small-scale events could bring new visitors to an agricultural area. However, noise associated with these uses is also generally low and has a small footprint. For example, existing campgrounds in the county observe quiet hours and restrict the volume and use of amplified noise, generators, and other noise sources. Additionally, **MM NOI-1** would further restrict nighttime noise as associated with these activities. Given the size of agricultural properties, the large distances to off-site sensitive receptors, operational noise from

Table 3.10-2. County Land Use Plans and Policies Consistency Summary (Continued)

Element/Plan	Policy Name/Number	Policy	Consistency Analysis
			events are not expected to result in disturbance to sensitive receptors. Other uses enabled by the proposed Project including agricultural processing, lumber processing/milling, and agricultural product preparation, would result in noise from farm equipment and possible truck traffic. However, these uses would be small in scale and the noise sources are generally compatible with the agricultural zoning and the existing on-site uses. Overall, the proposed Project would be consistent with this policy.
Comprehensive Plan – Noise Element	Policy 5	Noise-sensitive uses proposed in areas where the Day-Night Average Sound Level is 65 dB or more should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dB LDN when doors and windows are closed. An analysis of the noise insulation effectiveness of proposed construction should be required, showing that the building design and construction specifications are adequate to meet the prescribed interior noise standard.	**Consistent.** According to Noise Element Policy 2, noise-sensitive uses include transient lodging. Some uses allowed under the proposed Project, such as farmstays and camping, are classified as transient lodging and therefore would be considered noise-sensitive uses. New campgrounds and farmstays resulting from the proposed Project would be sited on agricultural lands, typically in rural, less-developed areas. Most would not be located close in proximity to high-noise-generating uses or sources, and the Day-Night Average Sound Level would be lower than 65 decibels (dB). In addition, campgrounds and farmstays would require permits, and therefore, would be reviewed by the County. The review process would consider whether the use is proposed in close proximity to a high noise source, such as U.S. Highway 101, and ensure compliance with relevant policies and regulations, including those addressing noise exposure. Therefore, the proposed Project would be consistent with this policy.

In addition to the policies identified in Table 3.10-2 above, various community plans within the county provide policies and development standards that address a wide range of resources. Many of these policies are simultaneously addressed in the Land Use, Agricultural, Seismic Safety and Safety, and Conservation elements of the County's Comprehensive Plan. All development, including exempt farm stands, must comply with any additional policies included in applicable community plans.

Community plans aim to protect water resources and water supply through water efficient design and landscaping and the assurance of adequate water supplies prior to developmental approval. Biological resources are also addressed in all of the community plans. For example, these plans include policies addressing the protection of riparian habitats, native grasslands, and native and non-native specimen trees, including oak trees. Policies protecting biological resources are thoroughly addressed in other County plans and ordinances. All uses that would be allowed under the proposed Project that require substantial new development or ground disturbance and all development in the Coastal Zone except for farm stands less than 800 sf would undergo review by the County to ensure compliance with existing community plans and policies. Given that policies in specific community plans are designed to be consistent with policies in the Comprehensive Plan as a whole, as well as other County ordinances and plans, the proposed Project would likely be consistent with policies and goals in the applicable community plans.

Impact LU-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in limited adverse quality of life effects to existing communities due to traffic, odors, noise, or other physical environmental impacts.

The proposed Project would allow for rural recreational uses and supplementary agricultural uses on unincorporated lands zoned AG-II and for incidental food service at winery tasting rooms on lands zoned AG-I. The permit requirements for these uses would vary depending on the scale and intensity of the uses and related development. Future uses and related development under the proposed project – including those involving structural or other types of development – could create limited adverse quality-of-life impacts on existing adjacent residences as a result of the development itself or from privacy loss, neighborhood incompatibility, nuisance noise levels (not exceeding noise thresholds) and increased traffic.

As described in Section 3.1, *Aesthetics and Visual Resoruces*, many of the proposed uses that would be permitted under the proposed Project, such as educational experiences, tours, horseback riding, and other uses that would be exempt from permitting requirements, would utilize preexisting infrastructure, trails, etc. These uses would not require any construction or new development. Therefore, these uses would not create potential for alterations to aesthetic resources (e.g., scenic vista). Similarly, these uses would not result in any short-term, temporary construction-related air emissions (Section 3.3, *Air Quality*), noise (Section 3.11, *Noise*), or traffic (Section 3.13, *Transportation*).

Other uses, such as farm stands, firewood sales, incidental food service, fishing, and hunting, would involve only minor (and often internal) modifications to existing structures, and would not create substantial visual changes. Construction-related air emissions, noise, and traffic would be minor lasting for a matter of days. Given the size of the agricultural parcels on which these activities would occur and the distance to sensitive receptors, these activities may not even be noticable.

Uses involving more substantial new development (e.g., a 30-site small-scale campground on a parcel of 320 acres or greater) would have the potential to result in short-term, limited adverse qualtiy of life effects during construction. However, while these activities would result in a greater degree of site development and construction activities, the size of the agricultural parcels and the distance to sensitive receptors (provided such uses were not located adjacent to residences under separate ownership) would minimize these potential impacts. Additionally, more intensive uses requiring approval of a Zoning Clearance or Land Use Permit would be required to implement dust control measures from the County's Grading Ordinance, as well as SBCAPCD standard dust control and particulate from diesel exhaust measures as outlined in the SBCAPCD 2015 Scope and Content document (Section 3.3, *Air Quality*). Any projects involving a grading permit would be required to observe the County's limitation on grading hours set forth in Section 14-22 of the Grading Code. No work which requires a grading permit is allowed to take place between the hours of 7:00 p.m. and 7:00 a.m. Additionally, as required by the policies and standards contained within the County's Comprehensive Plan, construction, including grading, within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8:00 a.m. to 5:00 p.m. only (Section 3.11, *Noise*).

With regard to operational effects on quality of life, all uses permitted under the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. Because the proposed Project involves development on rural agricultural lands, away from urban centers, the inherent risk of substantially affecting sensitive receptors is decreased (Section 3.3, *Air Quality* and Section 3.11, *Noise*). For example, some uses, such as small campgrounds and farmstays could bring new people to the area. However, noise associated with these uses is also generally low and has a small footprint. For example, existing campgrounds in the county observe quiet hours and restrict the volume and use of amplified noise, generators, and other noise sources. This is done to ensure that campground users have an enjoyable experience and has the added benefit of minimizing off-site noise. These uses would also be subject to the County's Nighttime Noise Restrictions (Chapter 40 of the County Code), which prohibit amplified noise discernable from 100 feet from the property line between the hours between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of midnight and 7:00 a.m. on Friday and Saturday. Small-scale events are perhaps the most noise intensive of the proposed uses given that outdoor events could involve amplified sound and noise from event attendees socializing, cheering, etc. However, events would be limited in size and frequency (Table 2-2) and events that would require permits would be reviewed to determine whether site-specific issues would arise. Additionally, as described for campgrounds and farmstays, events would be subject to the County's Nighttime Noise Restrictions and the requirements of **MM NOI-1**. Other uses enabled by the proposed Project including agricultural processing, lumber processing/milling, and agricultural product preparation, would result in noise from farm equipment and possible truck traffic. However, these noise sources are generally compatible with the agricultural zoning and existing on-site uses. While there would be a significant increase in vehicle miles traveled (VMT) (Section 3.13, *Transportation*) countywide, the number of trips to individual properties as a result of individual projects would be insignificant. Given the capacity of the County roadways as well as the size distances between participating properties, this minor increase in trips would not result in significant impacts to quality of life.

Larger individual projects enabled by the proposed Project that would also be subject to the County's review and permitting process would undergo review to determine compliance with permitting and regulatory requirements. Through this process, applicants proposing new site alternations or construction of new structures may be required to prepare and submit plans and permit applications. County review would include assurance that new uses and development would be compatible with

applicable development and design standards, such as those included in the LUDC, CLUP, and Artilcle II CZO.

Overall, impacts to quality of life associated with future construction and operational activities enabled by the proposed Project would be *insignificant*.

It is also important to note that the Right-to-Farm Ordinance allows local jurisdictions to support agricultural activities concerning public nuisance claims and protects agricultural land uses from conflicts with nonagricultural land uses that may result in financial hardship to agricultural operators or the termination of their operation. The purpose of the ordinance is to preserve and protect agricultural zoned lands for exclusive agricultural use; to support and encourage continued agricultural operations in the County; and to forewarn prospective purchasers or residents of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust, and chemicals that may accompany agricultural operations. Projects that are proposed and/or approved in the County proximate to agriculturally zoned lands are often required to provide notice to future residents, tenants, and users of the Right-to-Farm, which nullifies any potential future complaints relating to agricultural activities, and the odors, light/glare, and other conditions that may otherwise be considered a nuisance. However, the Right-to-Farm Ordinance does not apply to rural recreational uses. Agritourism visitors may temporarily be exposed to minor inconvenience such as noise, dust, odor associated with agricultural operations during their visit. This issue is further addressed in Section 3.2, *Agriculture Resources* which includes recommended mitigation measure **MM AG-1** which would provide potential agritourism visitors with an informational waiver disclosing potential inconveniences associated with agricultural operations they may experience.

Impact LU-3. Rural recreation uses and supplementary agricultural uses enabled and streamlined for permitting or enabled under the proposed Project would create beneficial impacts by supporting plans, goals, and policies promoting agricultural activities within the County.

The proposed Project would enable a range of rural recreational uses (e.g., farmstays, small-scale events) and small-scale supplementary agricultural uses (e.g., small-scale agricultural processing) on unincorporated lands zoned AG-II and for incidental food service at winery tasting rooms on lands zoned AG-I. As described in Table 3.10-2, the proposed Project would be consistent with the County's policies promoting agricultural activities within the County. The proposed Project would provide added economic opportunities for agricultural operations and may incrementally improve long-term economic viability of participating farms and ranches. As described in Section 3.2, *Agricultural Resources*, easing permitting requirements to enable small-scale supplemental agricultural uses such as agricultural processing, agricultural product preparation, firewood processing and sales, aquaponics, composting, lumber processing/milling, farm stand, and tree nut hulling would incrementally broaden agricultural economic opportunities with potential benefits to farm and ranch operation economics. In addition, enabling rural recreational and agritourism uses including overnight accommodations at small-scale campgrounds and farmstays, horseback riding, educational experiences, incidental food service (where allowed concurrently with other rural recreational/agritourism uses, including at winery tasting rooms on lands zoned AG-I), fishing, hunting, and small-scale events would create additional economic opportunities. In particular, overnight accommodations could add substantial direct increases in revenue for participating farms and ranches. All of these enabled uses could help sustain agricultural operations by providing

supplemental income. This would create a *beneficial* impact to land use and planning as it relates to plans, goals, and policies focused on agricultural resources.

3.10.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts, along with potential impacts from pending and current planning or development projects, inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the Countywide Recreation Master Plan, the County's 2023-2031 Housing Element Update, and the development and annexations proposed under the general plans and housing elements of several cities. Cumulative projects would also include individual projects such as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. The most significant cumulative projects with potential impacts to air quality would appear to involve city and county housing elements, which would entail development of approximately 26,000 new residential units as well as associated mobile emissions related to vehicle trips throughout the county.

Concurrent development of rural recreational uses and supplementary agricultural uses supported by the proposed Project along with cumulative recreational, residential, commercial, and industrial land uses could potentially result in conflicts with adopted policies and issues related to neighborhood character/compatibility and quality of life near agricultural enterprise sites. In particular, the County's Housing Element Update would include major changes to Comprehensive Plan land use designations and LUDC regulations related to housing. Similarly, the Recreation Master Plan would include major changes to the Land Use and Open Space elements and the LUDC. Together, this could have major beneficial, but potentially adverse land use impacts. Major rezones of agricultural land under the County's Housing Element Update could raise potential policy conflicts regarding preservation of agricultural land, particularly where rural agricultural lands are proposed for conversion, which when combined with the proposed Project could create incremental land use policy conflicts. Similarly, the proposed Recreation Benefit Program identified as part of the proposed Land Use Element and LUDC amendments proposed as part of the Recreation Master Plan program would introduce added recreational and agritourism uses into rural lands. Such uses could include the Santa Ynez River Trail, the Foxen Canyon Wine Trail, new uses along the Gaviota Coast and associated uses such as campgrounds, visitor serving small inns, restaurants and other recreation/agritourism type uses. These uses would incrementally contribute to potential land use impacts. Although proposed affordable housing development is required by the State, the conversion of substantial amounts of agricultural land would raise cumulative land use policy issues. Further, while the Recreation Benefit Project program would generally be supportive of and complement agricultural land uses, it would also contribute incrementally to the introduction of a range of new allowable land uses into rural areas, which when combined with those permitted under the proposed Project, would potentially create cumulative land use impacts. However, as discussed in Impacts LU-1 and LU-3, the uses and related development associated the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. The proposed Project would be consistent with the County's policies promoting agricultural activities within the county. The proposed Project would provide added economic opportunities for agricultural operations and may incrementally improve long-term economic viability of participating farms and ranches. This small scale of allowed uses and related development, as well as the permit review process and required compliance with existing

policies and regulations for land use, would result in the Project not contributing substantially to cumulative impacts to land use and community planning, and impacts would be *insignificant.*

3.10.4.4 Proposed Mitigation

No mitigation measures are required.

3.10.4.5 Residual Impacts

Impacts LU-1, LU-2, and LU-3. The proposed uses and related development allowed under the proposed Project would not result in adverse effects relating to land use and planning, neighborhood character, or quality of life. The implementation of existing Federal, State, and local regulations, proposed development standards, and permit review processes and conditions of the County would ensure impacts of the proposed Project with regard to land use and planning are *insignificant*.

Section 3.11
Noise

3.11.1 Introduction

This section identifies and evaluates potential noise impacts that could arise from the proposed uses and related development enabled by the proposed Agricultural Enterprise Ordinance (Project). Key resources or data used in the preparation of this section include the Noise and Land Use Elements of the County's Comprehensive Plan, Federal Highway Administration (FHWA) Roadway Construction Noise Model User's Guide, U.S. Environmental Protection Agency (USEPA) Noise Effects Handbook, and various noise publications. Due to the programmatic nature of the proposed Project and the lack of details related to the implementation of the proposed uses and their locations, quantitative noise modeling was not performed. Instead, the existing setting and impacts for the proposed Project are described and analyzed qualitatively.

3.11.1.1 Fundamentals of Noise

Noise is defined as unwanted sound. It is usually objectionable because it is disturbing or annoying. The pitch or loudness create the objectionable characteristics of sound. Pitch is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. Loudness is the amplitude of sound waves combined with the reception characteristics of the ear. Commonly used technical acoustical terms are defined in Table 3.11-1.

Decibels and Frequency

In addition to the concepts of pitch and loudness, several noise measurement scales are used to describe noise. The decibel (dB) is a unit of measurement that indicates the relative amplitude of a sound. Zero on the decibel scale is based on the lowest sound pressure that a healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 dB represents a tenfold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense, and so on. There is a relationship between the subjective noisiness or loudness of a sound and its perceived sound level. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness over a wide range of amplitudes. Because decibels are logarithmic units, sound pressure levels are not added arithmetically. When two sounds of equal sound pressure level are added, the result is a sound pressure level that is 3 dB higher. For example, if the sound level is 80 dB when one generator is operating, then it would be 83 dB when two generators are operating at the same distance from the observer. Doubling the amount of energy would result in a 3-dB increase to the sound level. Noise levels do not change substantially when a quieter noise source is added to relatively louder ambient noise levels. For example, if a 60 dB noise source is added to 70 dB ambient noise levels, the resulting noise level is equal to 70.4 dB at the location of the new noise source.

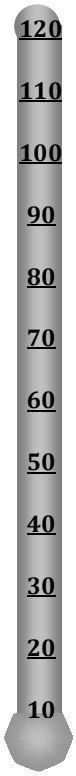
Frequency relates to the number of pressure oscillations per second, or Hertz (Hz). The range of sound frequencies that can be heard by healthy human ears is from about 20 Hz at the low-frequency end to 20,000 Hz (20 kilohertz [kHz]) at the high-frequency end.

Table 3.11-1. Definitions of Acoustical Terms

Term	Definition
Decibel (dB)	A unit describing the amplitude of sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micropascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micropascals (or micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micropascals in air). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency (Hertz [Hz])	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 and 20,000 Hz. Infrasonic sounds are below 20 Hz, and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level (dBA)	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level (L_{eq})	The average A-weighted noise level during the measurement period. The hourly L_{eq} used for this report is denoted as dBA L_{eq}[h].
Community Noise Equivalent Level (CNEL)	The average A-weighted noise level during a 24-hour day obtained after the addition of 5 dB to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 dB to sound levels in the night between 10:00 p.m. and 7:00 a.m.
Day-Night Noise Level (L_{dn})	The average A-weighted noise level during a 24-hour day obtained after the addition of 10 dB to levels measured in the night between 10:00 p.m. and 7:00 a.m.
Minimum Noise Level (L_{min})	The minimum noise level measured during the measurement period.
Maximum Noise Level (L_{max})	The maximum noise level measured during the measurement period.
L_1, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1 percent, 10 percent, 50 percent, and 90 percent of the time during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	Noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

There are several methods for characterizing sound, the most of which common is the dBA. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Studies have shown that the dBA is closely correlated with annoyance to traffic noise. Other frequency weighting networks, such as C-weighted sound level (dBC), have been devised to describe noise levels for specific types of noise (e.g., explosives). Table 3.11-2 shows typical A-weighted sound levels that occur in human environments.

Table 3.11-2. Typical Noise Levels in the Environment

Noise Level dBA	Extremes	Home Appliances (at 3 Feet)	Speech (at 3 Feet)	Motor Vehicles (at 50 Feet)	General Type of Community Environment
	Jet aircraft at 500 feet				
		Chain saw			
		Gas lawnmower		Diesel truck (not muffled)	
		Shop tools	Shout		
		Blender	Loud voice	Automobile at 70 mph	Major metropolis
		Dishwasher	Normal voice	Automobile at 40 mph	Urban (daytime)
		Air-conditioner	Normal voice (back to listener)	Automobile at 20 mph	Suburban (daytime)
		Refrigerator			Rural (daytime)
	Threshold of hearing				

Source: Harris Miller Miller & Hanson Inc. 2006.

3.11.1.2 Noise Descriptors

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations is utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. A common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration. Two metrics are commonly used to describe the 24-hour average – L_{dn} and CNEL. Both include penalties for noise during the nighttime hours (10:00 p.m. to 7:00 a.m.). CNEL also penalizes noise during the evening hours (7:00 p.m. to 10:00 p.m.). CNEL and L_{dn}, which are normally within 1 dBA of each other, are used interchangeably in this section.

3.11.1.3 Human Response to Noise

Noise-sensitive receptors are generally defined as locations where people reside or where the presence of unwanted sound may adversely affect the use of the land. Noise-sensitive receptors typically include residences, hospitals, schools, guest lodging, libraries, and certain types of passive recreational uses. Implementation of the proposed Project may affect the following sensitive land uses:

- Residential land uses, including but not limited to retirement/assisted living homes
- Transient lodging (e.g., hotels and motels)
- Schools and libraries
- Hospitals and medical care facilities
- Parks and recreational land uses
- Churches and places of worship

Studies have shown that under controlled conditions in an acoustics laboratory, a healthy human ear is able to discern changes in sound levels of 1 dBA. In the normal environment, changes in noise level of 3 dBA are considered just noticeable to most people. A change of 5 dBA is readily perceptible, and a change of 10 dBA is perceived as being twice as loud.

Noise and Health

A number of studies have linked increases in noise with health effects, including hearing impairment, sleep disturbance, cardiovascular effects, psychophysiological effects, and potential impacts on fetal development (Babisch 2005). Potential health effects appear to be caused by both short- and long-term exposure to very loud noises and long-term exposure to lower levels of sound. Acute sounds (i.e., L_{AF}[1] greater than 120 dBA) can cause mechanical damage to hair cells of the cochlea (the auditory portion of the inner ear) and hearing impairment (Babisch 2005). An L_{AF} greater than 120 dBA is equivalent to a rock concert or an airplane flying overhead at 984 feet.

The World Health Organization and the USEPA consider a L_{eq} equal to 70 dBA to be a safe daily average noise level for the ear. However, even this "ear-safe" level can cause disturbance to sleep and concentration and may be linked to chronic health impacts such as hypertension and heart disease (Babisch 2008).

A number of studies have looked at the potential health effects of chronic lower noise levels, such as traffic, especially as these noise levels affect children. In a study of school children in Germany, blood pressure was significantly higher in a group of students exposed to road traffic noise from high-traffic transit routes (Babisch 2008). A study by Kawada (2004) showed that exposure to airplane noise was found to be associated with decreased fetal body weight in pregnant women (Kawada 2004).

Noise Annoyance

People's response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to stress and annoyance. When community noise interferes with human activities or contributes to stress, public annoyance with the noise source increases. Annoyance may occur at noise levels well below levels known to cause direct physiological harm.

Unwanted noise interferes with human activities by distracting attention and by making activities more difficult to perform, especially when concentration is needed. Interference from noise can even make some activities (e.g., communication or sleep) virtually impossible. However, except in the case

[1] L_{AF} = sound level with "A" frequency weighting and fast-time weighting.

of interference with verbal communication, the degree of interference is difficult to quantify or to relate to the level of noise exposure (USEPA 1979).

The degree of interference and annoyance depends on noise volume, duration and frequency of occurrence, time of year, time of day or night, accustomed ambient noise levels, previous experiences of intrusive noise, attitude toward the noise source, and noise characteristics (USEPA 1979). Noises that can be particularly annoying include: pure tones (e.g., truck back-up beepers), low-frequency noise (e.g., rumbling of heavy equipment), and impulsive noise (e.g., helicopters or pile drivers).

3.11.1.4 Sound Propagation

When sound propagates over a distance, it changes in both level and frequency content. The manner in which noise is reduced with distance depends on the factors discussed below.

Geometric spreading: In the absence of obstructions, sound from a single source (i.e., a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level typically attenuates (or drops off) at a rate of 6 dBA for each doubling of distance. Highway noise is not a single stationary point source of sound. The movement of vehicles on a highway makes the source of the sound appear to emanate from a line (i.e., a "line" source) rather than from a point. This results in cylindrical spreading rather than the spherical spreading resulting from a point source. The drop-off in sound level from a line source is typically 3 dBA per doubling of distance.

Ground absorption: Usually the noise path between the source and the observer is very close to the ground. Noise attenuation from ground absorption and reflective wave canceling adds to the attenuation caused by geometric spreading. Traditionally, the excess attenuation has also been expressed in terms of attenuation per doubling of distance. This approximation is done for simplification only; for distances of less than 200 feet, prediction results based on this scheme are sufficiently accurate. For acoustically "hard" sites (i.e., sites with a reflective surface, such as a parking area or a smooth body of water, between the source and the receptor), no excess ground attenuation is assumed. For acoustically absorptive or "soft" sites (i.e., sites with an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dBA per doubling of distance is normally assumed. When added to the geometric spreading, the excess ground attenuation results in an overall drop-off rate of 4.5 dBA per doubling of distance for a line source and 7.5 dBA per doubling of distance for a point source.

Atmospheric effects: Research by the U.S. Department of Transportation and Federal Transit Administration (FTA) has shown that atmospheric conditions can have a major effect on noise levels (Harris Miller Miller & Hanson Inc. 2006). Wind has been shown to be the single most important meteorological factor within approximately 500 feet, whereas vertical air temperature gradients are more important over longer distances. Other factors, such as air temperature, humidity, and turbulence, also have major effects. Receptors located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lower noise levels. Increased sound levels can also occur because of temperature inversion conditions (i.e., increasing temperature with elevation).

Shielding by natural or human-made features: A large object or barrier in the path between a noise source and a receptor can substantially attenuate noise levels at the receptor. The amount of attenuation provided by this shielding depends on the size of the object, proximity to the noise source and receptor, surface weight, solidity, and the frequency content of the noise source. Natural terrain features (e.g., hills and dense woods) and human-made features (e.g., buildings and walls) can

substantially reduce noise levels. Walls are often constructed between a source and a receptor specifically to reduce noise. A barrier that breaks the line of sight between a source and a receptor will typically result in at least 5 dBA of noise reduction. A higher barrier may provide as much as 20 dBA of noise reduction.

3.11.2 Environmental Setting

Noise

This section discusses the existing noise environment on land designated for agricultural, commercial, industrial, and residential uses in the Rural, Inner-Rural, Existing Developed Rural Neighborhood (EDRN), and Urban Areas of the county. Significant noise problems in the county are primarily associated with transportation facilities. Noise in the immediate vicinity of airports, railroads, and major roadways may exceed health and welfare criteria for noise exposure in relation to residential uses. While noise from industrial, agricultural, recreational, commercial, and residential activities may be part of the ambient level at any location, rarely do these generate noise of the same magnitude as transportation sources. In locations outside the immediate influence of a major transportation noise source, ambient L_{dn} typically ranges from 46 dBA to 57 dBA (County of Santa Barbara 2009).

Within agricultural areas, natural and agricultural-related noise sources generally dominate the area because human activity is limited. Noise levels are occasionally elevated due to nearby traffic and agricultural machinery and practices. Production agriculture can generate noise due to the use of equipment such as tractors, forage harvesters, silage blowers, chain saws, skid-steer loader, grain dryers, and livestock (Murphy et. al 2007). According to a 1981 USEPA estimate, 10 percent of the 3.6 million farm workers in the U.S. are exposed to average daily noise levels in excess of 85 dB (Oskam and Mitchell 2002). Typical noise levels generated by agricultural activities in the county can range from 74 dBA to 116 dBA; however, ambient noise levels are generally much lower except in the immediate vicinity of agricultural machinery use and heavily trafficked roadways.

Groundborne Vibration

Vibration is sound radiated through the ground. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment and traffic on rough roads. Groundborne vibration rarely disturbs people in outdoor settings. Although the motion of the ground may be perceived, without the effects associated with the shaking of a building, the motion does not provoke the same adverse human reaction. In addition, the rumble noise that usually accompanies the building vibration is perceptible only inside buildings. Typically, groundborne vibration generated by manmade activities attenuates rapidly with distance from the source of the vibration. Man-made vibration issues are therefore usually confined to short distances from the source.

3.11.2.1 Existing Noise Environment

Rural

The Noise Element of the County's Comprehensive Plan defines the Rural Area as "an area shown on the land use map within which development is limited to agriculture and related uses, mineral (including oil) extraction and related uses and activities, recreation (public or private), low density residential and related uses and uses of a public or quasi-public nature." The minimum lot size permitted within this area is 40 acres. Uses are mostly agricultural and low-density residential. While rural roads generally have low ambient noise, specific roads with higher levels of noise generation include U.S. Highway 101 and State Routes (SRs) 1, 154, 135, and 246. Agricultural operations in these areas can also produce high noise levels or nuisance noise during planting and harvest due to the operation of machinery, equipment, and increased vehicle trips.

Inner-Rural

The Land Use Element defines Inner-Rural Areas as "an area shown on the land use map within which development is limited to rural uses such as agriculture and its accessory uses, mineral extraction (including oil) and its accessory uses, recreation (public or private), ranchette development, agricultural parcels, and uses of a public or quasi-public nature" (County of Santa Barbara 2016). These areas are more densely developed than the areas designated "Rural," and while they generally have similar noise sources, they also generally exhibit higher noise levels, primarily associated with vehicle traffic. Residential development denser than one unit per 5 acres, commercial, industrial, and other intensive urban uses are reserved for Urban Areas and excluded from areas designated Inner-Rural. Agricultural and open space preserves and related uses are also encouraged in Inner-Rural Areas. However, recreational activities in these areas are generally compatible with ranchette and agricultural uses and associated noise.

Existing Developed Rural Neighborhood

The County's Comprehensive Plan defines EDRN as a neighborhood area that has developed historically with lots smaller than those found in the areas surrounding Rural or Inner-Rural lands (County of Santa Barbara 2016). The purpose of the EDRN boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. EDRNs are scattered throughout the county and commonly occur within mountainous regions and foothills including near San Marcos Pass and Painted Cave in the Santa Ynez Mountains, Tepusquet Canyon, Telecote Canyon, Purisima Hills, and Carpinteria foothills. EDRNs are also found in flat, valley landscapes within Santa Maria Valley, Santa Ynez Valley, Lompoc Valley, and small enclaves throughout the South Coast. The noise setting in these areas is characterized by typical rural-residential uses such as traffic, low ambient noise associated with residences (e.g., closing doors, conversation, and small gatherings), and recreational uses. Noise sources associated with farm equipment and other commercial agricultural facilities are fewer in number.

Urban

An Urban Area is defined by residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, and utilities. The Land Use Element identifies urbanization or urban development to include residential densities higher than 0.2 unit per gross acre (one unit per 5 gross acres) or creation of parcels smaller than 5 acres in gross area, with the exception

of public facility parcels in the Rural or Inner-Rural lands. Agriculture is permitted and encouraged in this area when it is surrounded by urban uses, but when adjacent to a Rural Area, agriculture shall stay in the Rural Area (County of Santa Barbara 2016). The noise setting in these areas is characterized by typical urban-residential uses such as traffic, parking lots, commercial uses, and single- and multi-family residences. Noise sources associated can also include parks and other areas that support public gatherings.

Airport Noise

Santa Barbara County has four public airports including Santa Barbara Airport (SBA), Santa Maria Airport (SMX), Lompoc Municipal Airport (LPC), and Santa Ynez Airport (IZA). In addition, Vandenberg Space Force Base (VSFB) has an airfield for exclusive military use. Noise exposure contours around airports are predictable from the number and type of aircraft using the airport, magnitude and duration of each flyover, flight paths, and time of day when the flights occur.[2] The 65 dBA CNEL contours for the Lompoc, Santa Ynez, and Santa Maria airports are all contained entirely within airport property. These noise contours only extend past the airport property at the Santa Barbara Airport, where the 65 dB CNEL contour includes an estimated 280 houses (including those inside the 70 dB contour) (County of Santa Barbara 2009).

Railroad Noise

Two railroad companies, the Southern Pacific Railroad and the Santa Maria Valley Railroad, operate in Santa Barbara County. The Southern Pacific generally follows the coast through the county with two branches off the main line. One branch, at Surf, serves the City of Lompoc and the diatomaceous earth mining operation south of the city. A second branch serves VSFB. Two passenger trains and an average of 12 freight trains traverse the Southern Pacific main line daily. The Santa Maria Valley Railroad connects with the Southern Pacific at Guadalupe and serves the City of Santa Maria. A short spur connects with Santa Maria Airport to the south (County of Santa Barbara 2009).

Along the Southern Pacific main line, maximum sound levels from passing trains at 100 feet from the tracks reach 96 dBA to 100 dBA. At the same location, CNEL values, representing the weighted average of all train noise for a 24-hour period, are between 70 dBA and 75 dBA. CNEL values are 60 dBA or less beyond approximately 800 feet from the tracks. Along the Santa Maria Valley Railroad, CNEL values of 65 dBA or more exist within about 150 feet of the tracks. Beyond about 300 feet from the tracks, CNEL values are 60 dBA or less.

Major Roadway Noise

L_{dn} from traffic on major roadways can be estimated from information about total traffic volume, truck traffic volume, traffic speed, distribution of traffic between daytime and nighttime hours, and physical characteristics of the roadway.

L_{dn} at 50 feet from U.S. Highway 101 vary from a low of approximately 70 dBA (between Buellton and Los Alamos) to a high of approximately 78 dBA (between Mission Street and Las Positas in Santa

[2] As previously described, CNEL values average noise over a 24-hour period. Therefore, CNEL values should not be confused with peak sound levels from individual aircraft. For example, at a location under the downwind leg of the approach pattern to Santa Maria Airport, peak sound levels from light twin-engine aircraft were measured at 68 dBA while the CNEL value at that location is approximately 55 dBA.

Barbara).[3] These noise levels drop to 60 dBA or less beyond approximately 200 feet from the highway segment between Buellton and Los Alamos; along the stretch of highway between Mission Street and Las Positas, these noise levels are 60 dBA or less beyond approximately 800 feet. Combining the influence of the freeway with the railroad along the South Coast, L_{dn} of 60 dBA or more exist within 1,000 feet of the freeway/railroad corridor (County of Santa Barbara 2009).

For arterial streets where vehicle flows are between 10,000 and 20,000 per day and where traffic speed is 45 miles per hour or less, sound levels reach 80-85 dBA at 50 feet from the roadway. L_{dn} of 62 dBA to 68 dBA are typical at 50 feet, attenuating to 60 dBA beyond approximately 150 feet from the roadway (County of Santa Barbara 2009).

3.11.2.2 Sensitive Receptors

As previously described, noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound or vibration could adversely affect the current or planned land uses. The definition of "sensitive uses" found in the County's *Environmental Thresholds and Guidelines Manual* includes schools, residential development, commercial lodging facilities, hospitals or care facilities (County of Santa Barbara 2021). Within the Rural and Inner-Rural Areas of the county, rural residences are the most common noise sensitive receptors.

The Rural Areas of the county (left) exhibit generally low noise levels due to their low-density populations and large agricultural fields, whereas Urban Areas such as the town of Los Alamos (right) experience more human activity and associated noises, such as roadway noise.

[3] Day-Night Average Sound Levels represent a weighted average of noise levels experienced over an entire day and depend on total traffic volume, percent truck traffic, and other parameters. For example, while Day-Night Average Sound Levels range from 70 dBA to 78 dBA 50 feet from U.S. Highway 101, maximum noise levels from individual trucks can reach 85 dBA to 90 dBA and maximum levels from automobiles can reach 75 dBA to 80 dBA at this distance.

3.11.3 Regulatory Setting

3.11.3.1 State

State Department of Health Services

The California State Office of Noise Control in the Department of Health Services has established guidelines to provide a community with a noise environment that it deems to be generally acceptable. Specifically, ranges of noise exposure levels have been developed for different land uses to serve as the primary tool a city uses to assess the compatibility between land uses and outdoor noise. To achieve a clearly compatible land use/noise zone, a noise level standard of 60 dBA L_{dn} is used for the exterior living areas of new single-family, duplex, and mobile home residential land uses. A 45 dBA L_{dn} to 65 dBA L_{dn} noise level standard is used for the interior and exterior of all new multi-family residential uses. Where a land use is denoted as "normally acceptable" for the given L_{dn} noise environment, the highest noise level in that range should be considered the maximum desirable for conventional construction which does not incorporate any special acoustic treatment. The acceptability of noise environments classified as "conditionally acceptable" or "normally unacceptable" depends on the anticipated amount of time that will normally be spent outside the structure and the acoustic treatment to be incorporated in the structure's design.

3.11.3.2 Local

Santa Barbara County Comprehensive Plan

The County's *Environmental Thresholds and Guidelines Manual*, Chapter 12, Noise Thresholds (October 2008) and the Noise Element of the County's Comprehensive Plan include the following standards related to noise:

a. In the planning of land use, a 65 dBA day-night average sound level is regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.

b. Noise-sensitive land uses are considered to include:

   i. Residential areas, including single- and multi-family dwellings, mobile home parks, dormitories, and similar uses;

   ii. Transient lodging, including hotels, motels, and similar uses;

   iii. Hospitals, retirement/assisted living homes, and other medical care facilities;

   iv. Public or private educational facilities and libraries;

   v. Parks and recreational areas; and,

   vi. Churches and places of worship.

c. Noise-sensitive uses proposed in areas where the day-night average sound level is 65 dBA or more should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dBA L_{dn} when doors and windows are closed. An analysis of the noise insulation effectiveness

of proposed construction should be required, showing that the building design and construction specifications are adequate to meet the prescribed interior noise standard.

d. Residential uses proposed in areas where the day-night average sound level is 65 dBA or more should be designed so that noise levels in exterior living spaces will be less than 65 dBA L_{dn}. An analysis of proposed projects should be required, indicating the feasibility of noise barriers, site design, building orientation, and other features in order to meet prescribed exterior noise standards.

e. The Planning and Development Department, including the Building and Safety Division, and the Public Health Department's Environmental Health Services Division have administrative procedures for determining project compliance with the State Noise Insulation Standards related to interior noise levels.

Additionally, the Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the noise goals and policies of the following community plans.

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Santa Barbara County Code

Santa Barbara County Code, Chapter 40 – Nighttime Noise Restrictions, Section 40.2, prohibits any amplified sound between the hours between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of midnight and 7:00 a.m. on Friday and Saturday. Within such time periods, and for the purposes of this chapter, a loud and unreasonable sound includes any sound created by means prohibited above which is clearly discernable at a distance of 100 feet from the property line of the noise source.

Airport Land Use Compatibility Plan

Airport Land Use Compatibility Plans (ALUCPs) provide land use compatibility policies and ensure that vacant lands in the vicinity of airports are planned and zoned for uses compatible with airport operations. The County's ALUCPs addresses areas within the Airport Influence Areas (AIAs) for five airports in Santa Barbara County: Santa Barbara Airport, Santa Maria Airport, Lompoc Municipal Airport, Santa Ynez Airport, and VSFB.

Noise compatibility around airports follows State regulations. In Section 5006, the regulations state that "[t]he level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a CNEL of 65 dB for purposes of these regulations. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. It has been selected with reference to speech, sleep and community reaction."

3.11.4 Environmental Impact Analysis

This section discusses the potential noise impacts associated with the proposed Project.

3.11.4.1 Thresholds of Significance

California Environmental Quality Act Guidelines

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project would normally have a significant impact on the environment if it would:

a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

b) Generate an excessive groundborne vibration or groundborne noise levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the project would expose people residing or working in the project area to excessive noise levels.

County of Santa Barbara Environmental Thresholds and Guidelines

The CEQA Guidelines (Appendix G) criteria are expanded and made more specific in the County's noise thresholds contained in the County's *Environmental Thresholds and Guidelines Manual*. The County's thresholds are intended to be used with flexibility because each project must be viewed in its specific circumstances. The following noise thresholds will be applied in the impact analysis for determining significance of noise impacts for the proposed Project:

a. A proposed development that would generate noise that would cause the existing exterior noise levels experienced by the sensitive receptors that is below 65 dB(A) CNEL, to exceed 65 dB(A) CNEL – either individually or cumulatively.[4]

b. If existing exterior noise levels, including at outdoor living areas, experienced by sensitive receptors exceeds 65 dB(A) CNEL, and a proposed development that would generate noise that will cause the existing noise levels experienced by the sensitive receptors to increase by 3 dB(A) CNEL – either individually or cumulatively when combined with other noise-generating sources.

c. If existing noise levels experienced by sensitive receptors in interior livings areas is below 45 dB(A) CNEL, and the proposed project would generate noise that will cause the existing noise

[4] This threshold pertains to long-term operational noise.

levels experienced by the sensitive receptors in interior living areas to exceed 45 dB(A) CNEL – either individually or cumulatively when combined with other noise-generating sources.

d. If existing noise levels experienced by sensitive receptors in interior livings areas exceeds 45 dB(A) CNEL, and the proposed project would generate noise that would cause the existing noise levels experienced by the sensitive receptors in interior living areas to increase by 3 dB(A) CNEL – either individually or cumulatively when combined with other noise-generating sources.

e. Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to USEPA guidelines, average construction noise is 95 dBA[5] at a 50-foot distance from the source. A 6 dB drop typically occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dBA.[5] To mitigate this impact, construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8 a.m. to 5 p.m. only. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

Methodology

Potential impacts related to noise would be unique to individual uses and related development (i.e., ground disturbance) at specific participating parcels. For example, some participating parcels may be located closer to nearby sensitive receptors than others. As described in Section 1.3, *Program-Level EIR Analysis* site-specific details and locations for expanded rural recreational uses and supplementary agricultural uses are not available and are expected to evolve over time. Therefore, the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development regardless of site-specific details.

3.11.4.2 Project Impacts

Table 3.11-3 provides a summary of the proposed Project's impacts related to noise. A detailed discussion of each impact follows.

[5] These noise levels represent L_{eq} measurements, not CNEL day-night averages.

Table 3.11-3. Summary of Noise Impacts

Noise Impacts	Mitigation Measures	Residual Significance
Impact NOI-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in short-term temporary increases in noise and groundborne vibration from construction-related activities.	No mitigation required	Insignificant
Impact NOI-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would result in long-term increases in noise from operational activities, including vehicle traffic on vicinity roadways.	No mitigation required	Insignificant
Impact NOI-3. Operation of small-scale outdoor events could result in a substantial periodic increase in ambient noise levels.	MM NOI-1. Special Event Noise Standards	Potentially significant but mitigable
Cumulative Impacts	No mitigation required	Insignificant

Impact NOI-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in short-term increases in noise and groundborne vibration from construction-related activities.

The proposed Project would allow for additional ancillary uses and related development on unincorporated lands zoned AG-II as well as incidental food service at winery tasting rooms on lands zoned AG-I. The proposed Project would develop a tiered permitting program, where permit requirements would vary depending on the scale and intensity of the uses. Many of the proposed uses that would be enabled by the proposed Project, such as educational experiences, tours, horseback riding, and other uses that would be exempt from permitting requirements, would utilize preexisting infrastructure and trails. These uses would not require any new development and therefore, would not result in any temporary construction-related increases in noise or groundborne vibration. Other uses, such as farm stands, firewood sales, incidental food service, fishing, and hunting, would involve only minor (and often internal) modifications to existing structures. Some uses, such as small campgrounds, farmstays, firewood and lumber processing, aquaponics, agricultural enterprise accessory structures, and composting would require new facilities. Construction or site improvements – including new structures on agricultural lands – would generally be small-scale and limited to less than 5,000 square feet (sf) of gross floor area. Larger individual projects enabled by the proposed Project undergo review by the County to determine compliance with permitting and regulatory requirements.

Construction-related Noise

Some of the proposed uses enabled and streamlined by the proposed Project would result in new small-scale development and construction-related noise. These noise increases would be temporary and would be minimized through the implementation of existing County policies. Construction for new structures would involve transport of construction materials and workers, minor excavation and grading, and the temporary use of heavy construction equipment. Materials and equipment necessary to complete construction activities would be staged within the construction site when not in use. Such

equipment would likely include earth moving trucks, water trucks, pavers, ready-mix concrete trucks, employee pick-up trucks, and/or tractors.

The grading/excavation phase of development projects would tend to create the highest construction noise levels because of the operation of heavy equipment. As shown in Table 3.11-4, the noise level associated with heavy equipment typically ranges from about 78 dBA to 88 dBA at 50 feet from the source. During grading operations, the equipment would be dispersed in various portions of the site in both time and space. Physically, a limited amount of equipment can operate near a given location at a particular time.

Table 3.11-4. Typical Noise Levels at Construction Sites

Construction Phase	Average Noise Level at 50 Feet	
	Minimum Required Equipment On-Site	All Pertinent Equipment On-Site
Ground clearing	84 dBA	84 dBA
Excavation	78 dBA	88 dBA
Foundation/Conditioning	88 dBA	88 dBA
Laying Subbase, Paving	78 dBA	79 dBA
Finishing and Cleanup	84 dBA	84 dBA

As a reasonable worst-case scenario assumption, it is presumed that construction noise is 95 dBA at 50 feet from the source and that point source noise from construction equipment attenuates at a rate of 6 dBA per doubling of distance. When considering attenuation of construction noise, the noise level would be 65 dBA at 1,600 feet from the noise source.

Sensitive receptors affected by the proposed Project would be primarily residences, places of worship, and elementary school land uses in rural agricultural areas or rural/urban interface areas. However, agricultural lands are typically large (e.g., over 40 acres) and well-removed from residential uses and sensitive receptors. As a result, even in the event that multiple construction activities are occurring simultaneously on one property or on adjacent properties, the increases in ambient noise levels experienced by sensitive receptors would experience temporary and minor increases in noise. Additionally, any projects involving a grading permit would be required to observe the County's limitation on grading hours set forth in Section 14-22 of the Grading Code. No work which requires a grading permit is allowed to take place between the hours of 7:00 p.m. and 7:00 a.m. Additionally, as required by the policies and standards contained within the County's Comprehensive Plan (Section 3.11.3, *Regulatory Setting*), construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8:00 a.m. to 5:00 p.m. only. Noise attenuation barriers and muffling of grading equipment may also be required to ensure that sensitive receptors within 1,600 feet of the construction site would not be affected by noise levels over 65 dBA. These instances would be minimal given the size of agricultural properties, the large distances to off-site sensitive receptors, and the small-scale nature of the proposed uses and related development. Additionally, larger projects involving more extensive construction activities would undergo review by the County to determine compliance with permitting and regulatory requirements. With the application of the County's noise thresholds and regulatory standards and the temporary nature of potential impacts to a given sensitive receiver, construction-related noise impacts would be *insignificant*.

Groundborne Vibration

As previously described, some of proposed uses enabled and streamlined by the proposed Project would result in new small-scale development. Most of these uses, including farm stands, firewood sales, incidental food service, fishing, and hunting, would involve only minor (and often internal) modifications to existing structures. Construction activities on this scale would not require the extensive use of heavy construction equipment and therefore would not result in groundborne vibration. Some uses, such as small campgrounds, farmstays, firewood and lumber processing, aquaponics, and composting would require new facilities. Construction or site improvements would generally be small-scale and limited to less than 5,000 sf of gross floor area; however, the use of heavy construction equipment particularly during the grading/excavation phase of development projects could result in groundborne vibration.

The ground motion caused by vibration can be measured as peak particle velocity (ppv) in inches per second (in/sec) (FTA 2018; California Department of Transportation [Caltrans] 2020). The vibration level at which continuous or frequent vibration is strongly perceptible is 0.1 in/sec. For transient groundborne vibration (i.e., a single isolated vibration event), 0.035 in/sec is barely perceptible while 2.0 in/sec is felt severely (Caltrans 2020). The CEQA Guidelines do not define the levels at which groundborne vibration or groundborne noise is considered "excessive." Per Caltrans guidelines, groundborne vibration impacts associated with human annoyance would be significant if the proposed Project exceeds the threshold of 0.1 in/sec within 25 feet of a sensitive use or a fragile building. According to FTA's Transit Noise and Vibration Impact Assessment Manual, the vibration levels from a bulldozer are 0.089 PPV and less than 0.1 in/sec at 25 feet. Given that groundborne vibration from construction equipment is rarely perceived at distances greater than 25 feet and given the size of agricultural properties, the large distances to off-site sensitive receptors, and the relatively limited scale of the proposed uses and related development, potential groundborne vibration impacts would be *insignificant*. Even in the event that multiple construction activities are occurring simultaneously on one property or on adjacent properties, the potential groundborne vibration would be imperceptible.

Impact NOI-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project would result in long-term increases in noise from operational activities, including vehicle traffic on vicinity roadways.

A noise impact could occur if new uses enabled by the proposed Project generated enough noise to exceed the County's thresholds. These thresholds are dependent on existing noise levels, and the greater the existing noise level, the smaller the threshold. In areas where the pre-project ambient noise level is below 60 dBA, a substantial increase is 5 dBA; where the pre-project ambient noise level is between 60 dBA and 65 dBA, a substantial increase is 3 dBA; and where the ambient pre-project noise level exceeds 65 dBA, a significant increase is 1.5 dBA.

Operational Noise

As previously described, the proposed Project would allow for additional ancillary uses and related development on unincorporated lands zoned AG-II, and incidental food service at winery tasting rooms on lands zoned AG-I. Many of the proposed uses would require either no modifications to existing structures or internal modifications only and would not generate substantial new activities or patrons. For example, incidental food service at a winery tasting room would serve existing patrons and would not be likely to substantially increase activity at the existing winery tasting room. Similarly,

while fishing could require some construction of new facilities and would bring a limited number of new people to the area, this use would not involve the operational use of heavy equipment and generally would be compatible with existing agricultural uses. Some uses, such as small campgrounds and farmstays could bring a larger number of people to the area. However, noise associated with these uses is also generally low and has a small footprint. For example, existing campgrounds in the county observe quiet hours and restrict the volume and use of amplified noise, generators, and other noise sources. This is done to ensure that campground users have an enjoyable experience and has the added benefit of minimizing off-site noise. These uses would also be subject to the County's Nighttime Noise Restrictions (Section 3.11.3, *Regulatory Setting*), which prohibit amplified noise discernable from 100 feet from the property line between the hours between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of midnight and 7:00 a.m. on Friday and Saturday. Potential impacts related to small-scale events, including amplified noise are discussed in Impact NOI-3.

Other supplementary agricultural uses enabled by the proposed Project including agricultural processing, lumber processing/milling, and agricultural product preparation, would result in noise from farm equipment and possible truck traffic. However, these noise sources are generally compatible with the agricultural zoning and the existing on-site uses.

Under the proposed Project, it is possible that multiple new ancillary uses may be introduced to a single site, following acquisition of the required permits. Introduction of multiple uses to a single site may result in multiple new noises sources. For example, one applicant may propose a campground, fishing, and hunting uses. However, given the low noise levels associated with the individual uses proposed uses and large parcel size as well as compliance with required local noise regulations, these uses are not anticipated to result in additive noise levels that would exceed County thresholds.

In summary, implementation of the proposed Project would result in *insignificant* operational noise impacts at and within the immediate vicinity of individual project sites.

Roadway Noise

Long-term impacts associated with noise from traffic would occur if the proposed uses under the proposed Project generate enough additional vehicle trips on an adjacent roadway to result in long-term roadway noise increases exceed the thresholds listed in Section 3.11.4.1, *Thresholds of Significance*. Under typical circumstances, and where roadway conditions are constant (i.e., size, configuration, and speed limit), projected traffic volumes generally need to double over existing volumes in order for associated noise levels to increase by approximately 3 dBA, the increase in noise level that is generally perceptible to the human ear in outdoor settings (FHWA 2018). As summarized in Section 3.13, *Transportation*, at a programmatic level, the implementation of the proposed Project has the potential to introduce new vehicle traffic to roadways and intersections throughout the county. However, the proposed Project is not anticipated to substantially increase vehicle trips or traffic volumes along any one road or intersection, as proposed uses and related development would be small-scale and dispersed across a relatively wide area within the county. Implementation of the proposed Project would result in *insignificant* operational noise impacts along county roadways.

Noise Associated with Airstrip or Airports

New uses and related development under the proposed Project could potentially be located within 2 miles of the five airports in the county. Most uses, such as farm stands, firewood sales, incidental food service, fishing, and hunting, would involve only minor (and often internal) modifications to existing

structures. Some uses, such as small campgrounds, farmstays, firewood and lumber processing, aquaponics, and composting would require new facilities. Construction or site improvements would be subject to the policies and standards contained within the County's Comprehensive Plan as well as the County's ALUCPs (Section 3.11.3, *Regulatory Setting*) that aim to reduce land use compatibility and noise issues. Larger individual projects enabled by the proposed Project would undergo review by the County to determine compliance with permitting and regulatory requirements. This review may involve assessing the feasibility of noise barriers, site design, building orientation, and other considerations in order to meet the prescribed exterior noise standards. These requirements would reduce noise levels or the generation of any noise in conflict with the County's thresholds and regulatory standards. Therefore, while the operation of new uses and related development enabled by the proposed Project may occur in proximity to an airport, the proposed Project is not expected to expose people in the project area to excessive noise levels. For these reasons, the proposed Project would result in an *insignificant* impact related to airstrips or airports.

Impact NOI-3. Operation of small-scale outdoor events could result in a substantial periodic increase in ambient noise levels.

The proposed Project would allow for small-scale special events to be held on unincorporated lands zoned AG-II. Small-scale events are perhaps the most noise intensive of the proposed uses given that outdoor events could involve amplified sound and noise from event music and attendees socializing, cheering, etc.

Small-scale events proposed to be exempt from permits would be limited to a maximum of eight small-scale events within a calendar year, not exceeding two events in a single month. Events would be limited to 50 attendees on a 100-acre site, 75 attendees on a 100- to 320-acre site, or 100 attendees on a site greater than 320 acres. Through the acquisition of a ZC, LUP, or CDP, a maximum of 12 small-scale events within a calendar year, not exceeding three events within a single month, may be allowed. Events would be limited to a maximum of 80 attendees on a 100-acre site, 120 attendees on a 100- to 320-acre site, or 150 attendees on a site greater than 320 acres.

Noise levels associated with these events would be variable and dependent upon the size of each venue. It should also be noted that while permitted attendees may reach a maximum of 150 under the proposed Project with the issuance of a ZC, LUP, or CDP, during events it is likely that the attendees would be spread over an entire venue area. A reasonable assumption is that 50 people would be conversing at one time at one grouped location. The noise level for 50 people speaking simultaneously would be approximately 83 dBA L_{eq} at 3 to 12 feet. A sensitive receptor located 100 feet away would experience approximately 52.5 dBA L_{eq}. Noise levels generated by outdoor events that include live amplified music (e.g., three-piece band with electric or amplified instruments), may generate maximum noise levels of over 100 dBA at 50 feet. Acoustic accompaniments can generate maximum noise levels of 80 dBA at 1 foot and 46 dBA at 50 feet.

In areas where small-scale events are located in close proximity to sensitive receptors, these noises may result in temporary disturbances, especially in more rural areas where existing baseline noise levels are relatively low. However, given the size of agricultural properties, the large distances to off-site sensitive receptors, and the limits to the frequency of small-scale events, the noise levels associated with these events would be limited. As described for campgrounds and farmstays above, these small-scale events would be subject to the County's Nighttime Noise Restrictions (Section 3.11.3, *Regulatory Setting*), which prohibits amplified noise discernable from 100 feet from the property line between the hours between the hours of 10:00 p.m. and 7:00 a.m. Sunday through

Thursday and between the hours of midnight and 7:00 a.m. on Friday and Saturday. Additionally, larger individual projects enabled by the proposed Project that would undergo review by the County to determine compliance with permitting and regulatory requirements. For example, County permit review may involve assessing, topography of valleys and potential for noise effects, site design, building orientation, and other considerations in order to meet the prescribed exterior noise standards. Despite these measures, due to the rural character of the Project area, the increase in noise that could occur associated with special events could result in a substantial periodic increase in ambient noise levels above levels existing without the proposed Project. With implementation of **MM NOI-1 (Special Event Noise Standards)**, which would enforce stricter noise standards (e.g., timing and volume for amplified noise), impacts from small-scale events would be *potentially significant but mitigable*.

3.11.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the Countywide Recreation Master Plan, and the County's 2023-2031 Housing Element Update, to individual projects as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. In addition, although concentrated within urban areas, countywide residential growth of a projected 26,000 units in the eight cities and unincorporated urban areas of the county could increase ambient noise levels, including roadway noise levels.

As described in Impact NOI-1, the proposed uses and related development would be required to comply with existing County policies and regulations, thereby minimizing construction-related noise. Additionally, noise levels from construction activities are typically considered as point sources for noise generation and would drop off at a rate of 6 dBA per doubling of distance from the source over hard site surfaces, such as parking lots and water. The drop-off rate would increase approximately 7.5 dBA per doubling of distance for soft site surfaces, such as grass fields and open terrain with vegetation (FTA 2018). Drop-off rates for surfaces with buildings and trees would further increase to the point that it would be unlikely that construction-related noise associated with the proposed Project and cumulative projects would reach each other and combine to produce a cumulatively significant impact. Construction-related noise impacts would be *insignificant* and would not considerably contribute to any cumulative operational noise impacts within the county.

As discussed above in Impact NOI-2, new ancillary uses permitted under the proposed Project would not result in substantial increases in operational noise levels on agricultural lands or along county roadways. Given the given the size of agricultural properties, the large distances to off-site sensitive receptors, long-term noise increases associated with the proposed Project would be minimal. With regard to roadway noise, projected traffic volumes generally need to double over existing volumes in order for associated noise levels to be perceptible to the human ear in outdoor settings. While operational activities associated with the proposed Project would contribute to a cumulative increase in traffic volumes, when considered in the context of with future traffic volumes associated with the Housing Element Updates and the other new developments occurring across the county, this increase in vehicle trips would be minimal. Additionally, this increase would not occur along any one roadway.

Because new uses under the proposed Project would be dispersed across a relatively wide area within the county, implementation of the proposed Project would result in *insignificant* impact and would not considerably contribute to any cumulative operational noise impacts within the county. As discussed in Impact NOI-3, new small-scale events permitted under the proposed Project would not result in substantial noise increases that would impact surrounding receptors. At a programmatic level the minor increases in operational noise within unincorporated lands zoned AG-II would be *insignificant* and would not considerably contribute to any cumulative operational noise impacts within the county.

3.11.4.4 Proposed Mitigation

MM NOI-1. Special Event Noise Standards. Outdoor amplified sound associated with rural recreational uses enabled and streamlined for permitting under the proposed Agricultural Enterprise Ordinance shall not exceed 65 dBA at the exterior boundary of the premises. Small-scale events proposing outdoor amplified sound shall only be allowed from 10 a.m. to 11 p.m., and the amplified sound shall cease by 10 p.m.

Plan Requirements and Timing: The County shall incorporate the requirements of this mitigation measure as objective standards into the Agricultural Enterprise Ordinance prior to final adoption of the ordinance.

3.11.4.5 Residual Impacts

Impact NOI-1 and Impact NOI-2. As discussed above, the new uses and related development enabled by the proposed Project would be required to comply with existing County policies and regulations, thereby minimizing construction-related noise and any potential land use and operational noise conflicts. Noise generated by the uses enabled by the proposed Project would be compatible with existing agricultural uses. On a programmatic level, the implementation of the proposed Project has the potential to introduce new vehicle traffic to roadways and intersections throughout the county. However, due to the small-scale of the proposed uses, and dispersed locations across the county, long-term impacts associated with noise from traffic would not generate enough additional vehicle trips on an adjacent roadway to result in long-term roadway noise increases that exceed the thresholds. Residual noise impacts would be *insignificant*.

Impact NOI-3. Implementation of **MM NOI-1** would ensure that increases in noise levels associated with small-scale events would be consistent with the rural character of the Project area. Therefore, residual impacts associated with Impact NOI-3 would be *potentially significant but mitigable*.

Section 3.12

Public Services, Utilities, Energy, and Recreation

3.12.1 Introduction

This section describes the affected environment and regulatory setting for public services, utilities, energy, and recreation in Santa Barbara County. Public services analyzed in this section include fire protection, police protection, public schools, and libraries. Utilities analyzed in this section include water supply, wastewater, solid waste, and energy resources (i.e., electricity, natural gas, petroleum and transportation fuels, and renewable resources). It also describes the potential for impacts on these resources that would result from implementation of the proposed Agricultural Enterprise Ordinance (Project), and mitigation measures to reduce identified impacts where possible. The information and analysis in this section is based on information in previous studies and Environmental Impact Reports (EIRs) prepared by the County, as well as those prepared for the Public Works Department and County Long Range Planning Division. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR, as well as information from recent environmental documents prepared for the County.

For information regarding water quality, hydrologic resources, stormwater runoff, and groundwater and surface water resources/supplies, refer to Section 3.9, *Hydrology and Water Quality*.

3.12.2 Environmental Setting

State and local government entities provide a wide range of services to the residents of the county related to public health and safety, educational institutions, parks and recreational facilities, and various utilities, including water supply, wastewater, and solid waste, as described herein.

3.12.2.1 Public Services

Fire Protection

Santa Barbara County Fire Department

The Santa Barbara County Fire Department (SBCFD) provides fire prevention, fire suppression, and paramedic services covering an area of 2,774 square miles throughout the county, including rural and inner rural areas, as well as unincorporated urbanized areas, such as Eastern Goleta Valley, Orcutt, Sisquoc, Los Alamos, Santa Ynez, Lompoc, Los Olivos, Ballard, and New Cuyama. SBCFD also serves the cities of Buellton, Solvang, and Goleta. With approximately 245 field personnel and 32 support staff divided across 16 fire stations (Table 3.12-1), SBCFD responds to over 15,000 incidents each year, including structure, wildland, vehicle, and other types of fires (SBCFD 2022a). Public service

calls, medical emergencies, vehicle accidents, and hazardous material responses are also part of the SBCFD's services.

Table 3.12-1. Santa Barbara County Fire Department Fire Stations

Station No.	Address	City/ Township	Service Area	Apparatus & Staffing[1]
11	6901 Frey Way	Goleta	The City of Goleta west of Los Carneros Road and north of El Colegio Road and the unincorporated areas of the county north and west of the City of Goleta	2 Captains, 2 Engineers, 2 Firefighters, Urban Search and Rescue (USAR) Team Members Ladder Truck 11 Engine 11 Rescue Watercraft USAR Vehicle
12	5330 Calle Real	Goleta	The area bordered by Fairview Avenue, Fowler Road, Cathedral Oaks Road, and San Marcos Pass Road from Calle Real North to Via Los Santos	1 Captain, 1 Engineer, 1 Firefighter Advanced Life Support (ALS) capable when paramedic on-duty (through use of extension kits)
13	4570 Hollister Avenue	Santa Barbara	Areas of Goleta and unincorporated areas (Eastern Goleta Valley) west of the City of Santa Barbara; bordered to the north by areas of Los Padres National Forest (LPNF), to the south by the Pacific Ocean, to the east by the County-City borders, and to the west roughly by Maria Ignacio Creek in the south and San Antonio Creek towards the north	1 Captain, 1 Engineer, 1 Firefighter ALS capable when paramedic on-duty (through use of extension kits) Utility Type 1 Reserve
14	320 Los Carneros Road	Goleta	The area south of LPNF, north of Hollister Avenue, east of Glen Annie Road and west of Fairview Avenue	1 Captain, 1 Engineer, 1 Firefighter ALS Paramedic-Staffed Station
15	2491 Foothill Road	Santa Barbara	The unincorporated areas north of the City of Santa Barbara; extending into LPNF in the north, towards the south and east up to the City/County borders. In the west, it is bordered north of Foothill Road by Antone Road and Debra Drive and south of Foothill Road by Alamar Avenue.	1 Captain, 1 Engineer, 1 Firefighter ALS capable when paramedic on-duty (through use of extension kits)
17	University of California, Santa Barbara (UCSB), Mesa Road Bldg. 547	Santa Barbara	The UCSB campus and areas of Isla Vista and City of Goleta; bounded to the north by Hollister Avenue, to the south by the Pacific Ocean, to the east by Goleta Beach Park and to the west by Camino Del Sur	1 Captain, 1 Engineer, 2 Firefighter/Paramedics, 1 Firefighter, Water Rescue Team Engine 17 Water Rescue Vehicles ALS Paramedic-Staffed Station

Table 3.12-1. Santa Barbara County Fire Department Fire Stations (Continued)

Station No.	Address	City/ Township	Service Area	Apparatus & Staffing[1]
21	335 Union Avenue	Orcutt	The Orcutt and Santa Maria Valley areas including the communities of Tanglewood and Casmalia. Also responds north and west to portions of State Routes (SRs) 1 and 135 up to city limits of Santa Maria and Guadalupe. and southward to SR 1 near San Antonio Road and SR 135 at Harris Grade Road.	1 Captain, 1 Engineer, 1 Firefighter, 1 Firefighter/ Paramedic
23	5003 Depot Road	Sisquoc	The Sisquoc region. Bounded by Tepesquet Canyon to the north, by U.S. Highway 101 and Aliso Canyon Road to the south, by Foxen Canyon and Rancho Sisquoc to the east, and by Dominion Road to the west.	1 Captain, 1 Engineer, 1 Firefighter (one of these will also be a Paramedic) ALS Paramedic-Staffed Station
24	99 Centennial Street	Los Alamos	The Los Alamos area roughly bordered in the north by the Solomon Grade (on U.S. Highway 101) or the 9000 block of Foxen Canyon Road. In the South it extends to an area just North of SR 154. In the East it goes out to Zaca Lake and in the West it extends to San Antonio Road and SR 135	1 Captain, 1 Engineer, 1 Firefighter/Paramedic Utility Type 1 Reserve Location of Battalion 2 Office/Quarters and SBCFD Construction Section ALS Paramedic-Staffed Station
26	1596 Tiffany Park Court	Orcutt	The Orcutt and Santa Maria Valleys. Bounded by the Solomon Grade to the south, Santa Maria Way to the north, by Bradley Road to the west, and Dominion Road to the east.	1 Captain, 1 Engineer, 1 Firefighter, 1 Firefighter/ Paramedic Tactical Water Tender Utility
27	41 Newsome Street	New Cuyama	The Cuyama Valley, town of New Cuyama and surrounding areas. The northern boundary extends to portions of San Louis Obispo County and the Caliente Mountains, in the South to the Sierra Madre, west on SR 166 to the Rockfront Ranch and east to SR 33.	1 Captain, 1 Engineer, 1 Firefighter, 1 Firefighter/ Paramedic Rescue Ambulance Water Tender Utility
30	1644 Oak Street	Solvang	The City of Solvang and portions of the unincorporated Santa Ynez Valley, including the town of Ballard.	1 Captain, 1 Engineer, 1 Firefighter, 1 Firefighter/Paramedic Utility Type 1 Reserve ALS Paramedic-Staffed Station

Table 3.12-1. Santa Barbara County Fire Department Fire Stations (Continued)

Station No.	Address	City/ Township	Service Area	Apparatus & Staffing[1]
31	168 West Highway 246	Buellton	Northern boundary: approximately 2 miles north of SR 154/ U.S. Highway 101 interchange; southern boundary is the top of the Nojoqui Grade; extends eastward until Solvang city limit, and westward to the intersection of SR 246 and Campbell Road	1 Captain, 1 Engineer, 1 Firefighter, 1 Firefighter/Paramedic, Hazardous Materials (Haz-Mat) Response Team Haz-Mat Vehicle Home to Battalion 3 Quarters ALS Paramedic-Staffed Station
32	906 Airport Road	Santa Ynez	The area bounded to the north by the LPNF boundary, to the south to the ridge of the Santa Ynez Mountains, to the east to Paradise Road, and to the west to Alamo Pintado Road in along Solvang city limits	1 Captain, 1 Engineer, 2 Firefighters/Paramedics Utility Water Tender Helicopter access ALS Paramedic-Staffed Station
34	3510 Harris Grade Road	Lompoc	The Lompoc area bounded to the north by SR 1 at San Antonio Creek, to the south at the Las Cruces Grade on SR 1, to the east by Drum Canyon at SR 246, and to the west by the Pacific Ocean	1 Captain, 2 Engineers, 2 Firefighter/Paramedics Paramedic Engine Company Rescue Ambulance Type 1 Reserve Engine ALS Paramedic-Staffed Station
38	17200 Calle Mariposa Reina Road	Gaviota	The area bounded by the Pacific Ocean to both the south and west. The northern boundary is roughly a line running from Jalama Beach, east through the Nojoqui Summit ending at their eastern boundary which is determined by a line running due north from El Capitan State Beach Park	1 Captain, 1 Engineer, 1 Firefighter Support Water Tender Light & Air Unit

Note: [1] In addition to staff and apparatus listed, all stations include both Type 1 and 3 Engines.
Source: SBCFD 2022.

Additional Fire Departments Serving Unincorporated Areas

As part of the Santa Barbara Operational Area Mutual Aid Plan, nine fire agencies provide auto and mutual aid fire protection services to unincorporated areas of the county. Those fire departments include Carpinteria-Summerland Fire Protection District, Guadalupe City Fire Protection District, Lompoc City Fire Department, Montecito Fire Protection District, Santa Maria City Fire Protection District, Vandenberg Space Force Base (VSFB), Santa Barbara City Fire Department, U.S. Forest Service (USFS) – LPNF, and the California Department of Forestry and Fire Protection (CAL FIRE).

County Fire Protection Standards

SBCFD employs the following two standards with respect to the provision of fire protection services (County of Santa Barbara Planning and Development Department [P&D] 2011):

1. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered "ideal," although a ratio (including rural areas) of one firefighter per 4,000 in population is the maximum population that can be adequately served. Additionally, a ratio of one engine company per 16,000 population, assuming four firefighters per station, represents the absolute maximum population that the SBCFD has determined can be adequately served by a four-person crew.
2. A 5-minute response time in urban areas. This incorporates the following National Fire Protection Association (NFPA) response-time objectives:
    a. One minute for turnout time
    b. Four minutes or less, for the arrival of the first-arriving engine company

SBCFD strives to obtain a minimum of four firefighters on each engine company. This standard is set by the NFPA guidelines, which state that engine companies shall be staffed with a minimum of four on-duty personnel. The most recently released 2020 NFPA standards were also revised to include a requirement for fire stations to establish an objective of a second properly staffed four-person unit to arrive within 360 seconds (i.e., 6 minutes) or less (NFPA 2020). This is especially important in unincorporated and rural areas, due to the longer response times from outlying fire stations. The California Department of Industrial Relations, Division of Occupational Safety and Health (CAL-OSHA) requires that a minimum of two firefighters, operating as a team, conduct interior firefighting operations. In addition, a minimum of two firefighters must be positioned outside and remain capable of rapid intervention and rescue if needed. This is also known as the State of California's "Two-In, Two-Out" law (29 Code of Federal Regulations [CFR] §1910.134[g][4]). If there are only three firefighters assigned to a fire engine, the engine company must wait for additional back-up to arrive before being able to engage in interior firefighting operations in order to be in compliance with CAL-OSHA regulations.

California Department of Forestry and Fire Protection

CAL FIRE is an emergency response and resource protection department. CAL FIRE serves over 31 million acres of California's privately owned wildlands, providing emergency service under agreement with 115 counties, cities, and districts. CAL FIRE responds to more than 8,400 wildland fires that burn an average of a million acres each year and conducts fire prevention projects. CAL FIRE's Fire Prevention Program consists of multiple activities including wildland pre-fire engineering, vegetation management, fire planning, education, and law enforcement. (CAL FIRE 2022a). In addition, CAL FIRE personnel answer the call over 500,000 times for other emergencies including structure fires; automobile accidents; medical aids; swift water rescues; civil disturbances; search and rescues; hazardous material spills; train wrecks; floods; and earthquakes (CAL FIRE 2022b).

CAL FIRE covers the state with 21 operational units, 812 fire stations (237 state and 575 local government), 30 conservation camps, 5 training centers, 14 air attack, and 10 helitack bases. The force is comprised of over 9,600 full-time and seasonal firefighting professionals, foresters, and administrative employees, 2,750 local government volunteer firefighters, roughly 1,000 Volunteers In Prevention, and 4,300 inmates and wards. To transport and support these forces, CAL FIRE operates nearly 1,000 fire engines, 184 rescue squads, 63 paramedic units, 27 aerial ladder trucks, 58 bulldozers, six mobile communication centers, and 11 mobile kitchen units. Further, CAL FIRE funds an additional 82 engines and 12 bulldozers via contract with Kern, Los Angeles, Marin, Orange, Santa

Barbara, and Ventura counties. With regard to aircraft, CAL FIRE operates 23 1,200-gallon air tankers, 12 helicopters, and 17 air tactical planes (CAL FIRE 2014, 2018, 2022b, 2022c).

CAL FIRE is responsible for fire protection within the State Responsibility Areas (SRA). In most cases CAL FIRE directly protects the SRA; however, six counties (including Santa Barbara), known as "Contract Counties," provide SRA fire protection under contract with CAL FIRE. The SRA is located throughout the county, excluding most incorporated and federally owned lands. The County has the responsibility as a contract county to implement the 2010 State Strategic Fire Plan for California in the county. As such, the SBCFD functionally operates as a unit of CAL FIRE and is responsible for all Strategic Fire Plan activities within the county (Santa Barbara County Office of Emergency Management [SBCOEM] and Wood Environment & Infrastructure Solutions, Inc. 2022).

Wildland Fire Response, Management, and Firefighting Strategies

Most of the County is designated by CAL FIRE as Very High Fire Hazard Severity Zone due to the buildup of understory brush in the many grasslands and woodlands throughout the county.

The varied topography, dry climate, and understory brush vegetation of grasslands and woodlands throughout the county are susceptible to wildfire hazards. Rural mountainous areas, including the San Rafael Mountain Range, Santa Ynez Mountain Range, LPNF, and surrounding areas are similarly conducive to the spread of wildland fires. Although much of the region is currently cultivated with agricultural uses, which reduces fire hazard, the State of California has designated the vast majority of the SRA within the county as a Very High Fire Hazard Severity Zone (SBCFD 2022b). (Section 3.14, *Wildfire* provides additional discussion regarding wildfire hazards.) The Local Responsibility Area (LRA) is also designated High Fire Hazard Area by the County (SBCFD 2022b). As of November 2022, CAL FIRE has reported 7,211 fire incidents occurring in 2022, an estimated 362,351 acres burned, damage to 876 structures, and nine confirmed fatalities (CAL FIRE 2022b).

When a wildfire occurs, a crucial factor for life, property, and the environment comes from passive protection measures, such as defensible space, fire-resistant landscaping, and fire-resistant construction. The sum effect of passive protection measures substantially increases the effectiveness of fire suppression activities. Inadequate water supply, ingress and egress, structural safeguards, or vegetation management are key factors that lead to major structural-related fire losses in areas adjacent to wildlands (Cohen 1999). In addition, the inability of residents to shelter-in-place can also create evacuation and fire department access problems in these areas (USFS 2000).

The SBCFD employs a Fire Prevention Division and maintains a Defensible Space Program that includes the creation of defensible space as described in Section 3.14, *Wildfire*.

Police Protection

Santa Barbara County Sheriff's Office

The Santa Barbara County Sheriff's Office (SBCSO or Sheriff's Office) is responsible for law enforcement in the unincorporated areas of the county, the county jail system, superior court security,

and coroner functions. Within Law Enforcement Operations, there are three divisions, including Criminal Investigations, North County Operations, and South County Operations. Custody Operations includes the Jail Operations Division and the Custody Support Operations. The Sheriff's Office is also contracted to provide police services to the cities of Buellton, Carpinteria, Goleta, and Solvang. The County Sheriff's Headquarters is located in Santa Barbara near Goleta, and eight sub-stations are located in Buellton, Carpinteria, Goleta, Isla Vista, Lompoc, New Cuyama, Santa Maria, and Solvang, as well as an office on the Santa Ynez Band of Chumash Indian's Reservation (Table 3.12-2). In addition to the Sheriff's Office, there are several police departments that operate within the county and serve portions of its residents (CountyOffice.org 2022). Note that the Santa Ynez Valley and Cuyama Valley regions do not have additional police departments.

The Sheriff's Office has approximately 757 full-time employees and 150 volunteers at more than 25 work sites located throughout Santa Barbara County. Although the number varies, the county team currently includes approximately 260 law enforcement deputies and 200 custody deputies. Additionally, the Operations Support Division serves Support Services (Sheriff's Office 2015).

Table 3.12-2 Sheriff Stations and Sub-Stations in Santa Barbara County

Station Name	Address
Buellton Police Department	140 W Highway 246, Buellton, CA
Carpinteria Police Department	5775 Carpinteria Avenue, Carpinteria, CA
Goleta Storefront @ Camino Real Marketplace	7042 Marketplace Drive, Goleta, CA
Isla Vista Foot Patrol	6504 Trigo Road, Isla Vista, CA
Lompoc	3500 Harris Grade, Lompoc, CA
New Cuyama Valley	70 Newsome Street, New Cuyama, CA
Santa Barbara Headquarters	4434 Calle Real, Santa Barbara, CA
Santa Maria	812-A West Foster Road, Santa Maria, CA
Santa Ynez Valley/Solvang Police Department	1745 Mission Drive, Solvang, CA
Santa Ynez Band of Chumash Indians Reservation	100 Via Juana, Santa Ynez, CA

Source: Sheriff's Office 2022.

California Highway Patrol

As a statewide law enforcement agency, the California Highway Patrol (CHP) is responsible for managing and regulating traffic on California highways, as well as providing disaster and lifesaving assistance. The purpose of the CHP is to ensure safety along the State's highway transportation system by providing uniform traffic law enforcement throughout the state. The primary responsibilities of the CHP are to patrol state highways and county roadways, enforce traffic regulations, respond to traffic accidents, and provide service and assistance to drivers in disabled vehicles. The CHP also maintains a mutual aid agreement with the Sheriff and assists local governments during emergencies when requested (CHP 2022a).

The CHP has eight divisions. The county is located in CHP's Coastal Division, which includes 11 area offices, one resident post, two commercial vehicle inspection facilities and three communication/dispatch centers. These facilities contain nearly 700 uniformed and non-uniformed employees. CHP offices in the county are located in the cities of Buellton, Goleta, and Santa Maria (CHP 2022b).

Schools

There are 20 school districts in the county serving approximately 70,000 students (Santa Barbara County Education Office 2022a). Table 3.12-3 below lists all 20 school districts within the county, as well as the number of students served and the schools operating within the district. Operating revenue provided to school districts is generated by local property taxes accrued at the state level and then allocated to each school district based on average daily student attendance. Because State funding for capital improvements has historically lagged behind enrollment growth, physical improvements to accommodate new students are funded primarily by public debt (bond measures), supplemented by fees assessed on development projects.

Table 3.12-3. Santa Barbara County School Districts

School District	Enrollment	Schools
Carpinteria Unified School District	2,070	Aliso Elementary; Canalino Elementary; Summerland Elementary; Carpinteria Family School; Carpinteria Middle School; Carpinteria High School; two small alternative high schools
Cuyama Joint Unified (joint)	175	Cuyama Joint Elementary School (K-8), Cuyama Valley High School (9-12), Sierra Madre Continuation High School (9-12)
Lompoc Unified	10,045	Seven Elementary Schools: Buena Vista, Clarence Ruth, Crestview, Fillmore, Hapgood, La Canada, Miguelito Two Middle Schools: Lompoc Valley, Vandenberg Three High Schools: Cabrillo, Lompoc, Maple Bob Forinash Community Day School La Honda STEAM Academy Los Berros Visual and Performing Arts Academy One Adult Education School Mission Valley School
Santa Barbara Unified School District (Elementary and Secondary)	15,059	Twelve Elementary Schools: Adams, Adelante (Charter), Cleveland, Franklin, Harding (University Partnership), McKinley, Monroe, Peabody (Charter), Roosevelt, Santa Barbara (Charter), Santa Barbara Community Academy, Washington Four Junior Highs (Middle Schools): Goleta Valley, La Colina, La Cumbre, Santa Barbara Five High Schools: Alta Vista (Alternative), Dos Pueblos, La Cuesta (Continuation), San Marcos, Santa Barbara
Cold Spring	196	Cold Spring School (TK-6)
Goleta Union (Elementary)	3,571	Brandon; El Camino; Ellwood; Foothill; Hollister; Isla Vista; Kellogg; La Patera; Mountain View
Hope (Elementary)	950	Hope, Monte Vista, and Vieja Valley
Montecito Union (Elementary)	374	Montecito Union Elementary School (K-6)
Santa Maria Joint Union High School District	8,166	Four High Schools: Delta, Ernest Righetti, Pioneer Valley, Santa Maria Mark Richardson Career Technical Education Center and Agricultural Farm
Blochman Union	174	Benjamin Foxen School (K-8); Family Partnership Charter School (K-12); Trivium Charter School (K-12); Trivium Charter School (Adventure)(K-12); Trivium Charter School (Voyage)(K-12)

Table 3.12-3. Santa Barbara County School Districts (Continued)

School District	Enrollment	Schools
Guadalupe Union	1,280	Mary Buren Elementary School; Kermit McKenzie Intermediate School
Orcutt Union	5,181	One Pre-K Early Learning Center Seven Elementary Schools: Alice Shaw, Joe Nightingale, Olga Reed (K-8), Patterson Road, Pine Grove, Ralph Dunlap, Orcutt Academy (K-8, Charter) Two Middle Schools: Lakeview and Orcutt Junior High Schools Orcutt Academy High School (Charter) Orcutt School for Independent Study
Santa Maria-Bonita	17,201	Seventeen Elementary Schools: Adam, Alvin, Arellanes, Battles, Bill Libbon, Bonita, Bruce, Fairlawn, Jiménez, Liberty, Miller, Oakley, Ontiveros, Rice, Sanchez, Taylor, Tunnell Four Junior Highs (Middle Schools): Arellanes, El Camino, Fesler, Tommy Kunst
Santa Ynez Valley Union High	926	Santa Ynez High School (9-12); Refugio High School (10-12)
Ballard	120	Ballard Elementary School (K-6)
Buellton Union	564	Jonata Middle School (6-8); Oak Valley Elementary School (TK-5);
College	200	College Elementary School (PreK-K); Santa Ynez Elementary School (1-8); Santa Ynez Valley Charter School (K-8)
Los Olivos	153	Los Olivos School (K-8); Olive Grove Charter School (K-12)
Solvang (Elementary)	578	Solvang School (K-8)
Vista Del Mar Union	38	Vista de Las Cruces School (K-8)

Source: Santa Barbara County Education Office 2022b.

Libraries

The Black Gold Cooperative Library System (Black Gold Co-op) started in 1964 and provides library automation services, staff training, delivery of books and materials, and bibliographic records for books to public libraries in the counties of San Luis Obispo, Santa Barbara, and Ventura. The members of the Black Gold Co-op within the county are the Santa Maria Public Library System, Lompoc Public Library System, Carpinteria Community Library, and Goleta and Santa Ynez Valley Library System (Black Gold Cooperative Library System 2022).

Library services are grouped into five zones. Zone 1 (Santa Barbara) provides services to the City of Santa Barbara and unincorporated areas located within or in close proximity to Santa Barbara, Montecito, Summerland, and Mission Canyon. Zone 2 (Lompoc) provides services to the City of Lompoc and unincorporated areas located within or in close proximity to Lompoc, Vandenberg Village, and Vandenberg SFB. Zone 3 (Santa Maria) provides services to the cities and unincorporated areas located within or in close proximity to Cuyama, Guadalupe, Los Alamos, Orcutt, and Santa Maria. Zone 4 (Goleta) provides services to the cities and unincorporated areas located within or in close proximity to Goleta, Solvang, Buellton, Eastern Goleta Valley, Community Service Area 3, Hope Ranch, Isla Vista, Gaviota, Santa Ynez and Los Olivos. Zone 5 (Carpinteria) provides services to the City of

Carpinteria and unincorporated areas located within or in close proximity to Carpinteria and Toro Canyon (County of Santa Barbara 2022b).

3.12.2.2 Utilities

Water Infrastructure and Supply

Municipal Water

Sixteen water purveyors primarily provide municipal water supply services within the unincorporated regions of the county (Table 3.12-4 and Figure 3.12-2). Water supplies for these agencies primarily comes from groundwater, which provides approximately 75 percent of the county's domestic, commercial, industrial, and agricultural water supply, with the remaining from surface water supplies from local reservoirs (15 percent) and purchased or imported water from the State Water Project (SWP) (10 percent). With the exception of the Goleta Water District, water purveyors within the county do not rely on significant sources of recycled water supplies (SBCOEM and Wood Environment & Infrastructure Solutions, Inc. 2022).

Fifteen major groundwater basins provide municipal water in the county (Table 3.12-6). The largest groundwater basins are the Santa Maria Valley Basin, Cuyama Valley Basin, Santa Ynez River Valley Basin, and San Antonio Creek Valley Basin (SBCOEM and Wood Environment & Infrastructure Solutions, Inc. 2022). As discussed in Section 3.9, *Hydrology and Water Quality*, several of the groundwater basins in the county are not adjudicated and currently experience (or have experienced in recent years) overdraft conditions. As such, nearly half of the basins in the county are designated as medium and high priority basins: Santa Ynez River Valley, Cuyama Valley, San Antonio Creek Valley, Montecito, and Carpinteria (County of Santa Barbara 2022a). Refer to Section 3.9, *Hydrology and Water Quality*, for a discussion of local groundwater basins.

Table 3.12-5 provides projected future normal year municipal water supply and demand. For a full discussion of future projected water supply and demand, refer to Section 3.9, *Hydrology and Water Quality*.

Table 3.12-4. Municipal Water Supply and Demand in Santa Barbara County

Major Water Suppliers[1]	Number of Customers/ Connections	Source of Water Supply (% of total supply)	Water Deliveries/ Demand	Total Water Supply Availability	Remaining Available Water Supply
Carpinteria Valley Water District (CVWD)	4,531 service connections 15,966 persons	Groundwater (19.0%) Surface Water (81.0%)	4,105 AFY (including water loss)	4,105 AFY	0 AFY
Goleta Water District	16,937 service connections 87,000 persons	Groundwater (7.1%) Surface Water (81.3 %) Purchased Water (5.2) Recycled Water (6.3%)	10,623 AFY	11,546 AFY	923 AFY
City of Buellton	5,464 persons	Groundwater (80.5%) Purchased/State Water (19.5%)	1,400 AFY	2,963 AFY	1,563 AFY
City of Guadalupe[2]	1,911 service connections	Groundwater (45.0%) Purchased Water (SWP) (55.0%)	986 AFY	1,102 AFY	116 AFY
City of Lompoc	9,800 service connections 42,425 persons	Groundwater (100%)	4,103 AFY	4,103 AFY	0 AFY
City of Santa Barbara	27,405 service connections 95,650 persons	Groundwater (1.8%) Surface Water (63.8%) Desalination (25.6%) Recycled Water (8.7%)	9,891 AFY	10,805 AFY	914 AFY
City of Santa Maria	22,888 service connections 107,535 persons	Groundwater (13.9%) Purchased Water (SWP) (28.6%) Return Flows from SWP Water (18.6%) Twitchell Yield /Commingled Groundwater (39.0%)	13,244 AFY	36,712 AFY	23,468 AFY

Table 3.12-4. Municipal Water Supply and Demand in Santa Barbara County (Continued)

Major Water Suppliers[1]	Number of Customers/ Connections	Source of Water Supply (% of total supply)	Water Deliveries/ Demand	Total Water Supply Availability	Remaining Available Water Supply
City of Solvang[2]	--	Groundwater (30.7%) Purchased Water (69.2%) Purchased Water (Other) (0.1%)	1,109 AFY	1,182 AFY	73 AFY
Golden State Water District – Orcutt	11,612 service connections 32,361 persons	Groundwater (88.4%) Purchased Water (11.6%)	6,481 AFY	11,423 AFY	4,942 AFY
La Cumbre Mutual Water Company[2]	--	Groundwater (53.6%) Purchased Water (SWP) (46.4%)	1,067 AFY	1,192 AFY	125 AFY
Montecito Water District	4,632 service connections 11,769 persons	Groundwater (6.0%) Surface Water (88.0%) Purchased Water (6.0%)	4,176 AFY	9,052 AFY	4,845 AFY
Santa Ynez River Water Conservation District ID#1[2]	--	Groundwater (39.7%) Purchased Water (60.3%)	1,751 AFY	3,930 AFY	2,179 AFY
Los Alamos CSD[2]	--	Groundwater (100%)	253 AFY	267 AFY	14 AFY
Cuyama CSD[2]	--	Groundwater (100%)	149 AFY	149 AFY	0 AFY
Mission Hills CSD[2]	--	Groundwater (100%)	467 AFY	482 AFY	15 AFY
Total	**--**	**--**	**59,805 AFY**	**98,233 AFY**	**30,041 AFY**

Notes:
AFY = acre-feet per year; CSD = Community Service District
[1] Table does not include water purveyors that do not provide potable water services to lands within the County's jurisdiction (e.g., Vandenberg Village CSD).
[2] Water demand and supply reported from the 2017 Santa Barbara County Integrated Regional Water Management Plan (IRWMP), which does not account for current water year conditions or supply allocations.
Sources: Carpinteria Valley Water District and Woodard and Curran 2021; City of Buellton Public Works Department 2022; City of Lompoc and WSC 2021; City of Santa Barbara Water Resources Division and WSC 2021; Dudek 2019; Golden State Water Company et al. 2021; Goleta Water District and Woodard and Curran 2021; Montecito Water District and Tully and Young 2021; Provost and Pritchard Consulting Group 2021.

Table 3.12-5 Projected Future Normal Year Municipal Water Supply and Demand

Water Supply Agency[1]	Supply and Demand	2025 Projected	2030 Projected	2035 Projected	2040 Projected	Projected Increase in Supply and Demand 2025-2040 (% Increase)
CVWD	Supply	4,586	5,586	5,586	5,586	21.8%
	Demand	4,111	4,170	4,381	4,452	8.3%
	Difference	*475*	*1,416*	*1,205*	*1,134*	*138.7%*
Goleta Water District	Supply	16,240	16,244	16,244	16,244	0.02%
	Demand	11,634	12,097	12,333	12,509	7.5%
	Difference	*4,606*	*4,147*	*3,911*	*3,735*	*-18.9%*
City of Lompoc	Supply	10,369	10,369	10,369	10,369	0.0%
	Demand	5,589	5,639	5,689	5,740	2.7%
	Difference	*4,780*	*4,730*	*4,680*	*4,629*	*-3.2%*
City of Santa Barbara	Supply	20,760	22,580	22,530	22,480	8.3%
	Demand	13,890	14,600	14,580	14,720	6.0%
	Difference	*6,870*	*7,980*	*7,950*	*7,760*	*13.0%*
City of Santa Maria	Supply	36,558	36,403	36,250	36,095	-1.7%
	Demand	15,026	17,247	17,869	18,490	24.6%
	Difference	*21,532*	*19,156*	*18,381*	*17,605*	*-18.2%*
Golden State Water District – Orcutt	Supply	6,105	6,266	6,432	6,603	8.2%
	Demand	6,105	6,266	6,432	6,603	8.2%
	Difference	*0*	*0*	*0*	*0*	*0.0%*
Montecito Water District	Supply	8,147	8,630	8,613	8,595	5.5%
	Demand	4,635	4,764	4,869	4,999	7.9%
	Difference	*3,512*	*3,866*	*3,744*	*3,596*	*2.4%*
Total	Supply	102,765	106,078	106,024	105,972	3.12%
	Demand	60,990	64,783	66,153	67,513	10.7%
	Difference	*41,775*	*41,295*	*39,871*	*38,459*	*-7.9%*

Notes:
All values reported in AFY.

[1] Smaller water districts that provide less than 3,000 acre-feet or water annually are not required to prepare an Urban Water Management Plan as part of Water Conservation Bill SB X7-7 (2009) and are subsequently not required to report and plan for future water supplies or demand.

Sources: Carpinteria Valley Water District and Woodard and Curran 2021; City of Lompoc and WSC 2021; City of Santa Barbara Water Resources Division and WSC 2021; Golden State Water Company et al. 2021; Goleta Water District and Woodard and Curran 2021; Montecito Water District and Tully and Young 2021; Provost and Pritchard Consulting Group 2021.

Table 3.12-6. Local Sources of Municipal Water Supply

Surface Water Supply Source	Maximum Capacity/Storage (AF)	Current Storage (AF) (% of Capacity)[1]
Cachuma Reservoir	192,978	192,388 (99.7%)
Twitchell Reservoir	194,971	92,645 (47.5%)
Gibraltar Reservoir	4,693	4,695 (100.0%)
Jameson Reservoir	4,848	4,826 (99.5%)
Total	**397,490**	**294,554 (74.1%)**
Groundwater Supply Source	**Estimated Usable Water in Storage**	**Annual Draw (% of Water in Storage)2**
Santa Maria Basin	1,100,000 AF	130,000 (11.8%)
San Antonio Creek Basin	800,000	15,000 (1.9%)
Cuyama Valley Basin	1,500,000	65,000 (4.3%)
Santa Ynez Uplands Basin	900,000	11,000 (1.2%)
Buellton Uplands Basin	154,000	2,000 (1.3%)
Lompoc Basin (Includes Terrace, Plain, Uplands) (Uplands includes Santa Rita area)	170,000	28,000 (16.5%)
Santa Ynez River Alluvial Basin	90,000	1,000 (1.1%)
Carpinteria Basin	16,000	3,750 (23.4%)
Montecito Basin	16,100	500 (3.1%)
Santa Barbara Basin	10,000	500 (5.0%)
Foothill Basin	5,000	1,000 (20.0%)
Goleta Basin	70,000	4,000 (5.7%)
Total	**4,831,100**	**261,750 (5.4%)**

Notes:
For further details regarding groundwater basin supply, allocation, and yield, see Section 3.9, *Hydrology and Water Quality.*
All values reported in acre-feet (AF).
[1] Data as of July 10, 2023
[2] Latest available congregate data from 2014 Groundwater Basins Status Report
Source: Santa Barbara County Flood Control and Water Conservation District 2023; Santa Barbara County Public Works Department, Water Resources Division 2014.

Wastewater

In accordance with the California Water Code and the State Water Resources Control Board (SWRCB), the Central Coast Regional Water Quality Control Board (RWQCB) regulates discharge permits for municipalities and special districts that operate wastewater treatment plants (WWTPs). County or incorporated city service districts manage all of the individually operated Onsite Wastewater Treatment Systems (OWTS). To manage wastewater services, the County delegates the management of wastewater systems to 17 wastewater service providers/districts, which serve at least some portion of unincorporated county lands (mostly within urbanized areas) within each district or treat wastewater collected by neighboring districts (Table 3.12-7). In addition, there are Community Service Districts (CSDs) not affiliated with city or county operations that include the Cuyama CSD, Laguna County Sanitation District, Los Alamos CSD, Mission Hills CSD, Montecito CSD, and Summerland Sanitary District (Table 3.12-8). Of the WWTPs that serve the unincorporated areas of the county, each is operating well within its permitted capacity, and the systems currently operate at an average 57.5 percent of the permitted treatment capacity of all facilities.

In unincorporated rural lands that are not served by municipalities or special districts, wastewater is typically treated through private sewage disposal systems (OWTS) (e.g., septic leach fields, drywells). Based on a survey undertaken by the County in 2000, there are an estimated 8,749 properties in unincorporated areas served by septic systems (Questa Engineering Corporation 2003). These systems are designed and managed under a variety of regulatory requirements, including the SWRCB's Water Quality Control Policy for Siting, Design, Operation and Maintenance of OWTS. The policy and the County's 2014 Local Agency Management Program (LAMP) set standards and regulatory requirements for wastewater management.

Table 3.12-7. Wastewater Service Providers within Santa Barbara County

Wastewater Service Provider[1]	County Area Served	Region
Carpinteria Sanitary District	City of Carpinteria and unincorporated areas in the Carpinteria Valley	South Coast
City of Buellton	City of Buellton	Santa Ynez Valley
City of Guadalupe	City of Guadalupe	Santa Maria Valley
City of Lompoc	City of Lompoc, Vandenberg Space Force Base (VSFB), Vandenberg Village CSD	Lompoc Valley
City of Santa Barbara	City of Santa Barbara and part of unincorporated Mission Canyon area	South Coast
City of Santa Maria	City of Santa Maria and small portion of unincorporated community of Orcutt	Santa Maria Valley
Community Service Area 12[2]	Mission Canyon area	South Coast
City of Solvang	City of Solvang and portions of the Santa Ynez Valley	Santa Ynez Valley
Cuyama CSD	Unincorporated community of New Cuyama	Cuyama Valley
Goleta Sanitary District	District boundaries: unincorporated area of Goleta Valley immediately west of and adjacent to the City of Santa Barbara, a portion of the City of Goleta around and east of the Santa Barbara Municipal Airport Larger Service Area: the Goleta West Sanitary District, University of California at Santa Barbara, community of Isla Vista, Santa Barbara Municipal Airport, and certain Santa Barbara County facilities	South Coast
Goleta West Sanitary District[2]	Western portion of Goleta Valley, Isla Vista, and Embarcadero Municipal Government District	South Coast
Laguna County Sanitation District	Unincorporated community of Orcutt and a small area of the southern part of the City of Santa Maria	Santa Maria Valley
Federal Bureau of Prisons	Lompoc Federal Correctional Complex	Lompoc Valley
Los Alamos CSD	Unincorporated community of Los Alamos	Santa Ynez Valley
Los Olivos CSD	Unincorporated community of Los Olivos	Santa Ynez Valley
Mission Hills CSD	Unincorporated community of Mission Hills	Lompoc Valley
Montecito Sanitary District	Unincorporated community of Montecito	South Coast
County Parks Division	Cachuma Lake Recreation Area	Santa Ynez Valley
Summerland Sanitary District	Unincorporated community of Summerland	South Coast
Santa Ynez CSD	Portions of Santa Ynez (collection and conveyance to Solvang WWTP); also manages, operates, and maintains the Chumash WWTP	Santa Ynez Valley
Vandenberg Village CSD	Unincorporated community of Vandenberg Village (effluent treated by City of Lompoc)	Lompoc Valley

Notes:
[1]Does not include wastewater service providers that do not provide services to lands within the County's jurisdiction.
[2]Provides only wastewater collection services.
Source: Dudek 2019.

Table 3.12-8 Wastewater Treatment/Reclamation Facilities Servicing Unincorporated Regions of Santa Barbara County

Treatment/Reclamation Facility	Serviced Sanitation Districts	Permitted Capacity (MGD)	Average Daily Throughput (MGD)	Remaining Capacity (MGD)
Buellton WWTP	City of Buellton	1.3	--	--
Carpinteria Sanitary District WWTP	Carpinteria Sanitary District	2.5	1.6	0.9
City of Santa Maria	City of Santa Maria	13.5	7.32	6.18
Cuyama CSD WWTP	Cuyama CSD	0.15	0.04	0.11
City of Santa Barbara WWTP	City of Santa Barbara	11.0	6.0	5.0
	Community Service Area 12			
Goleta Sanitary District and Goleta West Sanitary District	Goleta Sanitary District	7.64	2.0	5.64
	Goleta West Sanitary District			
Guadalupe WWTP	City of Guadalupe	0.96	0.76	0.20
Laguna County Sanitary District	Laguna County Sanitation District	3.7	2.1	1.6
Lompoc Regional Wastewater Reclamation Plant	City of Lompoc	9.5	5.5	4.0
Los Alamos	Los Alamos CSD	0.4	0.39	0.01
Mission Hills CSD (La Purisima WWTP)	Mission Hills CSD	0.57	--	--
Montecito Sanitary District WWTP	Montecito CSD	1.5	0.64	0.86
Solvang WWTP	Santa Ynez CSD	1.5	0.7	0.8
	City of Solvang			
Summerland Sanitary District	Summerland Sanitary District	0.3	0.07	0.23
Total		**49.81**	**28.64**	**18.11**

Notes:
-- = no publicly available data and sanitation district unable to provide
MGD = million gallons per day
Sources: Carpinteria Sanitary District 2022; City of Guadalupe 2022; City of Lompoc and WSC 2021; City of Santa Barbara Water Resources Division and WSC 2021; City of Santa Maria Utilities Department 2022; Dudek 2019; Goleta West Sanitary District 2019; Los Alamos Community Services District 2022; Montecito Water District & Tully and Young 2021; Provost and Pritchard Consulting Group 2021.

Solid Waste

The Santa Barbara County Resource Recycling & Waste Management Division (RRWMD) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated areas of the county. Solid waste generally refers to garbage, refuse, sludge, and other discarded solid materials that come from residential, industrial, and commercial activities. Construction, demolition, and inert wastes are also classified as solid waste. Agricultural waste can be

generated by agricultural areas, but typically is disposed on-site (i.e., composted, mulched, chipped, or burned) rather than entering the municipal waste stream. The general waste classifications used for California waste management units, facilities, and disposal sites are Nonhazardous Wastes, Hazardous Wastes, Liquid Wastes, Asbestos Containing Waste, Designated Wastes, and Special Wastes (California Department of Resource Recycling and Recovery [CalRecycle] 2022). Residential and commercial waste collection services are provided to the unincorporated county areas by Waste Management (North County) and MarBorg Industries (South Coast); however, in some rural areas, many properties are not served by waste haulers, and these properties are required to manage solid waste independently using techniques such as self-hauling or composting.

The Tajiguas Landfill is the only active landfill that the County owns and operates. The Tajiguas Landfill is a Class III non-hazardous solid waste disposal facility located approximately 13 miles west of the City of Goleta. It has a maximum permitted capacity of 23.3 million cubic yards (cy) and a permitted maximum throughput of 1,500 tons per day (tpd). This landfill has an estimated remaining capacity of 4,336,335 cy (18.6 percent), and the estimated landfill closure year identified in the landfill's solid waste facility permit is 2036 (CalRecycle 2019a) (Table 3.12-9). Only franchise waste haulers and private companies directly contracted with the County may bring waste directly to the Tajiguas Landfill as the facility is closed to the general public (RRWMD 2021a).

Within the other unincorporated regions of the county that are not close to the Tajiguas Landfill, municipal waste is hauled to the South Coast Recycling & Transfer Station (SCRTS), Santa Ynez Valley Recycling & Transfer Station (SYVRTS), New Cuyama Transfer Station (NCTS), or Ventucopa Transfer Station (VTS) for processing, sorting, and diversion prior to being disposed at the Tajiguas Landfill. (Table 3.12-9). The County owns, and the RRWMD operates, each of these waste processing or disposal facilities. The County also manages a household hazardous waste collection program (ABOP Program) operated out of the SYVRTS, and jointly manages the Community Hazardous Waste Collection Center with UCSB (RRWMD 2022).

In addition to the County owned and operated Tajiguas Landfill, there are two other landfills in the county: the Santa Maria Regional Landfill and the Lompoc Sanitary Landfill.

Table 3.12-9. Solid Waste Facilities Serving Santa Barbara County

Waste Facility	Permitted Capacity	Permitted Throughput	Average Throughput	Remaining Capacity (% of capacity)[1]
South Coast Recycling & Transfer Station (SCRTS)	595 tpd	550 tpd	248 tpd	302 tpd (54.9%)
Santa Ynez Valley Recycling & Transfer Station (SYVRTS)	320 tpd	212 tpd	89 tpd	123 tpd (58.0%)
New Cuyama Transfer Station (NCTS)	302 cy	8 tpd	3.29 tpd	9.71 tpd (74.7%)
Ventucopa Transfer Station (VTS)	89 cy	5 tpd		
Tajiguas Landfill	23,300,000 cy	1,500 tpd	640 tpd	4,336,335 cy (18.6%)[2]

Notes:
tpd = tons per day; cy = cubic yards
[1] Remaining capacity is the difference between Permitted Throughput and Average Throughput.
[2] Remaining capacity for Tajiguas Landfill based on permitted facility capacity.
Sources: CalRecycle 2019b, 2019c, 2019d, 2019e, 2019f, 2019g; RRWMD 2021b.

Energy Resources and Conservation

Electricity and Natural Gas

Santa Barbara County receives electricity services from two energy service providers: Pacific Gas & Electric Company (PG&E) in the North County regions and Southern California Edison (SCE) in the South Coast Region. The transmission grid is designed to carry electricity over large distances, connecting large utility-scale power plants to load centers such as cities (County of Santa Barbara 2019). Within the PG&E service territory, electrical power is generated by renewable (30 percent), natural gas (25 percent), and nuclear (23 percent) sources. Within the SCE service territory, electrical power is generated by natural gas (26 percent) and renewable sources (25 percent), with the majority of its supply sources associated with non-traceable electrical transactions (41 percent) (California Energy Commission [CEC] 2016). Within the county, total electricity consumption in 2020 was 2,763 gigawatt-hours (GWh), a reduction of 31 GWh from electricity consumption in 2019. Total natural gas consumption in 2020 was 124 million therms, a reduction of 31 million therms from natural gas consumption in 2019 (CEC 2021a).

In 2019, the County joined Central Coast Community Energy (CCCE), a community choice energy agency established by public agencies to source clean and renewable electricity. PG&E and SCE continue to play their traditional role of delivering power and maintaining electric infrastructure as well as billing. CCCE has committed to sourcing 100 percent clean and renewable energy by 2030 (CCCE 2021). CCCE is a Community Choice Energy agency established by local communities to source clean and renewable electricity for Monterey, San Benito, and Santa Cruz counties and parts of San Luis Obispo and Santa Barbara counties while retaining your utility provider's traditional role delivering power and maintaining electric infrastructure as well as billing. In its first two years of operations, CCCE has contracted for 453.3 megawatts (MW) of long-term eligible renewable resources and 192.7 MW of battery storage (CCCE 2021).

Natural gas services within the county are provided entirely by the Southern California Gas Company (SoCalGas). Natural gas is a fossil fuel formed when layers of buried organic matter are exposed to intense heat and pressure over thousands of years. The energy is stored in the form of hydrocarbons and can be extracted in the form of natural gas, which can be combusted to generate electricity, enabling this stored energy to be transformed into usable power or to be used directly for heating, cooking, and other use. Californians consumed 2,174,224,000,000 kilo British thermal units (kBTU)[1] of natural gas in 2021. In the same year, approximately 130 million therms, or 13,074,891,647 kBTU, of natural gas was consumed countywide. Of the county's 2021 gas consumption, 59 millions of therms were residential, and 71 millions of therms were non-residential (CEC 2021a).

Petroleum and Transportation Fuel

The California Department of Transportation (Caltrans) reported that approximately 25.6 million automobiles, 5.5 million trucks, and 853,368 motorcycles were registered in California as of January 1, 2022, resulting in 13.8 billion gallons of gasoline sold (California Department of Motor Vehicles 2022; California Department of Tax and Fee Administration 2022). In 2020, the state estimated a total of 800 million daily vehicle miles traveled (VMT) throughout the state. There were an estimated 8.6 million daily VMT traveled within Santa Barbara County in 2020 (Caltrans 2021).

[1] A British thermal unit (BTU) is a unit of heat; it is defined as the amount of heat required to raise the temperature of one pound of water by one degree Fahrenheit. One kilo British thermal unit (kBTU) is equal to 1,000 BTU.

Renewable Resources

The State strongly supports the production and use of renewable energy sources, including solar photovoltaic (PV), wind, hydrologic, and biomass. In 2020, total electricity generation for California was 272,576 GWh, down 2 percent, or 5,356 GWh, from 2019. California's non-carbon dioxide emitting electric generation categories (i.e., nuclear, large hydroelectric, and renewables) accounted for 51 percent of its generation, compared to 57 percent in 2019. The change is directly attributable to the significantly reduced hydroelectric generation, about 44 percent lower than 2019 generation levels, as dry conditions returned to the state (CEC 2021b). In 2021, the state's renewable energy portfolio included wind (14,216 GWh), solar PV (31,614 GWh), geothermal (11,116 GWh), small hydrologic (2,531 GWh), solar thermal (2,065 GWh) and biomass (5,439 GWh) (CEC 2021c).

The 2015 County Energy and Climate Action Plan (ECAP) includes action items that would increase renewable energy within the county, including providing low-interest loans for alternative energy technology, encouraging the use of anaerobic digesters in agriculture, wastewater treatment, and solid waste management, attracting businesses that develop or market alternative energy technologies, and developing a solar PV ready construction ordinance (County of Santa Barbara 2015a). The increase of private solar infrastructure use throughout the county has offset a limited amount of energy use associated with new development in the county.

As described further in Section 3.7, *Greenhouse Gas Emissions*, the County is currently preparing a 2030 Climate Action Plan to replace the 2015 ECAP.

3.12.2.3 Recreation

The County provides facilities and limited programs, including 22 day-use parks, two camping parks, regional parks, open space, beach areas, and trails in unincorporated areas that provide a variety of recreational services and amenities. Ten primary day-use County parks are located in the northern portion of the county and include Los Alamos, Orcutt Community, Rancho Guadalupe Dunes, Richardson, Waller, Miguelito, Ocean Beach, Santa Rosa, Santa Ynez, and Nojoqui Falls parks. The region also includes eight recreational open spaces and County regional campgrounds at Lake Cachuma and Jalama Beach (County of Santa Barbara Parks Division 2017). In addition to the above day-use reservation spaces, the Live-Oak Campground at Lake Cachuma is available to the public by reservation for both day-use and overnight events, for up to 3,500 people (day-use) and 1,500 people (overnight). Day-use parks in the southern portion of the county include Arroyo Burro Beach, Courthouse Gardens, Goleta Beach, Isla Vista, Lookout, Manning, Oceanview, Rincon, Rocky Nook, Toro Canyon, San Marcos, and Tucker's Grove. The County employs approximately 61 people to operate and maintain the Parks Division (County Executive Office 2022).

The incorporated cities also provide recreational facilities and programs, including local and neighborhood parks hosting recreational sports and classes. Private organizations provide several programs and services (e.g., sports leagues, hiking groups) at many recreation facilities. Other recreation service providers are typically nonprofit organizations like YMCAs and sports leagues. However, there are also for-profit service providers such as Rancho Oso RV and Camping Resort, Ocean Mesa RV Park and Campground, and El Capitan Canyon Campground. Groups such as YMCAs throughout the county, the Ben Page Youth Sports Center and the Girsh Park Foundation in the Goleta Valley, and the Elings Park Foundation in the City of Santa Barbara provide key active recreation facilities to supplement local agency efforts. Agencies, organizations, and recreational service

providers work together to meet local recreation needs and increasing demand, often with limited budgets and staffing.

In addition, several California State Parks and State Beaches are located within the county as well as one National Forest. California State Beaches within the county include Point Sal, Refugio, El Capitan, and Carpinteria state beaches. The county contains four state parks as well, including Chumash Painted Cave State Historic Park, El Presidio de Santa Barbara State Historic Park, Gaviota State Park, and La Purisima Mission State Historic Park (California Department of Parks and Recreation 2022) A portion of the LPNF also falls within the county and provides campgrounds, day use areas, and trails for recreationists.

3.12.3 Regulatory Setting

3.12.3.1 State

Public Services and Recreation State Regulations

California Fire Code (Title 24, Part 9, California Code of Regulations)

The California Fire Code (CFC) (Title 24, Part 9, California Code of Regulations [CCR]), which is also referred to as the California Building Standards Code (CBSC), combines the International Fire Code with amendments necessary to address California's unique needs. The CBSC includes regulations that are consistent with nationally recognized standards of good practice, intended to facilitate protection of life and property. Among other things, its regulations address the mitigation of the hazards of fire explosion, management and control of the storage, handling and use of hazardous materials and devices, mitigation of conditions considered hazardous to life or property in the use or occupancy of buildings and provisions to assist emergency response personnel.

California Health and Safety Code

State fire regulations set forth in California Health and Safety Code Sections 13000 et seq., address building standards, fire protection and notification systems, provision of fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Occupational Safety and Health Administration

In accordance with the Title 8, CCR Section 1270, Fire Prevention, and Section 6773, Fire Protection and Fire Fighting Equipment, Cal-OSHA has established minimum standards for fire suppression and Emergency Management Services (EMS). The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

California Code of Regulations Sections 17620 and 65995

CCR Section 17620 authorizes school districts to levy a fee, charge, dedication, or other requirement against any construction of new residential, commercial, and industrial uses within their boundaries

to fund the construction of new schools or school facilities. CCR Section 65995 limits the maximum fee that school districts can assess. CCR Section 65996 designates CCR Section 17620 of the Education Code and Section 65970 of the Government Code to be the exclusive method for considering and mitigating development impacts on school facilities.

California Education Code Sections 41376 and 41378

California Education Code Sections 41376 and 41378 prescribe the maximum class sizes and penalties for districts with any classes that exceed the limits established in 1964.

- Kindergarten – Average class size not to exceed 31 students; no class larger than 33 students
- Grades one through three – Average class size not to exceed 30 students; no class larger than 32 students
- Grades four through eight – In the current fiscal year, average number of students per teacher not to exceed the greater of 29.9 (the statewide average number of students per teacher in 1964) or the district's average number of students per teacher in 1964

If the above limits are exceeded, the statute requires the Superintendent of Public Instruction to reduce the district's revenue limit apportionment for each student over the limit. In short, this means that the penalty for exceeding the limit is a loss in all revenue limit funding for each student over the limit.

School Mitigation Fee (Government Code Section 65996)

Government Code Section 65996 designates California Education Code Section 17620 (i.e., the mitigation fees authorized by Senate Bill [SB] 50) and Government Code Section 65970 to be the exclusive method for considering and mitigating development impacts on school facilities.

Senate Bill 50 and Proposition 1A School Funding (1998)

SB 50, or the Leroy F. Greene School Facilities Act of 1998, provided comprehensive school facilities financing and reform program by authorizing a $9.2 billion State bond measure and imposing new limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. SB 50 amends California Education Code Section 17620 to authorize school districts to levy statutory developer fees at levels that may be significantly higher than those previously permitted, but also provides new and stricter standards for school districts to follow when levying fees. School districts would continue to be authorized to charge developer fees (also known as Level 1 fees) of $1.93 per square foot (sf) on residential buildings and $0.31 per sf on commercial or industrial buildings. However, pursuant to Government Code Sections 65995.5 and 65995.7, SB 50 authorizes school districts to charge additional Level 2 developer fees to match 50 percent of school construction costs of state funds, and Level 3 developer fees to fund 100 percent of school construction costs if state funds are not available. At this time, such funding is dwindling and until a new State school bond is approved, the availability of future funding is uncertain.

Quimby Act (1975)

The Quimby Act within the Subdivision Map Act gives cities and counties the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreation purposes as a condition of approval of tentative or parcel subdivision maps. The Quimby

Act allows fees to be collected for up to 5 acres of parkland per 1,000 residents to serve the needs of residents of the subdivision and the greater public residing in the city or county.

Utilities and Water Services State Regulations

California Department of Water Resources

The California Department of Water Resources (DWR) manages the State's water resources. DWR, which is responsible for regional water planning management, oversees a variety of health- and safety-related measures, including measures to ensure the safety of dams.

Policies and wastewater discharge requirements related to surface or groundwater quality are referenced in Section 3.9, *Hydrology and Water Quality*.

California Governors Drought Declarations

As a result of prolonged drought, former California State Governor Edmund G. "Jerry" Brown, Jr. proclaimed a State of Emergency on January 17, 2014, and directed State officials to take all necessary actions to make water immediately available. Many subsequent proclamations have built upon and provided further guidance regarding the original order.

The most recent drought declaration made by Governor Gavin Newsom was through Executive Order (EO) N-7-22 in March 2022. This declaration covered the entire state, and directed the SWRCB to consider adopting emergency regulations relating to water supplier requirements; recommended that the SWRCB expand inspections relating to illegal diversions or wasteful water use; encouraged agencies at the Federal, State, and local levels to coordinate to increase storage and promote groundwater recharge; and implored Californians to do what they could to save water.

California Urban Water Management Planning Act

The Urban Water Management Planning Act (UWMPA) (California Water Code Division 6, Part 2.6, Sections 10610 et seq.) was developed to address concerns over potential water supply shortages throughout California. The UWMPA requires information on water supply reliability and water use efficiency measures. As part of the UWMPA, municipal water suppliers that serve over 3,000 customers or provide more than 3,000 AFY are required to develop and implement Urban Water Management Plans (UWMPs) to describe water supply, service area demand, population trends, and efforts to promote efficient use and management of water resources. An UWMP is intended to serve as a water supply and demand planning document that is updated every 5 years to reflect changes in the water supplier's service area, including water supply trends as well as conservation and water use efficiency policies.

California Water Plan 2023 Update

The California Water Plan (California Water Code Section 10005[a]) provides a collaborative framework for water managers, legislators, and the public to consider options and make decisions regarding the State's water future. The plan is updated every 5 years and outlines actions that bring reliability, restoration, and resilience to California water resources. The plan reinforces the value of integrated water management and examining policies that allow water managers to combine flood management, environmental stewardship, and surface water and groundwater supply. The California Water Plan Update 2018 was released for public review on December 21, 2018, and the final plan was

released in June 2019. The California Water Plan will also be updated by the DWR in 2023. This update will promote climate resilience across regions and water sectors with a statewide vision, clear goals, watershed planning framework and toolkit, and progress-tracking dashboard of indicators. It will also include updated resource management strategies, regional planning and performance tracking tools, water balances, future scenarios, and other technical and policy-related activities related to water resilience and sustainability. The update will present the status and trends of California's water-dependent natural resources; water supplies; and agricultural, urban, and environmental water demands for a range of plausible future scenarios.

Local Agency Management Programs

The California Water Quality Control Policy for Siting, Design, Operation and Maintenance of OWTS went into effect in May 2013, requiring counties to adopt their own LAMP by 2016 or to default to the policy's restrictions. The Central Coast RWQCB approved Santa Barbara County's LAMP, developed by Environmental Health Services with local stakeholders, on November 20, 2015, and it became fully effective January 1, 2016. The LAMP outlines a customized management program to regulate OWTS within the County's jurisdiction, and requires the County to develop management plans for water bodies degraded by the use of OWTS. The goal of the LAMP is to protect surface water bodies and groundwater from negative impacts caused by the operation of OWTS.

Public Resources Code Division 30, Part 2, Chapter 4, Section 41701

This Division and Chapter of the Public Resources Code (PRC) requires all jurisdictions in the state to plan and manage disposal capacity for waste that cannot be reduced, recycled, or composted.

Senate Bill 1016

SB 1016 builds on Assembly Bill (AB) 939 compliance requirements by implementing a simplified measure of jurisdictions' performance. SB 1016 accomplishes this by changing the measurement of waste reduction from a diversion rate to a disposal-based indicator – the per capita disposal rate. The purpose of the per capita disposal measurement system is to make the process of goal measurement as established by AB 939 simpler, timelier, and more accurate. Beginning with reporting year 2007 jurisdiction annual reports, diversion rates will no longer be measured. With the passage of SB 1016, only per capita disposal rates are measured. For 2007 and subsequent years, CalRecycle compares reported disposal tons to population to calculate per capita disposal expressed in pounds/person/day.

Sustainable Groundwater Management Act 2014

California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA), which is composed of AB 1739, SB 1168, and SB 1319. The legislation provides a framework for sustainable management of groundwater supplies by local authorities, with a limited role for state intervention only if necessary to protect the resource. The SGMA requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Basins must reach sustainability within 20 years of implementing the sustainability plans. The SGMA requires the formation of local groundwater sustainability agencies that must assess conditions in their local water basins and adopt locally based management plans.

Assembly Bill 939, California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (AB 939; PRC Section 40000 et seq.) established an integrated waste management hierarchy to guide the California Integrated Waste Management Board and local agencies in implementation, in order of priority: 1) source reduction; 2) recycling and composting; and 3) environmentally safe transformation and land disposal. The Act required each county to establish a task force to coordinate the development of city source reduction and recycling elements and a countywide siting element. The Act also required each county to prepare, adopt, and submit to the Waste Management Board an Integrated Waste Management Plan.

Additionally, waste diversion mandates were set in AB 939. The law required each city or county plan to include an implementation schedule that shows diversion of 25 percent of all solid waste from landfill or transformation facilities by January 1, 1995, through source reduction, recycling, and composting activities; and diversion of 50 percent of all solid waste by January 1, 2000, through source reduction, recycling, and composting activities. A city or county may be deemed exempt from these goals or to reduce the requirements if the city or county demonstrates that attainment of the goals is not feasible due to the small geographic size of the area and the small quantity of waste generated. After January 1, 1995, the Act authorized the Waste Management Board to establish an alternative goal to the 50 percent requirement, if the Board finds that the local agency is effectively implementing all source reduction, recycling, and composting measures to the maximum extent feasible.

Assembly Bill 341

AB 341 established a State policy goal that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020. Additionally, this law required CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal by January 1, 2014. AB 341 builds on the existing AB 939 requirement that every jurisdiction divert at least 50 percent of its waste. The bill also mandates local jurisdictions to implement commercial recycling by July 1, 2012. AB 341 requires any business (including schools and government facilities) that generates four cy or more of waste per week, and multi-family buildings with five or more units, to arrange for recycling services. Additionally, the bill requires education and outreach programs be implemented to inform generators covered by the bill of their obligation to meet the terms of the regulation. To measure efforts made to comply with this policy, CalRecycle requires an annual report to detail the commercial recycling program, including education, outreach, and monitoring.

Energy State Regulations

California Building Code

CCR, Title 24 is known as the CBC, which establishes the regulations for building construction and system design and installation to achieve energy efficiency and preserve outdoor and indoor environmental quality. The CBC includes the following: CCR, Title 24, Part 6 comprises the California Energy Code, which was first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to increase the baseline energy efficiency requirements. The current California Energy Code references the 2022 Title 24 standards, which became effective in 2023. The 2022 Title 24 standards include efficiency improvements to the residential standards for attics, walls, water heating, and lighting; and efficiency improvements to the non-residential standards are in alignment with the American Society of Heating

and Air-Conditioning Engineers 90.1-2013 National Standards. Although it was not originally intended to reduce greenhouse (GHG) emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions. CCR, Title 24, Part 11 comprises CalGreen, which establishes mandatory green building code requirements as well as voluntary measures (Tier 1 and Tier 2) for new buildings in California. The mandatory provisions in CalGreen will reduce the use of volatile organic compound (VOC) emitting materials, strengthen water efficiency conservation, increase construction waste recycling, and increase energy efficiency. Tier 1 and Tier 2 are intended to further encourage building practices that minimize the building's impact on the environment and promote a more sustainable design.

Senate Bill 350

SB 350 increases California's renewable electricity procurement goal from 33 percent by 2020 under EO S-14-08 to 50 percent by 2030. This objective will increase the use of Renewable Portfolio Standard (RPS) eligible resources, including solar, wind, biomass, geothermal and others. SB 350 also requires the State to double statewide energy efficiency savings in electricity and natural gas end uses by 2030. To help meet these goals and reduce GHG emissions, large utilities will be required to develop and submit Integrated Resource Plans. These plans detail how utilities will meet their customers' resource needs, reduce GHG emissions, and increase the use of clean energy resources. SB 350 also transforms the California Independent System Operator, a nonprofit public corporation, into a regional organization, contingent upon approval from the State Legislature. The bill also authorizes utilities to undertake transportation electrification.

Senate Bill 100

In 2018, SB 100 established that 100 percent of all electricity in California must be obtained from renewable and zero-carbon energy resources by the end of 2045. SB 100 also creates new standards for the RPS, increasing required energy from renewable sources for both investor-owned utilities and publicly-owned utilities from 50 percent to 60 percent by the end of 2030. Incrementally, these energy providers must also have a renewable energy supply of 44 percent by the end of 2024, and 52 percent by the end of 2027. The updated RPS goals are considered achievable, since many California energy providers are already meeting or exceeding the RPS goals established by SB 350.

3.12.3.2 Local

Santa Barbara County Comprehensive Plan

The County's Barbara Comprehensive Plan (inclusive of all mandatory and optional elements) contains a number of policies related to public services, recreation, and utilities. Project consistency with these policies is discussed in Section 3.10, *Land Use and Planning.*

Land Use Element

The Land Use Element is comprised of a variety of research findings, Advisory Committee goals and policies, and proposals from the other Comprehensive Plan Elements. The purpose of this element is to interrelate all of the distinct factors that affect population growth, urban development, and open land preservation and to represent the County's policy on land use. The Land Use Element contains the following policies that are applicable to the proposed Project:

Land Use Development Policy 4. Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, and roads) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Parks and Recreation Policy 2: Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.

Conservation Element

The Conservation Element includes a Water Resources Section, which provides direction for the conservation, development, and utilization of water resources in the county. As part of this effort, the County is directed to consider water resources during the permitting process. The Conservation Element provides the following recommendations:

- The County and the cities should support the RWQCB in its establishment of discharge requirements for point source waste discharges, in order to protect surface and groundwater supplies.
- Use of streams from which groundwater recharge takes place should be regulated to ensure that the recharge capability of the channels is not impaired.
- Land use and development upstream from surface reservoirs should be regulated and monitored by the County Department of Public Works and the County Planning Department in order to minimize the production of water polluting wastes.
- The County should initiate a study of land development in areas relying on septic tanks to assess the impact of alternate densities on water quality.
- On the basis of the adopted Water Quality Control Plan for the Central Coastal Region, the County and the cities should review their policies for protection of local water resources to determine what changes may be necessary.

Energy Element

In addition, the Energy Element of the Comprehensive Plan contains long-range planning guidelines and mechanisms to encourage energy efficiency and the use of alternative forms of energy in the County.

Energy Goal 4: Water Use and Solid Waste – Increase the efficiency of water and resource use to reduce energy consumption associated with various phases of using resources (e.g., pumping, distribution, treatment, heating).

Energy Policy 4.2: Recycled Materials – The County shall require adequate areas for collecting and loading recyclable materials in development projects and shall further address recycling logistics in its zoning ordinance.

Energy Policy 5.2: Alternative Energy Technologies – The County shall encourage the use of alternative energy technology in appropriate new and existing development.

Open Space Element

The Open Space Element of the County's Comprehensive Plan discusses designated regions within the county that should remain open space and the reasons why. The reasons for designation of open space are for public health and safety, for the managed production of resources, for outdoor recreation, and for the preservation of natural resources. Open space for public health and safety includes consideration of fire hazard areas.

Seismic Safety and Safety Element

The Seismic Safety and Safety Element (adopted in 1979, republished in May 2009, and amended in July 2023) is intended to guide land use planning by providing pertinent data regarding geologic, soil, seismic, fire and flood hazards. The Seismic Safety and Safety Element provides information concerning geology, soils, seismicity, and fire and flood hazards of Santa Barbara County, and provides recommendations and criteria to aid in land use planning in order to ensure that future development will be compatible with the environment (County of Santa Barbara 2015b). Its overarching purpose is to reduce potential deaths, injuries and damage to property caused by earthquakes, fires, geologic hazards, and other natural disasters. The following policies are relevant to the Project.

Geologic and Seismic Protection Policy 3: The County shall ensure compliance with State seismic and building standards in the evaluation, design, and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges, large public assembly halls, and other structures subject to special seismic safety design requirements pursuant to the CCR, Title 24, Part 2 California Building Code.

Community Plans

The Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the public safety and wildfire hazard protection and planning goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Santa Barbara County Coastal Land Use Plan

The Coastal Land Use Plan (CLUP) lays out the general patterns of development throughout the coastal areas of the county. Its purpose is to protect coastal resources while accommodating land use development within the Coastal Zone. The other elements are applicable within the Coastal Zone; however, when there is a conflict, the CLUP takes precedence. The following policies are relevant to the proposed Project:

30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Development Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Santa Barbara County Land Use and Development Code

The County Land Use and Development Code (LUDC) is a planning document including standards, regulations, and procedures on land use planning throughout the County. For a comprehensive list of all related standards and procedures, see the LUDC.

35.30.100 - Infrastructure, Services, Utilities and Related Facilities

A. Adequacy of infrastructure required. Issuance of a Land Use Permit (Section 35.82.110) or Zoning Clearance (Section 35.82.210) shall require that the review authority first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve a proposed development.

B. Applicant responsibilities. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of a project or reduction in the density otherwise indicated in the Comprehensive Plan or zoning maps.

35.30.170 - Solid Waste and Recycling Storage Facilities

A. Purpose. This Section provides standards which recognize County support for and compliance with the California Solid Waste Reuse and Recycling Access Act (Public Resources Code Section 42900 through 42911).

B. Applicability. These requirements apply to the following projects:

1. Non-residential development. Any new, non-residential development including commercial, industrial, or institutional building, or marina or any changes to such an existing non-residential development which requires a building permit.

C. Standards for storage areas. All projects identified in Subsection B (Applicability) above shall be required to provide solid waste areas specifically identified for the storage of both trash and recycling containers in compliance with the following.

1. Functional use. Solid waste enclosures shall be properly located, exterior of living space, for functional use by occupants and by the disposal and hauling companies providing collection services.

2. Size and location. The exact size and location of the solid waste and recycling facilities storage areas shall be determined by the review authority on a case-by-case basis taking into account types and quantities of recyclable materials to be generated by the proposed land use and by the mode of collection.

3. Screening requirements. Solid waste enclosures shall be constructed to be as inconspicuous as possible and, in accordance with Santa Barbara County Code Chapter 17, the contents of enclosures shall be screened from public view.

D. Solid Waste Management Plan. A Solid Waste Management Plan shall be developed by the permittee as directed by the County Solid Waste Management Plan Guidelines, and may require review and approval by the County Public Works Department prior to the issuance of building permits by the Department.

Section 35.82.060 – Conditional Use Permits and Minor Conditional Use Permits

E. Findings required for approval of Conditional Use Permits other than Conditional Use Permit applications submitted in compliance with Chapter 35.38 (Sign Standards). A Conditional Use Permit (CUP)application shall be approved or conditionally approved only if the review authority first makes all of the following findings, as applicable.

1. Findings required for all Conditional Use Permits:

d. There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.

Section 35.82.080: Development Plans:

E. Findings required for approval. A Development Plan (DVP) application shall be approved or conditionally approved only if the review authority first makes all of the following findings, as applicable:

1. Findings for all Preliminary or Final Development Plans.

d. There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

Article II Coastal Zoning Ordinance

Pursuant to PRC Section 30500 of the California Coastal Act of 1976, the County has prepared a Local Coastal Program (LCP) for the unincorporated area of the county within the Coastal Zone. The

County's LCP includes the Land Use Plan, zoning district maps applying to the Coastal Zone, and a zoning ordinance (which is the Article II CZO itself). The purposes of the Article II CZO are to protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone; assure orderly and balanced utilization of Coastal Zone resources; maximize public access to and along the coast, as well as public recreational opportunities; assure priority for coastal-dependent and coastal-related development over other development on the coast; and protect the character and stability (social and economic) of agricultural, residential, commercial, and industrial areas.

Santa Barbara Operational Area Mutual Aid Plan

A cornerstone of the fire protection system in the county is the Santa Barbara Operational Area Mutual Aid Plan, which is updated on a regular basis. No single local fire agency in the county can muster the resources necessary to mitigate large-scale emergencies on an ongoing basis, such as large wildfires, hazardous materials responses, and urban search and rescue responses. The California Fire Master Mutual Aid Agreement requires each county to have a mutual aid plan. Because several cities and unincorporated areas of the county provide their own fire protection services, the Santa Barbara Operational Area Mutual Aid Plan becomes an essential mechanism for coordinating fire protection resources.

Mutual Aid takes on several different forms. For initial attack purposes, mutual aid and automatic aid facilitates the day-to-day responses where the closest resources are dispatched regardless of jurisdictional boundaries. Because several of the agencies maintain their own dispatch centers, any aid request must be relayed between dispatch centers. The County has made agreements between all agencies with regard to dispatch protocols and dispatch procedures (automatic aid and mutual aid). In addition, the County also has agreements with Kern County, San Luis Obispo County, and Ventura counties.

If an incident requires reinforcement resources that cannot be met through local mutual aid agreements, the California Fire Service and Rescue Emergency Mutual Aid Plan is followed. All fire service entities in California are signatory to the California Fire Service and Rescue Emergency Mutual Aid System, Mutual Aid Plan.

Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was prepared by the SBCOEM (latest update in 2023) to comprehensively identify, evaluate, and mitigate the known hazards that Santa Barbara County faces. The MJHMP is used by local emergency management teams, decision-makers, and agency staff to implement needed mitigation to address known hazards. The MJHMP can also be used as a tool for all stakeholders to increase community awareness of local hazards and risks and provide information about options and resources available to reduce those risks. The MJHMP describes historical hazard events and the future probability of these hazards and their impact on communities within the county. Vulnerability assessments summarize the identified hazards' impact on critical infrastructure, populations, and future development (SBCOEM and Wood Environment & Infrastructure Solutions, Inc. 2022).

Community Wildfire Protection Plans

A Community Wildfire Protection Plan (CWPP) is a planning and funding prioritization tool created by the Healthy Forests and Restoration Act of 2003 as an incentive for communities to engage in

comprehensive forest and fire hazard planning and help define and prioritize local implementation and funding needs (U.S. Department of Agriculture [USDA] Forests and Rangelands 2004). CWPPs are generally developed by local governments or other entities with assistance from state and federal agencies and in collaboration with other interested partners. This provides communities with a tremendous opportunity to influence where and how federal agencies implement fuel reduction projects on federal land, as well as how additional federal funds may be distributed for projects on non-federal lands. CAL FIRE also provides funding opportunities for projects or activities that may be identified in CWPPs (Governor's Office of Planning and Research [OPR] 2022).

Santa Barbara County Source Reduction and Recycling Element

In February 1992, the Santa Barbara County Board of Supervisors adopted the County's Source Reduction and Recycling Element (SRRE), consistent with the 1989 California Integrated Solid Waste Management Act. The goal of the SRRE is to reduce the amount of solid waste entering landfills by implementing, in order of priority, source reduction, recycling and composting, and environmental transformation (incineration, pyrolysis, or biological conversion), with the final option being land disposal of waste.

Santa Barbara County Integrated Regional Water Management Program

The Santa Barbara County Integrated Regional Water Management Program (IRWMP) was developed in response to the State of California's IRWMP, and it shares the State's visions of integrated regional water management as a collaborative effort to manage all aspects of water resources in a region. The County's IRWMP was first adopted in 2007, and has undergone subsequent revisions and updates, the most recent of which is the 2019 IRWMP. The intent of the County's IRWMP is to promote and practice integrated regional water management strategies to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, and protection of agricultural and watershed awareness.

3.12.4 Environmental Impact Analysis

This section discusses the potential impacts to public services, utility services and systems, energy conservation, and recreation associated with the proposed Project.

3.12.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the CEQA Guidelines states that a project would be considered to have a significant impact related to public services, recreation, utilities and water supply, or energy if it would:

Public Services

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i. Fire protection
ii. Police protection
iii. Schools
iv. Parks
v. Other Public Facilities

Utilities and Service Systems

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Energy

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Recreation

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

County of Santa Barbara Thresholds and Guidelines Manual

The County's *Environmental Thresholds and Guidelines Manual* does not provide any thresholds for significant impacts to police services, fire protection services, libraries, utility services, or energy resources. However, the County's *Environmental Thresholds and Guidelines Manual* does provide local criteria for determining whether a project may have a significant effect on schools. Accordingly, a project may create a significant environmental impact to schools if it would result in:

- A school district which is currently approaching, at, or exceeding their current capacity, generation of a sufficient number of students requiring additional classroom. This assumes 29 students per classroom for the elementary/junior high students, and 28 students per classroom

for high school students, based on the lowest student per classroom loading standards or the State school building program.

Further, although the County's *Environmental Thresholds and Guidelines Manual* does not contain any thresholds for parks and recreation impacts, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 residents to meet the needs of a community.

Methodology

Potential impacts related to public services, utilities, energy, and recreation would be unique to individual uses and related development at specific participating parcels. Specific operational details (e.g., amount of new structural development, size of development, location, equipment, number of personnel, utility demands) for future sites are unknown at this time, would vary by the use, and permit category. As described in Section 3.3, *Air Quality* and Section 3.7, *Greenhouse Gas Emission*, operation of individual uses would generate utility demand (e.g., natural gas combustion for heating, electricity use for lighting, and disposal of solid wastes. It is impossible to accurately quantify the operational-related utility demand from these sources. However, the utility demand generated by the proposed uses would constitute a minor portion of the overall utility demand in the context of existing agricultural operations. The proposed Project would include a tiered permitting structure based on factors such as premises size as well as the size and intensity of proposed uses and related development. Less intense uses would either be exempt or require low-level permits, such as a Zoning Clearance (ZC), Land Use Permit (LUP), or Coastal Development Permit (CDP). Larger structures or more intensive uses may require a DVP or CUP. As a result, larger structures or more intensive uses would be subject to a more rigorous level of County permit review that would aid in reducing utilities usage consistent with County goals. As described in Section 1.3, *Program-Level EIR Analysis* the impact analysis provided below is broad and qualitative such that the findings would apply to any of the proposed uses and related development.

3.12.4.2 Project Impacts

Table 3.12-10 below provides a summary of the impacts related to public services, utility services, energy resources, and recreation due to the proposed Project. Existing development standards and standard permit processes and conditions, as well as planning standards and requirements proposed as part of the proposed Project, which would serve to mitigate environmental impacts, are referenced in the analysis below.

Table 3.12-10. Summary of Public Services, Utilities, Energy, and Recreation Impacts

Public Services, Utility, Energy, and Recreation Impacts	Mitigation Measures	Residual Significance
Impact PSUR-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in substantial adverse physical impacts associated with increased demand for police, fire protection, parks, schools, libraries, and other public services.	No mitigation required	Insignificant
Impact PSUR-2. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could require the relocation or construction of new or expanded water, wastewater treatment or other utility facilities; result in insufficient water supply or wastewater treatment facility capacity; or generate solid waste in excess of state or local standards or infrastructure capacity.	No mitigation required	Insignificant
Impact PSUR-3. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	No mitigation required	Insignificant
Impact PSUR-4. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could potentially conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

Impact PSUR-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in substantial adverse physical impacts associated with increased demand for police, fire protection, parks, schools, libraries, and other public services.

The proposed Project would amend the LUDC and CZO to establish the land use regulations for the proposed uses and related developed in unincorporated lands zoned AG-II, and for incidental food service on select unincorporated lands zoned AG-I (winery tasting rooms only). The proposed Project would develop a tiered permitting program, where permit requirements would vary depending on the scale and intensity of the uses. All proposed uses and related development under the proposed Project would be ancillary and supportive of existing agricultural land uses. The proposed uses and related development would occur on a small scale and would have constraints relating to size, capacity, and frequency (Table 2-2). Given the location and extent to which proposed uses and related development would be constructed, it is difficult to assess the impacts that the proposed Project would result in with regard to public services. However, any proposed use requiring new development would undergo review by the County to ensure that they meet CBC and CFC and thereby limiting the potential for increases in demand for SBCFD responses. Operation of all new uses would also occur on a small scale and would not introduce any new permanent residential populations. Potential programmatic impact to public services are described in more detail below.

Fire Protection Services

Proposed uses and related development under the proposed Project would not introduce new permanent residential populations. Some ancillary uses, such as incidental food service or educational experiences, may result in a slight increase in employment, which could have a tangential effect on increases in the population of the county as a whole. However, the scale of operations and additional employees would be small and inconsequential; these slight increases in employment would not significantly drive up population in any specific geographic location in a way that would trigger the need for additional services.

The SBCFD observes a 4-minute response time goal in urban areas. However, there is no standard response time for rural areas of the county, where most of the proposed uses and related development would occur. Therefore, the proposed Project would not result in an adverse effect on achievement of response time goals. Additionally, individual uses and related development under the proposed Project must comply with the LUDC, CBC, and CFC as well as the Land Use Element, and the Seismic Safety and Safety Element, including Fire Policies 4, 5, and 9, which require consistency with all SBCFD Development Standards. Chapter 15 of the Santa Barbara County Code also addresses fire prevention measures, including visible address numbers, adequate water availability, automatic smoke detection devices, adequate disposal of refuse, and fire-retardant roofs, depending on the structural development proposed for the site.

Given that no new permanent residential populations would be introduced into the Project area, personnel-to-population ratios and response times would not be measurably affected by the proposed Project, and expansion of fire protection services or facilities would not be necessary. For these reasons impacts related to fire protection services would be *insignificant*.

Police Protection Services

Similar to fire protection, proposed uses and potential limited development under proposed Project would not trigger the need for additional police protection staff, services, or infrastructure. The rural areas in which new uses would be permitted are already served by Sheriff's Office, and there would be no new permanent residential populations that could affect personnel-to-population ratio. While some uses allowed under the proposed Project, such as educational opportunities and farmstays, may introduce additional temporary populations to these rural areas, they are not anticipated to result in a measurable increase in calls for service related to crime, injury, or disputes due to the strict limitations in their size. As a result, impacts to police protection services would be *insignificant*.

Schools and Libraries

Proposed uses and related development under the proposed Project would occur over several years and would be incrementally distributed throughout agricultural lands within the county. As the proposed Project involves no residential development, the proposed uses and related development would not substantially increase demand for schools and libraries to the extent that new facilities would be required. Some proposed uses may result in incremental increases in employment but would not consist of direct population growth associated with residential development. Therefore, potential impacts to schools and libraries associated with the Project are considered *insignificant*.

Recreation

The existing recreation and open space provided by the County currently exceeds the County's minimum standard. The proposed uses and related development would occur over several years and

would be incrementally distributed throughout agricultural lands within the county. The proposed Project would not increase demand for recreation and open space in any specific community to the extent that the construction of additional parks would be required.

The current supply of recreational and open space within the county, as well as the fact that no substantial population growth would occur as a result of the proposed Project implies that impacts to recreational resources would be *insignificant*.

Impact PSUR-2. Proposed uses and related development allowed under the proposed Project could require the relocation or construction of new or expanded water, wastewater treatment or other utility facilities; result in insufficient water supply or wastewater treatment facility capacity; or generate solid waste in excess of state or local standards or infrastructure capacity.

Water and Water Supply

Implementation of the proposed Project would allow for additional rural recreational uses and supplementary agricultural uses on unincorporated lands zoned AG-II and for incidental food service at winery tasting rooms on lands zoned AG-I. Most of these lands are located in rural areas that are not served by municipal water supply systems but rather by private, on-site groundwater wells. In these areas, there would be no impacts to water district facilities or infrastructure. In rural areas that are not served by water districts, future uses and related development under the proposed Project would rely on local groundwater or surface water as the predominant source of water supplies. Many of the uses and related development described for the proposed Project would not result in measurable increases in water use (e.g., incidental food service, farm stands, firewood processing and sales, etc.); however, some uses (e.g., campgrounds, farmstays, small-scale events) could substantially increase water demand and/or potentially require the construction of additional wells. Within the county, six of the groundwater basins that provide a source of supply for private properties are in a state of overdraft, and the additional withdrawal from such basins is considered to have a significant impact on groundwater resources. Given that the majority of the uses and related development under the proposed Project would rely on local groundwater supplies, implementation of the proposed Project has the potential to increase demand for such local supplies. However, uses requiring the construction of a public water system (a private well that provides water for human consumption to 15 or more connections or serves 25 or more people [including all residents, employees, and visitors] daily for at least 60 days per year) would require a domestic water supply permit (SWRCB 2021). This permit is required and issued by the Central Coast RWQCB but would also trigger the need for a CUP and associated review of the project from the County.

In some cases, although uncommon, agricultural lands are located within or adjacent to urbanized areas, such as Carpinteria and Goleta. In these areas, agricultural lands may be served by the Carpinteria Valley Water District and the Goleta Water District, respectively. Additional service connections might be required to supply the proposed uses and related development; however, based on existing and projected water supplies, county water supply could easily accommodate future demand in these locations.

County review of projects requiring additional development would include a review of compliance with applicable water regulations. Individual projects would be required to provide site-specific details regarding source of water supplies and provide proof that adequate water supply exists to serve the intended use of the site, either in the form of a will serve letter from the appropriate water

service provider, proof of water rights to groundwater or surface water supplies, or documentation of a statement of water diversion submitted to the SWRCB. As these requirements would ensure the availability of public water supplies or other approved on-site water sources and would serve to identify and address impacts from construction or expansion of facilities on a site-by-site basis, impacts of the whole of the proposed Project on water services and supply are considered to be *insignificant*. Please refer to Section 3.9, *Hydrology and Water Quality*, for further discussion of impacts to groundwater resources and basins, as well as stormwater and runoff.

Wastewater

Many of the proposed supplemental agricultural uses and related development permitted under the proposed Project would not result in substantial new wastewater generation, as agricultural operations typically result only in the generation of agricultural runoff and disposal of mineral-nutrient rich water used in hydroponic operations that are addressed and regulated separately from municipal wastewater. Some uses allowed under the proposed Project, such as special events, incidental food service, and farmstays, would create temporary increases in population that may result in slight increases in wastewater generation. These uses would be subject to existing policies and regulations relating to the appropriate management of wastewater, including disposal and treatment. Given that the majority of agricultural lands in the county are in rural areas outside of service districts, most wastewater collection and treatment infrastructure would involve OWTS.

However, any projects that would require additional development, including creation or expansion of an OWTS, would be subject to review by the County Environmental Health Services Division, which would ensure the adequacy of wastewater facilities to meet future wastewater demands. For example, construction and operation of OWTS would be subject to adopted state and local regulations related to the siting, management, and design of such facilities, including the County's 2014 LAMP and the SRWQCB's Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems. Given the requirement for compliance with applicable regulations relating to the management of wastewater and review by the County, impacts of the proposed Project on wastewater and stormwater services would be *insignificant*.

Natural Gas and Electricity

Similar to water- and wastewater related infrastructure, other utilities such as natural gas and electricity may require some additional utility line connections, the development of which could require trenching or other small-scale, temporary construction activity. However, also similar to water- and wastewater-related infrastructure, energy-related infrastructure would be required to comply with applicable regulations relating to siting, construction, and operation. (See Impact PSUR-3 for a discussion of energy consumption associated with the proposed Project.)

Solid Waste

As previously stated, many uses under the proposed Project would utilize existing infrastructure and would not require any new development. Other uses may require minor modifications to existing structures or development of small new structures, and may create negligible and temporary increases in construction waste. However, all projects involving additional development would undergo County permit review and would be required to comply with County ordinances to reduce construction waste.

Operation of many uses, such as firewood and lumber processing, may not require disposal at landfills, as agricultural waste is treated separately from municipal and commercial waste. Uses that generate additional sources of municipal solid waste, including educational opportunities, small-scale events, campgrounds, and farmstays, with constraints relating to size, capacity, and frequency would not introduce additional permanent or residential populations into the Project area. Additionally, the small-scale nature and limited frequency of these events (Table 2-2) would prevent significant increases in solid waste from temporary additional populations. As a result, increases in waste would be negligible.

Additionally, all projects would be required to comply with existing state and local policies relating to the handling and disposal of municipal and commercial wastes, including the diversion of at least 75 percent of all waste generated, as required under AB 341, and the management of universal and hazardous wastes as regulated by the California Department of Toxic Substances Control (DTSC). The supply of available landfill capacity within the Project area includes three potential sites for future solid waste disposal: Tajiguas, Santa Maria, and Lompoc landfills. None of these facilities are at or near their capacities. As such, it is not estimated that the generation of municipal and commercial waste would exceed the remaining capacity of existing waste storage and disposal facilities within the County. Therefore, impacts of the proposed Project on the generation, management, and disposal of solid waste generated from agricultural enterprise activities are considered *insignificant*.

Impact PSUR-3. Proposed uses and related development allowed under the proposed Project could result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Electricity and Natural Gas

Many of the proposed uses under the proposed Project, such as fishing, hunting, and educational experiences, would utilize existing infrastructure and would not result in substantial increases in energy uses. However, other uses including campgrounds, farmstays, small-scale events, and supplementary agricultural uses could require new development and/or would result in additional consumption of electricity, natural gas, etc. Nevertheless, operational impacts would be negligible due to small scale of development. Both regional service providers, SCE and PG&E, have supplies and infrastructure available to meet existing and future utilities demands within their respective service areas. Further, as individual projects proposed as a result of the proposed Project would increase demand for electrical supplies over a span of many years, the projected demand would be factored into PG&E and SCE's 10-year load forecasts and associated supply planning. Therefore, it is not anticipated that the proposed Project would substantially affect the availability of electricity and natural gas supplies.

All projects that require substantial additional development would undergo permit review by the County and would need to comply with relevant policies and programs – including the Santa Barbara County Code, CBC, 2022 California Green Building Standards (Chapter 10, Article XIV), and the 2022 California Building Energy Efficiency Standards – that address requirements for energy consumption and efficiency relating to new development. Given the small scale of proposed uses and related development as well as the required compliance with applicable regulations, impacts relating to electricity and natural gas associated with the proposed Project are considered to be *insignificant*.

Transportation Fuels

The proposed Project would result in the daily consumption of vehicle fuel as employees and visitors would travel to and from locations of proposed uses and related development. Although VMT has been estimated for the highest trip-generating uses allowed under the proposed Project (Section 3.13, *Transportation*), estimation of the total number of trips, VMT, and associated fuel demands for the proposed Project as a whole remains speculative due to its programmatic nature and lack of information regarding the location, extent, and details of operation of future proposed uses and development. While the proposed Project may result in an undeterminable amount of new fuel consumption, increases in the demand for fuels within the county would have a negligible effect on transportation fuel supplies, which are considered at a statewide level of demand and supply.

Impact PSUR-4. Proposed uses and related development allowed under the Project could potentially conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Consistency with existing energy standards, including policies and programs adopted under the County Comprehensive Plan or the ECAP, is required under Appendix F, *Energy Conservation*, of the CEQA Statutes and Guidelines. For projects within the county, compliance with the California Energy Code, Green Building Standards, and the Building Energy Efficiency Standards would result in consistency with existing energy standards.

The proposed Project would not directly result in the development of any structures; rather, it would create a streamlined permitting system designed to allow additional uses on agricultural lands that are ancillary and supportive of existing agricultural land uses. As previously described, many of the proposed uses under the proposed Project would not require any development, structural or otherwise, and would utilize existing infrastructure. Other proposed uses, such as farmstays, special events, firewood and lumber processing, and composting, could result in additional structural development. However, structures would be limited in size, and operation of all proposed uses would be limited in scale (Table 2-2). Any proposed uses resulting in substantial structural development would undergo review by the County, which would ensure that projects are developed in compliance with adopted energy and building standards and would not conflict with the regulatory policies of the County Comprehensive Plan or the goals of the ECAP designed to promote energy conservation and reduce GHG emissions. Although the time horizon for the ECAP has since passed, general policies relating to energy conservation are still applicable, and future development will also be subject to the 2030 Climate Action Plan, which is currently being developed by the County. Therefore, proposed uses and related development allowed under the Project are not likely to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be *insignificant*.

3.12.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county. Potential impacts to public services, utilities, energy, and recreation associated with the proposed Project along with potential impacts from pending and current planning or development projects that could create cumulative impacts to such resources. Such cumulative projects range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments and the County's 2023-2031 Housing Element Update, to individual projects such as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. The most

significant cumulative projects with potential impacts to public services, utilities, energy, and recreation would appear to involve city and county housing elements, which would entail development of approximately 26,000 new homes as well as proposed annexations of agricultural land to cities. This future residential development could substantially change public service ratios and increase utility demands.

Concurrent development of the proposed uses and related development allowed under the proposed Project combined with pending or approved planning projects, and residential, commercial, and agricultural development within or adjacent to the Project area could potentially contribute to the increases in demand for public services, utilities, energy, and recreation services and facilities. However, as previously described for Impact PUSR-1, -2, -3, and -4, the proposed Project would result in insignificant impacts and would not substantially contribute to cumulatively considerable impacts. Many of the proposed uses would not require development and the proposed Project would not result in new permanent residents that would increase the demand on existing public services, utilities, or existing recreational facilities. For proposed uses involving new development, these projects would be reviewed by the County and would be required to comply with Santa Barbara County Code, CFC, CBC, among other relevant regulations, plans, and programs.

Due to these constraints, as well as the nature or scale of many activities and the fact that larger, more intensive activities would be subject to County permit review, the proposed Project would not contribute to cumulative impacts to public services, utilities, or recreation, and impacts would be *insignificant*.

3.12.4.4 Proposed Mitigation

No mitigation measures are required.

3.12.4.5 Residual Impacts

Impact PSUR-1. The Project area is served by the SBCFD and Sheriff's Office, and there would be no new permanent residential populations that would affect personnel-to-population ratio, response times, or otherwise result in additional demand for fire protection or police services. Additionally, the proposed Project would not increase the demand for library services or otherwise affect the current supply of recreational and open space within the county. The initial and residual impacts to police protection, fire protection, schools and libraries, and recreational resources would be insignificant.

Impact PSUR-2. The large majority of the Project area is not served by municipal water supply systems but rather by on-site groundwater wells. On lands near urban areas, additional water service connections may be required; however, expansion would mainly involve lateral connections and would therefore require minimal construction. Water demand would also not significantly increase, given the small scale of uses. Based on existing and projected water supplies, County water supply could easily accommodate future demands. Many of the proposed uses and related development permitted under the Project would not result in substantial new wastewater generation, but those that do would be subject to existing policies and regulations relating to the appropriate management of wastewater, including disposal and treatment, through separate OWTS. With regard to solid waste, the operation of many uses may not require disposal at landfills, as agricultural waste is treated separately from municipal and commercial waste. Uses that generate additional sources of solid waste would be small-scale, and increases in waste would be negligible. In addition, none of the landfills in

the county are at or near capacity. Therefore, initial and residual impacts to water supply, wastewater treatment, and solid waste would be *insignificant*.

Impact PSUR-3. New uses and the construction of new development associated with the proposed Project would result in additional electricity and natural gas usage. However, impacts are considered negligible due to the small scale of the proposed uses and the fact that both regional service providers have supplies and infrastructure available to meet existing and future utilities demands within their respective service areas. Additionally, all new development would need to be consistent with relevant energy efficiency standards. Therefore, it is not anticipated that the proposed Project would substantially affect the availability of electricity and natural gas supplies. With regard to transportation fuels, VMT has been estimated for the highest trip-generating uses allowed under the project (Section 3.13, *Transportation*), but estimation of the number of trips, VMT, and associated fuel demands for the proposed Project as a whole remains speculative due to its programmatic nature; however, while the proposed Project may result in an undeterminable amount of new fuel consumption, increases in the demand for fuels within the County are likely to have a negligible effect on transportation fuel supplies, which are considered at a statewide level of demand and supply. Therefore, initial and residual impacts to electricity, natural gas, and transportation fuels would be *insignificant*.

Impact PSUR-4. Consistency with existing energy standards, including policies and programs adopted under the County Comprehensive Plan or the ECAP, is required under Appendix F, *Energy Conservation*, of the CEQA Statutes and Guidelines. For projects within the county, compliance with the California Energy Code, Green Building Standards, and the Building Energy Efficiency Standards would result in consistency with existing energy standards. This compliance would be ensured during permit review by the County, which would occur for any proposed project that would require substantial development. Therefore, the proposed Project would not create any inconsistencies with relevant energy efficiency plans, and impacts would be *insignificant*.

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Section 3.13
Transportation

3.13.1 Introduction

This section describes potential transportation impacts from implementation of the proposed Agriculture Enterprise Ordinance (Project) and mitigation measures to reduce identified impacts where possible. It includes a discussion of the existing traffic conditions within and adjacent to the Project area, which primarily includes rural agricultural land within the unincorporated regions in Santa Barbara County. Also discussed are the applicable regulations pertaining to the proposed Project. Where applicable, development standards included in the proposed Project which may address transportation issues are presented. As the proposed Project is a countywide ordinance could enable a range of agricultural enterprise activities on sites not yet identified throughout the county's rural lands, a program-level analysis was undertaken. Where available, data on existing conditions along key road corridors is provided along with a discussion of possible Project changes, as well as a more programmatic discussion of alternative transportation, such as public transit and bicycles which are very limited in the rural lands.

As described in Chapter 2, *Project Description*, as part of this Environmental Impact Report (EIR) the County has been divided into five general regions for planning purposes: Santa Maria, Lompoc, Santa Ynez and Cuyama valleys, and South Coast. The road network within these regions varies significantly, with a very low density of roads and limited connectivity in these rural areas. The road network ranges from an extensive system of County rural two-lane roads to larger state highways, as well as U.S. Highway 101, all with differing levels of traffic volumes, congestion and physical road conditions. Information in this section was derived from the Santa Barbara County Association of Governments (SBCAG) Connected 2050 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS), Regional Active Transportation Plan: A Plan to Enhance Bicycle and Pedestrian Infrastructure in Santa Barbara County, the Circulation Element of the County's Comprehensive Plan, County of Santa Barbara Community and Area Plans, County ordinances, the County's Capital Improvement Program (CIP), the Santa Barbara U.S. Highway 101 Comprehensive Multimodal Hybrid Corridor Plan (2019), the Draft Santa Barbara U.S. Highway 101 Comprehensive Multimodal Corridor Plan (2022), California Public Roads Data, data from California Department of Transportation (Caltrans), various project related EIRs, traffic studies and a technical transportation study prepared for the proposed Project.

As discussed in detail below, changes in state law now require vehicle miles traveled (VMT) analysis measuring vehicle trip distance rather than Level of Service (LOS) analysis measuring intersection congestion and roadway capacity. This reflects State policy goals to reduce vehicle energy use, particularly associated with non-renewable fossil fuels, and associated greenhouse gas (GHG) emissions and their adverse effects on global climate change. VMT is a measure of the amount and distance that residents, employees, or visitors drive, determined by multiplying trip generation by the average length of the trips measured in miles. VMT per capita is calculated as the total annual miles of vehicle travel divided by the total population in the planning area. Many factors affect travel behavior, including density and diversity of land uses, design of the transportation network, access to regional destinations, distance to high quality transit and active transportation facilities, development scale, demographics, and transportation demand management (TDM). Typically, low density

development at greater distances from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where there is higher population density and a mix of land uses (e.g., commercial uses near housing), and travel options other than private vehicles are available.

3.13.2 Environmental Setting

3.13.2.1 Existing Transportation Network

Santa Barbara County supports a wide range of transportation infrastructure that would accommodate most project traffic, including that owned and managed by the California Department of Transportation (Caltrans), the County, and private entities such as the Union Pacific Railroad (UPRR); most roads within the eight cities in the County would not be substantially affected by project traffic. The county is located within Caltrans District 5 along with San Luis Obispo, Monterey, San Benito, and Santa Cruz. Motorists travel 6.9 billion vehicle miles through the district each year (Caltrans 2022a). The county's roadway system includes over 1,650 miles of roads and 100 bridges, with most intersections in rural areas controlled by stop signs (County of Santa Barbara Department of Public Works 2022a). The remainder of the roadway system that serves areas are State Highways (SBCAG 2021). The County's roadway classification system consists of seven basic functional classes of roads, each with an assigned carrying capacity or traffic volume, as summarized in Table 3.13-1 below. Many of the agricultural lands within the county are served by two lane major roads and collector roads.

Santa Barbara County utilizes a Pavement Management System (PMS) to track conditions of the county's roadway pavement system. Roadway conditions are ranked on a Pavement Control Index (PCI) of 0-100 with 25 or less being failed and 100 being best. The majority of county roadways are in a PCI range of 71-80 (good condition). No roadways fall below a PCI range of 41-50 (poor condition) (County of Santa Barbara 2021). In Santa Barbara County, the overall PCI of roadways is 66 (fair condition), with a higher PCI in more urban areas compared to rural areas (County of Santa Barbara 2021).

The County's transportation system also includes 338 miles of Class I, II, and III bikeways, with approximately 198 miles of bike lanes in the unincorporated area and maintained by the County of Santa Barbara Public Works Department, Transportation Division. State highways do not typically support on-road bike paths in rural areas and many of the segments of these highways have very narrow shoulders such as State Route (SR) 154 by Lake Cachuma and SR 192 in the Carpinteria Valley, although segments of SR 154 and SR 246 have relatively wide stripped fog lines through the level areas of the central Santa Ynez Valley.

The county's pedestrian sidewalk and the trail system in the rural areas is extremely limited, although multiple rural multi-use recreational trails exist in areas such as the Santa Ynez Mountains front country and the Orcutt Hills. Several rural area trails are proposed such as the Santa Maria River Levee Trail, the Santa Ynez River Trail and the SR 154 Trail.

The transportation system in the county also includes 13 public transit service systems, dozens of private transportation services, rail services with UPRR and Santa Maria Valley Railroad providing freight services and Amtrak providing the only passenger rail service, although most transit does not serve the rural lands where project activities would occur (SBCAG 2021).

Table 3.13-1. County Roadway Classification and Policy Capacity

Classification / Definition	Policy Capacity (ADT)
Freeway: A four or six lane divided arterial highway with full control of access and with grade separations at intersections. As the highest type of road facility, Freeways provide maximum service and safety for through traffic. Freeways serve as the principal arterials of the inter- and intra-state system of highways, carrying traffic between cities, traffic generators and points of interest.	Four Lane Urban: 67,000 Four Lane Rural: 44,000 Six Lane Urban: 100,000 Six Lane Rural: 67,000
Expressway: A four lane arterial highway with at least partial control of access which may or may not be divided or have grade separations at intersections. As a secondary type of intercity or community highway, Expressways carry much of the traffic between important centers of activity and employment.	Urban: 50,000 Rural: 33,000
Two Lane Expressway: A two lane arterial highway with at least partial control of access which may have grade separations at intersections. As a secondary type of intercity or community highway, Expressways carry much of the traffic between important centers of activity and employment.	Urban: 16,000 Rural: 11,000
Arterial Road: A divided four lane road with intersections at grade, and partial control of access. Arterial Roads serve as the highest type of facility carrying local traffic within communities. With emphasis on through traffic carrying capability, these roads serve as principal access routes to shopping areas, places of employment, community centers, recreational areas, and other places of assembly.	30,000
Major Road: An undivided four lane road with intersections at grade and partial control of access. Major Roads serve as a secondary type of arterial facility carrying local through traffic within communities. Major Roads frequently serve as access to shopping areas, employment centers, recreational areas, residential areas, and places of assembly.	20,000
Two Lane Major Road: An undivided, two-lane road with intersections at grade and partial control of access. Two Lane Major Roads serve as a secondary type of arterial facility carrying local though traffic within communities. Two Lane Major Roads frequently serve as access to shopping areas, employment centers, recreational areas, residential areas, and places of assembly. Where such roads serve industrially zoned property, the County Standard Industrial Street Section using 10-foot-wide parking shoulders shall be used.	10,000
Collector Road: A two lane undivided road with intersections at grade and designed to take a minimum interference of traffic from driveways. Collector Roads are designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation.	5,000

The following sections describe the transportation network in the county, including State Routes and highways, local community roadways, bicycle and pedestrian facilities, and other types of transportation services including transit, rail and ride-sharing.

State Routes and Highways

U.S. Highway 101 traverses many rural areas of the county and several State Routes including all or parts of SR 1, 135, 150, 154, 166, 192, and 246 all serve different rural areas of the county as described below.

U.S. Highway 101

U.S. Highway 101 traverses rural lands in the county along the Gaviota Coast, Santa Ynez, and Santa Maria Valleys and intervening hills and mountains and connects with Ventura County to the south, and San Luis Obispo County to the north. U.S. Highway 101 runs for approximately 90 miles within Santa Barbara County as primarily a limited-access freeway, especially within urban areas, though there are segments along the Gaviota Coast, outside of Buellton and Los Alamos with at-grade and driveway access in these rural areas (SBCAG 2021). It forms a primary transportation system for tourists that may patronize agricultural enterprise uses. (Section 3.14, *Wildfire* provides a detailed discussion of emergency response routes.) In addition, U.S. Highway 101 carries the highest volume of traffic of any roadway within the county, ranging from approximately 18,400 annual average daily trips (AADT) in the City of Buellton to 124,000 in the City of Santa Barbara (Caltrans 2021c).

State Route 1

SR 1 extends approximately 80 miles from its intersection with U.S. Highway 101 just north of Gaviota, through rural lands south of the City of Lompoc and north over Harris Grade into the San Antonio Creek Valley, joining with SR 135 through rural agricultural lands north to the Santa Maria Valley to San Luis Obispo County. Commuter traffic has become the major component of congestion along SR 1 in rural land south of the City of Lompoc with more than 15,000 commuters traversing this rural area. SR 1 carries an average of between 2,900 to 27,100 AADT through the county (Caltrans 2022c).

State Route 154

SR 154 is an east-west route that serves regional and interregional travel, spanning approximately 33 miles through rural lands in Los Padres National Forest (LPNF) and the Santa Ynez Valley. Between its interchanges with U.S. Highway 101 on the South Coast and north of Buellton, SR 154 conveys between 11,400 to 18,400 AADT (Caltrans 2022c). SR 154 serves as a primary transportation corridor through the Santa Ynez Valley, through rural agricultural land supporting much of the county's wine industry, with a junction with SR 246, the other major transportation corridor across rural lands in the Santa Ynez Valley. SR 154 then continues to the ranchlands and lower foothills of the Santa Ynez Mountains to San Marcos Pass, then travels down the coastal side of the mountains to U.S. Highway 101. SR 154 has become a major commuter route for residents of the North County with employment on the South Coast and is listed as "eligible" in Caltrans' State Scenic Highway System. The corridor provides access to tens of thousands of acres of rural land subject to the proposed Project, particularly in the Santa Ynez Valley.

State Route 246

SR 246 is located entirely within Santa Barbara County and extends approximately 24 miles as the primary east-west route between the City of Lompoc on the west and the Santa Ynez Valley to the east, serving tens of thousands of acres of rural land. This route connects U.S. Highway 101 with SR 154 and SR 1. SR 246 serves as a key roadway for the county's agricultural areas, including wineries. SR 246 carries between approximately 4,000 AADT in part of the City of Buellton west of Highway 101, and 24,900 AADT in the City of Solvang, to the east of U.S. Highway 101 (Caltrans 2021).

State Route 166

SR 166 extends for 32.4 miles through the county – serving extensive rural areas and connecting the City of Guadalupe in the west, through the City of Santa Maria and east to through the Cuyama Valley

to Kern County. The route begins at the junction of SR 1 in Guadalupe, continues easterly through high productive flat agricultural fields through Santa Maria to U.S. Highway 101. East of U.S. Highway 101 SR 166 continues easterly through some of the most remote rural lands of the County to the junction of SR 33 in the Cuyama Valley. SR 166 carries between approximately 2,700 AADT in New Cuyama to 16,700 AADT in between Santa Maria and Guadalupe.

State Route 192

SR 192 is a two-lane, east-west route that traverses the foothills of the South Coast, extending approximately 21 miles through rural lands from Carpinteria at SR 150 to SR 154, with about 10 miles serving rural areas of the Carpinteria Valley and Toro Canyon. The route provides access to Carpinteria Valley and foothill rural agricultural lands.

State Route 135

SR 135 connects U.S. Highway 101 on the south to SR 1 in the north and runs through extensive rural lands between the unincorporated communities of Los Alamos and Orcutt. It provides the primary transportation corridor through the rural San Antonio Creek Valley. SR 135 carries between 1,500 AADT at Old State Highway 1, to 14,000 AADT at its junction with SR 1 near Orcutt (Caltrans 2022b). SR 135 is classified as a narrow two-lane major collector road through the San Antonio Creek Valley where it transitions to a four-lane principal arterial (Tables 3.12-2 and 3.12.3).

Local Roadways

The County maintains 1,650 lane miles of roads in the unincorporated areas of the county. (County of Santa Barbara Public Works Department, Transportation Division 2017). The remainder of the roadway system is maintained by incorporated cities, the State Parks Service, and the LPNF, while the Bureau of Indian Affairs and the University of California maintain approximately 1.9 miles of additional roadways (SBCAG 2017).

Future uses and related development enabled under the proposed Project would primarily be accessed via the existing County-managed rural road systems such as Foxen Canyon Road, which are often relatively low-volume two-lane roads lacking developed curbs, gutters, sidewalks or street lights.

Santa Barbara County utilizes a PMS to track conditions of the county's pavement system (roadways and parking lots). Roadway conditions are ranked on a PCI of 0-100 with 25 or less being failed and 100 being best. The majority of County-maintained roadways are in a PCI range of 71-80 (good condition). No roadways fall below a PCI range of 41-50 (poor condition) (County of Santa Barbara 2021). In Santa Barbara County, the overall PCI of roadways is 66 (fair condition), with a higher PCI in more urban areas compared to rural areas (County of Santa Barbara 2021).

Transit and Railway Transportation

Public passenger rail service provided by Amtrak runs along the coast through the county, connecting the county with Ventura County, Los Angeles and San Diego to the south, and the City of San Luis Obispo and the Bay Area to the north. There are a total of five stops or rail stations in the county in the cities of Goleta, Santa Barbara, and Carpinteria in South County, and at Surf Station and the City of

Guadalupe in the North County. The two Amtrak lines serving these stations include the Pacific Surfliner and the Coast Starlight. Santa Barbara County destinations served by the Pacific Surfliner include Lompoc-Surf, Guadalupe, Goleta, Santa Barbara, and Carpinteria. The Connecting Amtrak Thruway bus service is offered from the train stations to the UCSB campus, Solvang-Santa Ynez Valley and Santa Maria. The Pacific Surfliner runs four times daily in each direction. Coast Starlight destinations in Santa Barbara County include the cities of Santa Barbara and Oxnard. Coast Starlight runs once daily in each direction.

Santa Maria Regional Transit (SMRT) inter-city Breeze bus service serves the cities of Santa Maria, Lompoc, Buellton, and Solvang and the unincorporated community of Orcutt. The City of Lompoc Transportation transit system (COLT) serves the City of Lompoc and the unincorporated communities of Vandenberg Village and Mission Hills. The Wine County Express connects the cities of Lompoc, Buellton, and Solvang. The Santa Ynez Valley Transit (SYVT) provides two fixed-route services – the Express Route and Los Olivos Loop- and a demand-response service in the Santa Ynez Valley, including the cities of Buellton and Solvang and the unincorporated communities of Ballard, Los Olivos, and Santa Ynez. Santa Barbara Metropolitan Transit District (MTD) provides public transit service in the South Coast Region. Santa Barbara MTD provides fixed-route service in the cities of Santa Barbara, Carpinteria, and Goleta and the unincorporated areas of Isla Vista, Montecito, and Summerland. The San Luis Obispo Regional Transit Authority (SLORTA) Route 10 provides deviated fixed-route service within the Cuyama Valley and to Orcutt and the Santa Maria Region via the Cuyama Transit. A single shuttle departs New Cuyama to destinations in Santa Maria twice a week.

Bicycle and Pedestrian Transportation

Santa Barbara County has over 338 miles of bikeways, but very few of these serve the rural areas, with two major routes through the County, the California Pacific Coast Bike Route (CPCBR) and the California Coastal Trail (CCT) (SBCAG 2021b). Bikeways in the county include the following categories, defined by the State (SBCAG 2021):

- **Class I:** A Class I bikeway, or a bike path, is a multi-purpose trail that is completely separated from motor traffic.
- **Class II:** A Class II bikeway, or bike lane, is an on-street lane dedicated to one-way bicycle travel adjacent to motorized travel lanes.
- **Class III:** Class III bikeways, or bike routes, are on-street shared facilities. Class III bikeways serve to provide continuity to other bicycle facilities or designate a preferred route through high demand corridors. These routes are typically demarcated using sharrows, or road markings, and/or signage.
- **Class IV:** A Class IV bikeway, also known as cycle tracks, are exclusive bicycle infrastructure that are separated and protected from motorist traffic. Class IV bikeways can be separated from motor traffic lanes in various ways, including grade separation, posts, barriers, or on-street parking.

Currently, within the unincorporated area, the county is developed with approximately 25.6 miles of Class I bikeways, 63 miles of Class II bicycle lanes, 3.6 miles of Class III bike routes, and 1 mile of Class IV cycle tracks (County of Santa Barbara 2023). The majority of the current bicycle facilities are located in the suburban areas of the South Coast. In the more rural areas of the County, a Class I bikeway along SR 246 links the communities of Solvang and Santa Ynez and a Class II on-road bike path exists along Alamo Pintado Road from Los Olivos to Ballard and Santa Ynez. A similar Class II bike path exit along Refugio Road. Existing and planned regional bike paths include the California

Coastal Trail (CCT) a planned public trail system that would extend from the Guadalupe-Nipomo Dunes in the north to the Rincon State Park at the Ventura County / Santa Barbara County line in the south, with limited off-road segments along the rural Gaviota Coast. Over 60 miles of North County shoreline lack developed CCT segments. The Pacific Coast Bike Route follows SR 1 road shoulder from the Santa Barbara-San Luis Obispo County border to U.S. Highway 101 at the Gaviota Pass. The Pacific Coast Bike Route then follows U.S. Highway 101 south along the Gaviota Coast and through Goleta, Santa Barbara, and Carpinteria to the Santa Barbara-Ventura County border.

The 1,200-mile Jaun Bautista de Anza National Historic Trail (Anza Trail) is part of the National Parks System, follows U.S. Highway 101 beginning south in Carpinteria through the rural Gaviota Coast before curving north and following SR 1. Following SR 1, the Anza Trail runs through Lompoc, the Vandenberg Air Force Base, west of Mission Hills, through Vandenberg Village, before terminating in Guadalupe at the San Luis Obispo / Santa Barbara County line. The California Missions Trail is unmarked, but extends 100 miles linking the missions of Santa Barbara, Santa Ines, and La Purisima (Lompoc).

Santa Barbara County Regions

Given the programmatic nature of the proposed Project, to help to characterize existing roadway conditions throughout the county, the below description of existing traffic conditions in these five geographic regions includes identification of operations of roadways and intersections based on recent environmental planning documents and associated project traffic studies. While these may include roadway and intersection data from dated reports and studies which may not fully represent existing traffic conditions, inclusion of these roadway and intersection operations is provided for informative purposes and is not relied upon to identify impacts to specific traffic facilities which may result from implementation of the proposed Project.

Table 3.13-2 and Table 3.13-3, below, provide existing data on VMT and traffic volumes for select roads and intersections within the county.

Caltrans reports a total of 8.6 million daily VMT in 2020 in Santa Barbara County which results in an annual VMT of 3.1 billion. The U.S. Census Bureau estimates the county had a population of 448,000 in 2020. As such, countywide annual VMT per capita in 2020 was 7,000 annual VMT per capita (approximately 19.1 daily VMT per capita) (Caltrans 2021; U.S. Census Bureau 2022). Because the Project area encompasses extensive tracts of rural land supporting large ranches removed from urban communities, travel distances for farm employees, residents, and visitors may be longer than typical county averages.

Table 3.13-2. Santa Barbara County Daily Vehicle Miles of Travel (VMT)

Jurisdiction	Daily Vehicle Miles of Travel (VMT) (Thousands)		
	Rural	Urban	Total
Santa Maria Valley			
City of Santa Maria	2.60	512.43	515.04
City of Guadalupe	--	7.61	7.61
Lompoc Valley			
City of Lompoc	--	160.09	160.09
Santa Ynez Valley			
City of Buellton	--	16.98	16.98
City of Solvang	0.71	15.39	16.10
South Coast			
Goleta	--	230.26	230.26
Santa Barbara	0.35	668.09	668.44
Carpinteria	--	34.65	34.65
Other			
County	495.55	732.51	1,228.06
State Highways	2,120.27	3,536.60	5,656.87
State Park Service	12.36	0.36	12.72
Bureau of Indian Affairs	--	0.71	0.71
U.S. Forest Service	48.88	0.06	48.94
County Total	**2,680.72**	**5915.74**	**8,596.47**

Source: Caltrans 2021.

Table 3.13-3. Traffic Counts for the Selected State Highway Segments Serving Unincorporated Urban Communities

Segment	Location	Region	Classification	Policy/Design Capacity	Traffic Volume (AADT)[1]
U.S. Highway 101	Carpinteria, Casitas Pass Road	South Coast	Urban 4-lane Freeway	67,000	68,300
U.S. Highway 101	Union Valley Parkway	Santa Maria Valley	Rural 4-lane Freeway	44,000	37,000
U.S. Highway 101	Clark Avenue	Santa Maria Valley	Rural 4-lane Freeway	44,000	37,000
U.S. Highway 101	Turnpike Road	South Coast	Rural 6-lane Freeway	67,000	114,000
SR 1	Pine Canyon Road	Lompoc Valley	Rural 4-lane Expressway	44,000	14,400
SR 135	East Clarke Avenue	Santa Maria Valley	4-lane Primary 1	47,760	20,000
SR 154	Junction SR 246 West	Santa Ynez Valley	2-lane Expressway	11,000	10,000
SR 166	Bonita School Road	Santa Maria Valley	2-lane Major Road	10,000	15,800
SR 192	Junction SR 154	South Coast	Arterial	30,000	12,700
SR 192	San Ysidro Road	South Coast	2-lane Major Road	10,000	7,500
SR 217	Hollister	South Coast	Urban 4-lane Freeway	67,000	14,500
SR246	Lompoc, Junction SR 1	Lompoc Valley	Urban Expressway	50,000	10,800
SR 246	Domingus Road	Santa Ynez Valley	2-lane Expressway	11,000	4,000

Notes:
[1] Represents peak ahead or back AADT, whichever is greater.
[2] Designated 'State Highway' under the Santa Ynez Valley Community Plan. No design capacity has been defined for State Highways under the County's Comprehensive Plan or Community Plans.
[3] SR 246 at the junction with U.S. Highway 101 is located within the jurisdiction of the City of Buellton and not subject to the roadway design capacity requirements of the County Comprehensive Plan.
Sources: Caltrans 2022c; City of Carpinteria 2003; County of Santa Barbara 2004, 2016.

Santa Maria Valley Region

The 178,000-acre Santa Maria Valley Region is bounded by the Santa Maria River to the north, the Casmalia Hills to the west, and the Solomon Hills to the south, and includes the cities of Santa Maria and Guadalupe, as well as four unincorporated communities, including suburban Orcutt. Three small

rural communities of Casmalia, located 5 miles southwest of Orcutt, and Sisquoc and Garey, located 5 to 6 miles east of Orcutt, are surrounded by rural agricultural land. The three small rural communities of roughly 1,000 residents each are distant but provide important housing for workers in the region's thriving agricultural industry. Tepusquet Canyon, a remote neighborhood of residential ranchette and small agricultural parcels is located in a mountainous region 10 to 15 miles east and northeast of Orcutt.

Primary regional access to the Santa Maria Valley is via U.S. Highway 101, with SR 1 and SR 135 providing access to rural lands in the southern and eastern portions of the valley, while SR 166 traverses rural agricultural lands between the City of Santa Maria and the City of Guadalupe and to the Cuyama Valley more than 40 miles to the east. Key east-west local road access to rural agricultural lands east of the City of Santa Maria include Betteravia Road in the north which connects with Foxen Canyon Road and East Clarke Avenue to the south. North-south access is provided by Dominion Road and Telephone Road. West of the City, local road access to rural agricultural lands is limited and provided by Betteravia Road and Black Road, with SR 1 and SR 166 providing primary access to this area. Major local county roads serving these rural lands typically carry traffic volumes far below their rated capacity (Table 3.13-4). While sometimes narrow these roads typically have good lines of sight and have minimal known significant safety constraints due to geometric hazards such as narrow bridges, substandard widths or blind curves.

Table 3.13-4. Santa Maria Valley Region Sample Roadway Traffic Volumes

Roadway	Segment	Existing ADT[1]	Policy/Design Capacity (ADT)
Betteravia Road	East of U.S. Highway 101	7,644	2-lane Major Road (10,000)
Clark Avenue	East of Lake Marie Estates	5,145	Unclassified (9,440)
Dominion Road	South of Betteravia Road	1,072	Unclassified (9,440)
Foxen Canyon Road	West of Tepusquet Road near Sisquoc	899	Unclassified (9,440)
Santa Maria Mesa Road	East of Foxen Canyon Road	1,331	Unclassified (9,440)
Tepusquet Road	North of Foxen Canyon Road	390	Unclassified (9,440)

Notes:
[1] Existing Average Daily Trips (ADT) based on traffic counts conducted as part of Santa Barbara County Winery Ordinance Update Final Traffic Analysis (2016) and the most recently available County Speed Zone Surveys conducted by County Public Works, Transportation Division, for the respective segment.
Source: County of Santa Barbara 2016b.

Lompoc Valley Region

The 296,000-acre Lompoc Valley Region is situated at the base of the Purisima, Santa Rita, and White Hills, and is bordered to the west and south by the Pacific Ocean. The transverse range of the Santa Ynez Mountains lie to the east, and farmland to the north. The Lompoc Valley Region includes the incorporated City of Lompoc, as well as the unincorporated communities of Mission Hills, Mesa Oaks, and Vandenberg Village. Rural agricultural lands exist predominately away from these unincorporated communities and to east, south, and west of the City of Lompoc accessible from W. Ocean Avenue, SR 1, SR 246, and Santa Rosa Road. A small rural neighborhood consisting of residential ranchette and moderate-sized agricultural parcels is located along Cebada Canyon Road north of SR 246 approximately 2.5 miles northeast of the City of Lompoc.

Primary regional access to the Lompoc Valley Region is via SR 1, which provides north-south connections between Vandenberg Space Force Base (VSFB), Vandenberg Village, Mission Hills, Mesa

Oaks and the City of Lompoc. SR 246 also provides primary regional access to the Lompoc Valley Region and east-west connections between the cities of Lompoc, Buellton, Solvang and Santa Ynez.

Narrow, rural roads, usually consisting of two lanes also connect these Lompoc Valley Region communities. Burton Mesa Boulevard, a winding two-lane road extends approximately 3 miles east to connect Vandenberg Village with the community of Mission Hills. Similarly, Purisima Road, a two-lane roadway, extends approximately 2 miles along the southern end of Mission Hills between SR 1 and SR 246 to connect the communities of Mission Hills and Mesa Oaks. Santa Rosa Road generally runs parallel to the south of the Santa Ynez River and provides access to a number of winery estates and agricultural parcels between Lompoc and Buellton. These county roads tend to carry traffic volumes far below their rated capacity. Many of the roads within this region support traffic by agricultural employees, commercial agricultural operations, vineyard operations, and tourists visiting many of the wineries within this region. With the exception of Santa Rosa Road, which has narrow shoulders abutted by dense vegetation and more winding conditions, these roads tend to be relatively gently sloped, have good lines of sight, and have minimal known significant safety constraints. The bicycle and pedestrian network is well developed in the City of Lompoc but infrastructure becomes scarcer in rural or unincorporated communities. Outside of the incorporated area, the bicycle network is primarily limited to Class II bike lanes along Burton Mesa Boulevard between Vandenberg Village and Mission Hills, and West Central Avenue extending west from Lompoc.

Table 3.13-5. Lompoc Valley Region Sample Roadway Traffic Volumes

Roadway	Segment	Existing ADT[1]	Policy/Design Capacity (ADT)
SR 1	North of Constellation Road	14,300	Expressway (33,000)
SR 1	South of Constellation Road	18,300	Expressway (33,000)
SR 246	Cebada Canyon Road to Tularosa Road	8,700	2-lane Major Road (10,000)
SR 246	Tularosa Road to Drum Canyon Road	8,700	Rural 2-lane Expressway (11,000)
Burton Mesa Boulevard	East of Harris Grade Road	3,955	2-lane Major Road (10,000)
Santa Rosa Road	West of Highway 101	648	Unclassified

Notes:
[1] Existing Average Daily Trips (ADT) based on traffic counts conducted as part of Santa Barbara County Winery Ordinance Update Final Traffic Analysis (2016), Caltrans 2017 Traffic Counts, and the most recently available County Speed Zone Surveys conducted by County Public Works, Transportation Division, for the respective segment.
Sources: County of Santa Barbara 2015, 2016b.

Santa Ynez Valley Region

The 259,000-acre Santa Ynez Valley Region in central Santa Barbara County is bordered by the San Rafael and Santa Ynez Mountains and the Purisima and Santa Rita Hills. The Santa Ynez Valley Region includes the incorporated cities of Buellton and Solvang, the small rural unincorporated communities of Ballard, Los Olivos, Los Alamos, and Santa Ynez, all bordered by agricultural uses subject to the proposed Project and is the heart of the County's wine industry. Generally, extensive agricultural lands border, or are in proximity to, the Santa Ynez Valley's cities and rural townships.

Access to the region is by U.S. Highway 101 to the west, and SR 154 and SR 246 which transit the valley and provide direct access to rural agricultural lands of the region. Local road access in the Santa Ynez Valley region is provided by multiple roads. In the inner rural areas of the region, proximate to Los Olivos, Ballard, Santa Ynez, roads such as Alamo Pintado Road, Grand Avenue, North Refugio Road and Ballard Canyon Road provide north-south access generally to AG-I parcels with some larger AG-

II parcels. Key east-west access provided by local roads such as Roblar Avenue and Baseline Avenue. Northeast of SR 154, north south access is provided by roads such as Edison Street, Calzada Avenue, and Old Calzada Road, with east west access provided by roads such as Baseline Avenue and Roblar Avenue. These roadways generally carry traffic volumes well below their rated capacities and, while narrow typically have good lines of sight and typically have minimal known significant safety constraints due to geometric hazards such as narrow bridges, substandard widths or blind curves.

As a rural area, the region's transit, pedestrian and bicycle path facilities are not well developed. Public Transit serving the Santa Ynez Valley Region include SMRT's Breeze Bus (provides connections between the cities of Santa Maria, Lompoc and Buellton/Solvang and the unincorporated community of Orcutt); the Santa Barbara Shuttle (provides connections between the cities of Lompoc, Santa Barbra and Buellton); the Clean Air Express (provides connections between Buellton to Goleta, and Buellton to Santa Barbara); the Wine County Express (provides connections between the cities of Lompoc, Buellton, and Solvang) and the Santa Ynez Valley Transit (SYVT), with the SYVT's Express Route connecting Buellton, Solvang, and Santa Ynez and the Los Olivos Loop connecting Solvang, Santa Ynez, and Los Olivos. Sidewalks are generally absent in the unincorporated areas. Alamo Pintado Road and North Refugio Road both support Class II bike lanes that provide safe north-south on road bicycle travel within the region's Inner Rural Area and there is a 1.5-mile-long Class I bike path that extends from eastern Solvang along SR 246 almost to Santa Ynez High School; however, bike paths are lacking on most other roads. The Santa Ynez Valley also has an extensive planned network of on-road/road shoulder trails, with segments of the Refugio Road Trail near Santa Ynez High School completed in 2022.

Similar to other North County regions, major local county roads serving these rural lands carry traffic volumes far below their rated capacity (Table 3.13-6).

Table 3.13-6. Santa Ynez Valley Region Sample Roadway Traffic Volumes

Roadway	Segment	Existing ADT[1]	Policy/Design Capacity (ADT)
Alamo Pintado Road	South of Baseline Avenue	5,102	Secondary 1 (11,600)
Armour Ranch Road	East of SR 154	807	Secondary 3 (7,900)
Ballard Canyon Road	West of Chalk Hill Road	766	Unclassified
Baseline Avenue	East of Alamo Pintado Road	2,932	Secondary 1 (11,600)
Bell Street (SR 135)	West of Den Street	3,100	Primary 2 (17,900)
Bell Street (SR 135)	East of Augusta Street	9,600	Primary 2 (17,900)
Edison Street	North of Baseline Avenue	2,700	Secondary 3 (7,900)
Foxen Canyon Road	South of Zaca Station Road	712	Unclassified
Happy Canyon Road	East of Armour Ranch Road	760	Unclassified
Main Street	West of Augusta Street	1,900	Secondary 2 (9,100)
Refugio Road	South of SR 246	1,367	Secondary 3 (7,900)
Roblar Avenue	West of SR 154	2,147	Secondary 1 (11,600)
Santa Rosa Road	West of U.S. Highway 101	648	Unclassified
Zaca Station Road	North of SR 154	1,022	Unclassified

Notes:
[1] Existing Average Daily Trips (ADT) based on traffic counts conducted as part of Santa Barbara County Winery Ordinance Update Final Traffic Analysis (2016) and the most recently available County Speed Zone Surveys conducted by County Public Works, Transportation Division, for the respective segment.
Sources: County of Santa Barbara 2010, 2016.

Cuyama Valley Region

The 747,000-acre Cuyama Valley Region covers the northeastern and eastern-most portion of the county and is bound by the La Panza and Caliente Ranges to the north and northeast and the Sierra Madre Mountains to the south and west. Despite being the largest of the five regions, the Cuyama Valley Region constitutes the least developed region of the county and includes only the unincorporated communities of Cuyama and New Cuyama. The Cuyama Valley Region supports the least number of roadways or developed areas. Land use type surrounding the communities of Cuyama and New Cuyama is overwhelming agriculture, with 99 percent of the land zoned as agricultural.

Access to the unincorporated communities of the Cuyama Valley Region are relatively limited, with access provided via SR 33 and SR 166, making the communities and lands within this region some of the most remote in the county. Given the relatively remote nature of this region, the road network of this region consists primarily of low-volume SRs and unmaintained local roads. Because land uses surrounding the communities of Cuyama and New Cuyama are primarily agricultural, much of the local roads can be utilized to access agriculture properties. There are no bicycle facilities serving these communities, and the pedestrian sidewalk network within the developed communities is incredibly scarce.

Table 3.13-7. Cuyama Valley Region Sample Roadway Traffic Volumes

Roadway	Segment	Existing ADT[1]	Policy/Design Capacity (ADT)
SR 166	Perkins Road	3,400	Expressway (33,000)
SR 166	Bell Road	5,550	Expressway (33,000)
Kirschenmann Road	South of SR 166	378	Collector (5,000)

Notes:
[1] Existing Average Daily Trips (ADT) based on traffic counts conducted as part of Santa Barbara County Winery Ordinance Update Final Traffic Analysis (2016) and the most recently available County Speed Zone Surveys conducted by County Public Works, Transportation Division, for the respective segment.
Source: County of Santa Barbara 2016.

South Coast Region

The 157,000-acre South Coast Region is a narrow strip of coastal land, bounded by the Santa Ynez Mountains to the north, the Pacific Ocean to the south, the Ventura County line to the east, and Gaviota to the west. This region includes the incorporated cities of Carpinteria, Santa Barbara, and Goleta, as well as unincorporated Summerland, Montecito, Mission Canyon, and Eastern Goleta Valley. The South Coast Region supports a mix of residential, agricultural, and commercial land uses. Existing agriculture land uses within this region are dispersed through the rural and urban areas, between the City of Carpinteria and west of the City of Goleta. Due to the presence of the greenhouse and agricultural industry within this area, it is common for large commercial trucks and traffic to utilize narrow collector roads and local or residential streets to access U.S. Highway 101. Within the Goleta Valley, agricultural lands and operations are generally located in the foothills of the Santa Ynez Mountains, north of Cathedral Oaks Road. In the Summerland area, agricultural land uses and operations are generally located in the foothills and east of Ortega Ridge Road.

Regional access to the South Coast is primarily provided by U.S. Highway 101 which runs east to west through the region connecting the region with the Gaviota, the City of Carpinteria and Ventura County. Both SR 217 and Storke Road diverge south from U.S. Highway 101 to provide access to Isla Vista.

SR 192 runs through Montecito and north of Summerland before curving north into SR 154 which provides access to the Santa Ynez Valley Region and U.S. Highway 101.

The incorporated cities of the South Coast Region have some of the most extensively developed bike paths in the county. The South Coast Region is well served by public transport with the Santa Barbara MTD connecting the cities of Santa Barbara, Carpinteria, and Goleta and the unincorporated areas of Isla Vista, Montecito, and Summerland. The Ventura County Transportation Commission (VCTC) Coastal Express also provides peak hour commuter service between cities of Camarillo, Oxnard, Ventura, Carpinteria, Santa Barbara, Goleta, and UCSB. The Clean Air Express provides fixed-route commuter service from Lompoc to Goleta, Lompoc to Santa Barbara, Santa Maria/Buellton to Goleta, and Santa Maria/Buellton to Santa Barbara. The City of Lompoc's Santa Barbara Shuttle and also the Clean Air Express provides fixed-route commuter service from Lompoc to Goleta, Lompoc to Santa Barbara, Santa Maria/Buellton to Goleta, and Santa Maria/Buellton to Santa Barbara.

Table 3.13-8. South Coast Region Sample Roadway Traffic Volumes

Roadway	Segment	Existing ADT1	Policy/Design Capacity (ADT)
SR 192	West of Lillingston Canyon Road	3,850	Collector (5,000)
Casitas Pass Road	South of SR 192	5,900	2-lane Major Road (10,000)
Cravens Lane	South of SR 192	1,650	Collector (5,000)
Santa Monica Road	South of SR 192	830	Collector (5,000)
Linden Avenue	South of SR 192	200	Collector (5,000)
Via Real	West of Cravens Lane	8,027	Primary Arterial (10,990)
Via Real	East of Cravens Lane	6,815	Primary Arterial (10,990)

Notes: [1] Existing Average Daily Trips (ADT) based on traffic counts conducted as part of Santa Barbara County Winery Ordinance Update Final Traffic Analysis (2016) and the most recently available County Speed Zone Surveys conducted by County Public Works, Transportation Division, for the respective segment.

3.13.3 Regulatory Setting

This analysis was conducted in conformance with the goals and policies of Federal, State, and local regulations. The following list summarizes the most applicable policies and regulations as they relate to the proposed Agriculture Enterprise Ordinance and associated impacts.

3.13.3.1 Federal

Infrastructure Investment and Jobs Act

Among other areas of infrastructure investment, the bill will provide funding for America's public transit infrastructure. In total, the new investments and reauthorization in the Bipartisan Infrastructure Law provide $89.9 billion in guaranteed funding for public transit over the next 5 years. The legislation will expand public transit options across every state in the country, replace thousands of deficient transit vehicles, including buses, with clean, zero emission vehicles, and improve accessibility for the elderly and people with disabilities.

3.13.3.2 State

Statewide Transportation Improvement Program

The California Transportation Commission (CTC) administers transportation improvement programming. Transportation programming is the public decision-making process, that sets priorities and funds projects envisioned in long-range transportation plans. It commits expected revenues over a multi-year period to transportation projects. The State Transportation Improvement Program (STIP) is a multi-year Capital Improvement Program of transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources. Caltrans manages the operation of State Highways, including the freeways passing through the Santa Barbara County region.

The Mitigation Fee Act,

Government Code Sections 66000-66025 (Mitigation Fee Act) authorizes local government agencies to impose mitigation fees alongside new development projects to meet the cost of new or additional public facilities that will be needed to serve those developments.

Senate Bill 375, California's Sustainable Communities and Climate Protection Act

The adoption of Senate Bill (SB) 375 on September 30, 2008 recognizes the connection between land use planning and reliance on vehicles as the primary mode of transportation, with the result being that emissions from vehicles account for 30 percent of GHG emissions in California. SB 375 aligns the goals of regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations, and requires Metropolitan Planning Organizations (MPOs), such as SBCAG, to adopt a SCS or Alternative Planning Strategy (APS) within their RTP to demonstrate achievement of GHG reduction targets. As discussed below, in compliance with SB 375, SBCAG has adopted the 2021 Santa Barbara County RTP/SCS, referred to as Connected 2050, which guides land use and transportation planning for the region to reduce transportation related GHG emissions.

Senate Bill 743 Vehicle Miles Traveled Analysis (Public Resources Code Section 21099)

To further the State's commitment to the goals of SB 375, Assembly Bill (AB) 32, and AB 1358, Governor Brown signed SB 743 on September 27, 2013. SB 743 adds Chapter 2.7, Modernization of Transportation Analysis for Transit-Oriented Infill Projects, to Division 13 (Section 21099) of the Public Resources Code. Key provisions of SB 743 include eliminating the measurement of vehicle delay, or LOS, as a metric that can be used for measuring traffic impacts. Under SB 743, the focus of transportation analysis shifts from LOS to VMT and the reduction of GHG emissions through the creation of multimodal transportation networks and promotion of a mix of land uses to reduce VMT. SB 743 required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Particularly for areas served by transit (i.e., transit priority areas [TPAs]), those alternative criteria must "promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code Section 21099[b][1]). Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or

automobile trips generated." OPR also has discretion to develop alternative criteria for areas that are not served by transit, if appropriate.

Pursuant to the mandate in SB 743, OPR adopted the revised CEQA Guidelines in December 2018, recommending the use of VMT for analyzing transportation impacts under CEQA. In turn, Section 15064.3 was added to CEQA Guidelines, which states "generally, vehicle miles traveled is the most appropriate measure of transportation impacts." The revised guidelines require that lead agencies remove automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion, as a criterion for determining a significant impact on the environment pursuant to CEQA, except in locations specifically identified in the revised guidelines, if any. In accordance with this requirement, CEQA Guidelines Section 15064.3(a), adopted in December 2018, states "a project's effect on automobile delay does not constitute a significant environmental impact."

California's 2022 Climate Change Scoping Plan Update

The California Air Resources Board (CARB) is responsible for the coordination and administration of both Federal and State air pollution control programs within California. CARB is in the process of finalizing its 2022 Scoping Plan Update. The Draft 2022 Scoping Plan Update was released in May 2022. The 2022 Scoping Plan Update assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. In the transportation sector, GHG emissions reducing measures include transitioning to zero emission technology, supplying zero-carbon alternative fuel, and strategies to promote sustainable communities and improved transportation choices that result in curbing the growth in VMT.

Relative to transportation, the Scoping Plan includes measures to reduce VMT and vehicle GHGs. Strategies to achieve this include:

- Achieve a per capita VMT reduction of at least 22 percent below 2019 levels by 2045.
- Implement equitable roadway pricing strategies based on local context and need, reallocating revenues to improve transit, bicycling, and other sustainable transportation choices.
- Reimagine new roadway projects that increase VMT in a way that meets community needs and reduces the need to drive.
- Invest in making public transit a viable alternative to driving by increasing affordability, reliability, coverage, service frequency, and consumer experience.
- Expand and complete planned networks of high-quality active transportation infrastructure.
- Channel the deployment of autonomous vehicles, ride-hailing services, and other new mobility options toward high passenger-occupancy and low VMT-impact service models that complement transit and ensure equitable access for priority populations.
- Streamline access to public transportation, through programs such as the California Integrated Travel Project. Ensure alignment of land use, housing, transportation, and conservation planning in adopted regional plans, such as RTPs, SCSs, Regional Housing Needs Assessments (RHNAs), and local plans (e.g., general plans, zoning, and local transportation plans), and develop tools to support implementation of these plans.
- Accelerate infill development and housing production at all affordability levels in transportation-efficient places, with a focus on housing for lower-income residents.

3.13.3.3 Local

Bicycle, Pedestrian and Trails Master Plans and Active Transportation Plans

SBCAG adopted a Regional Active Transportation Plan in 2015 to integrate the bicycle and pedestrian planning of the region's nine member governments and improve the active transportation network in the County. The plan is also intended to establish eligibility criteria for funding though Active Transportation Program (ATP) grants for projects. The major goals of the plan are to:

1. Enhance Mobility: Promote increased bicycling and walking to reduce vehicle trips, vehicle miles traveled, auto congestion, and vehicle emissions regionwide.
2. Increase Connectivity: Promote increased bicycling and walking to reduce vehicle trips, vehicle miles traveled, auto congestion, and vehicle emissions regionwide.
3. Promote Equity for All Users in All Communities: Increase bicycle and pedestrian network coverage within RTP/SCS communities of concern.
4. Improve Safety and Public Health: Encourage well-designed bicycle and pedestrian infrastructure to improve multi-modal safety and promote improvements in public health SBCAG also developed the Santa Ynez Valley Bicycle Master Plan, adopted in 2019, to fill a gap in subregional bicycle planning. The major goals of the plan are to:
    1. Establish a safe and secure bicycle network that addresses key areas of concern including highways, intersections, and routes to school.
    2. Provide infrastructure throughout the region to encourage bicycling.
    3. Develop a well-planned and coordinated network between origins and destinations such as schools and residential areas, community centers, transit stops, park & rides, and neighboring jurisdictions.
    4. Provide equitable access to bicycling for all.
    5. Recognize the economic importance of bicycling in the region as it relates to tourism and stimulates the local economy.

In addition to the SBCAG's Regional ATP, the County has also adopted their own ATP. The County's local ATP assesses existing conditions, identifies gaps in the existing network, assesses user needs, incorporates public and stakeholder input, and develops projects that promote a safer and more convenient active transportation network serving the unincorporated communities. The County published the Draft ATP in March 2023 for public review, and the Final AFT was adopted by the County Board of Supervisors in May 2023. The ATP includes the following goals to guide active transportation planning in the unincorporated county:

1. Enhance the multi-modal transportation network for all unincorporated areas in Santa Barbara County, with an emphasis on increasing safety around schools and key destinations for people walking, biking, or rolling.
2. Hear directly from the community to understand local travel patterns and challenges, and how travel options can be improved for people of all ages and abilities.

3. Identify and prioritize active transportation investments, including infrastructure and programs, that improve access, equity, and mobility while reducing collisions and emissions.

4. Promote and encourage people to choose walking, bicycling, or rolling through the creation of a comfortable, connected, and accessible active transportation network that connects both rural and urban areas throughout the region and encourages alternatives to single occupancy vehicle trips.

Fiscal Year 2022-2027 Capital Improvement Program

The County's CIP is a multi-year planning tool to identify and implement short-term and long-term capital needs. Capital projects in the CIP include repairs, rehabilitation, and replacement of critical facilities countywide. The plan also addresses improvements and non-routine maintenance to County owned facilities, roads, bridges, and flood control facilities owned and managed by the Santa Barbara County Flood Control and Water Conservation District. The recommended Fiscal Year 2022-2027 CIP includes a total of $102.7 million in projects in Fiscal Year 2022-2023 for General Services, the Santa Barbara County Fire Department (SBCFD), Department of Public Works, and Community Services Department. Public Works projects include road improvements (e.g., pavement, hardscapes, bridge repair), general maintenance on bridges and low water crossings, traffic and circulation improvements, drainage systems, and flood controls.

Draft Santa Barbara U.S. Highway 101 Comprehensive Multimodal Corridor Plan

The Santa Barbara U.S. Highway 101 Comprehensive Multimodal Corridor Plan is an update of the Hybrid Multimodal Corridor Plan adopted in December 2019. The purpose of the Santa Barbara U.S. Highway 101 Comprehensive Multimodal Corridor Plan is to find long-term mobility solutions to relieve congestion along the U.S. Highway 101 corridor in Santa Barbara County. The plan identifies improvements associated with the U.S. Highway 101 Corridor to accomplish this goal, as described in Section 3.13.2, *Environmental Setting*.

County Code – Santa Barbara, California Chapter 23A Transportation Demand Management Program

The purpose of the County's Transportation Demand Management (TDM) Ordinance is to reduce traffic congestion, air pollution and parking demand and improve the quality of life by regulating the percentage of commuters in the region who drive alone to or from work during the peak periods. This is accomplished by facilitating the adoption and implementation of employer sponsored TDM programs which encourage the use of commute alternatives and alternative work hours. Under the County's TDM Ordinance, each employer is required to conduct a commuter survey and obtain a completed commuter survey from each of its employees in the region that accurately represents employee travel and work characteristics. Within 90 days following return of the tabulated baseline commuter surveys, each affected employer must develop and prepare a TDM plan to be implemented at all affected worksites. The TDM must state any practicable combination of employer programs sufficient to achieve and/or maintain the Employer Participation Rate (EPR) and employer Average Vehicle Occupancy Rate (AVR) objectives, and any reasonable combination of information dissemination and marketing measures designed to promote the use by the employer's employees of commute alternatives and alternative work hours. Affected employers are required to achieve and thereafter maintain an employer participation rate of at least 65 percent by the completion of the employer's third annual commuter survey. If the regional AVR objective is not achieved by the

completion of the fifth annual commuter survey, then affected employers must achieve a 10 percent increase over baseline AVR within two years and maintain the AVR thereafter.

Santa Barbara County Comprehensive Plan – Circulation Element

State law requires that any development in the county must be consistent with the County's Comprehensive Plan. The Circulation Element applies to all roadways and intersections within the unincorporated area of the county, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. The Circulation Element of the County's Comprehensive Plan provides specific policies related to traffic and transportation implications of proposed development and establishes guidelines to determine the project-related traffic impacts on county roadways. The following policies are provided in the Circulation Element of the County's Comprehensive Plan.

A. The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the county, with the exception of those roadways and intersections located within an area included in an adopted community area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element.

    1) For the communities of Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, Orcutt and the area of Toro Canyon, and the Santa Ynez Valley area please see the Circulation chapters of the Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, and Orcutt Community Plans and the Toro Canyon Plan and Santa Ynez Valley Community Plan sections of the Coastal Land Use Plan and the Land Use Element of the Comprehensive Plan for the specific policies and Actions which implement this policy.

    2) For the community of Los Alamos, please see the Circulation chapter of the Los Alamos Community Plan section of the Comprehensive Plan's Land Use Element for specific policies and actions that implement this policy.

B. Individual community and area plans adopted subsequent to this Element shall strive to achieve a balance between designated land uses and roadway and intersection capacity. These community and area plans shall identify areas where increased traffic may create noise levels that could potentially exceed the policies and standards of the Noise Element of the Comprehensive Plan and to the extent feasible, include policies, land use changes and other mitigations to reduce these impacts to insignificance.

C. The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.

D. The County shall maintain a 7-year Capital Improvement Plan. The Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review at a public hearing before each body on an annual basis. The Plan shall contain a list of transportation projects to be undertaken ranked in relative priority order and include estimated cost, and if known, estimated delivery year for each project.

E. A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element's Land Use Development Policy #4 with regards to roadway and intersection capacity.

In addition, the Circulation Element applies standards to projects within the unincorporated area that create impacts to over-capacity intersections within incorporated cities. The Circulation Element defines intersection standards in terms of level of service and provides methodology for determining project consistency with these standards. Within the county, roadway LOS is determined based on the roadway classifications and corresponding design capacities established by the Circulation Elements of the County's Comprehensive Plan and local Community Plans. These Circulation Elements describe a variety of different types of capacities for applicable County roadways including the policy capacity, design capacity, and acceptable capacity. Table 3.12-3 describes the road classification system used by the County.

Santa Barbara Countywide Development Impact Mitigation Fees

The County, as authorized under Government Code Sections 66000 et seq. (AB 1600), has established Development Impact Mitigation Fees (DIMFs) which are imposed on new development to pay for their fair share of the construction costs associated with added public infrastructure (e.g., roads, parks, and libraries) needed to serve the development. The County has established DIMFs that apply countywide, as well as separate DIMFs for the Goleta and Orcutt planning areas. Included in these DIMFs are transportation impact fees, which are determined based on the number of peak hour traffic trips generated by a project. Under the proposed Project, individual agricultural enterprise uses may be required to pay transportation impact fees based on the increase in peak hour traffic trips generated by the individual agricultural enterprise use.

3.13.4 Environmental Impact Analysis

This section discusses the potential transportation and circulation impacts associated with the proposed Project. A detailed discussion of each impact follows. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.13.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. For the purpose of this EIR, implementation of the Program may have a significant adverse impact on transportation and circulation within the County if it would:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and/or

d) Result in inadequate emergency access.

County Environmental Thresholds – Transportation

In response to updates to the CEQA Guidelines and SB 743 to revise criteria for determining what constitutes a significant transportation-related environmental impact and shift from LOS-based metrics (i.e., vehicle delay) to VMT, the County approved an amendment to the *Santa Barbara County Environmental Thresholds and Guidelines Manual* in September 2020. These amendments included adoption of VMT thresholds of significance and analysis methodology, including project-level impact screening thresholds and VMT thresholds of significance specific to land use projects and land use plans.

The proposed Project is a land use plan that would establish a regulatory program to enable a range of uses on unincorporated agricultural lands under a more streamlined permitting process. However, the County's VMT thresholds for land use plans focus on urban areas because most vehicle trips are generated by urban residential and commercial/industrial development, and originate and have destinations within urban areas. The thresholds of significance are not designed to address the agritourism/rural recreational trip characteristics and are largely inapplicable to the proposed Project. As such, the most applicable VMT significance threshold for the proposed Project would be the land use project threshold. Therefore, for the purposes of this EIR, the proposed Project would be considered to result in a potentially significant VMT impact if the proposed Project would result in a net increase in countywide total VMT.

While the County has adopted VMT thresholds of significance pursuant to CEQA Guidelines Section 15054.3(b), a lead agency has discretion to choose the most appropriate methodology to evaluate a project's VMT impacts, including whether to express the change in absolute terms, per capita, per household, or in any other measure. A lead agency may use models to estimate a project's VMT and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in CEQA Guidelines Section 15151 shall apply to the analysis described in this section.[1]

Methodology

This analysis is conducted based on the proposed Project assumptions described below and in the Transportation Assessment prepared for the proposed Project (Appendix E). The scope of work for the Transportation Assessment was determined in consultation with the County, Associated Transportation Engineers (ATE), and WSP to inform the transportation impact analysis, consistent with CEQA.

Programs, Plans, Ordinance, and Plan Consistency

The plan, ordinance, and policy consistency analysis assesses whether the proposed Project would conflict with an adopted plan, ordinance, or policy addressing the circulation system (including transit, roadways, bicycle, and pedestrian facilities as required under CEQA) that is adopted to protect the environment. In general, transportation policies or standards adopted to protect the environment are those that support multi-modal transportation options and a reduction in VMT. A project that does

[1] CEQA Guidelines Section 15151 states that "[a]n EIR should be prepared with sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project needs not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible."

not implement a program, plan, policy, or ordinance would not necessarily result in a conflict or an impact. Many of these programs must be implemented by the County over time and over a broad area. It is the intent of this threshold test to ensure that proposed projects and plans do not preclude the County from implementing adopted programs, plans, and policies.

This analysis considers whether the proposed Project would be consistent with applicable plans, policies, and regulations addressing the circulation system. This is a challenge given the dispersed rural nature of uses enabled by the proposed Project, which are not clearly addressed or accounted for in CEQA, OPR Technical Guidance, or County thresholds. The proposed Project does not fit neatly into the regional transportation policy planning framework, which is focused on urban areas, particularly on reducing employee, residential, and commercial based trips below existing levels with general targets of at least 15 percent below existing VMT per capita. Sources utilized in the development of this section include SBCAG's RTP/SCS, Connected 2050, SBCAG's Regional ATP, the County Comprehensive Plan Circulation Element, applicable County Community/Area Plans, the Land Use Development Code (LUDC), the Coastal Land Use Plan (CLUP), Article II, Coastal Zoning Ordinance (Article II CZO), and the Energy and Climate Action Plan (ECAP). Plan and policy consistency are based on whether the proposed Project would result in environmental impacts to transportation as outlined in the applicable plan.

VMT Methodology and Project Assumptions

The analysis of VMT for the proposed Project is based on the County's VMT thresholds of significance and analysis methodology outlined in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*, which are informed by the *Transportation Analysis Updates in Santa Barbara County* technical report and based on OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*. Guidance is provided for project-level analyses addressing several broad land use types that account for the majority of development projects in the county as well as land use plans and programs. The VMT increases associated with the proposed Project are addressed in the context of CEQA Guidelines Section 15064.3 and CEQA Guidelines Appendix G, as well as this technical guidance.

As discussed elsewhere in this EIR, the uses and associated development that would be enabled under the proposed Project would be small-scale and ancillary to the primary agricultural uses, and would result in limited changes to travel patterns or VMT associated with a site. For example, incidental food services at wineries would have a negligible effect on changes to travel patterns, daily vehicle trips, and VMT, particularly on a regional or local level. However, other uses such as campgrounds, farmstays, educational opportunities, and small-scale events would result in more substantial changes to travel patterns, daily vehicle trips, and VMT. To characterize and assess VMT impacts associated with the proposed Project, the analysis relies upon the following key assumptions:

- It is challenging to define the existing environmental baseline as it relates to the proposed Project. Based on conversations with County staff, industry representatives, prospective applicants/owners, and personal experiences, activities similar to those proposed under the proposed Project are currently known to occur throughout the county on a frequent basis. For instance, many wineries often host multiple events throughout the year, including hosting live music, wine club release parties, private painting events, weddings, corporate events, private tours, etc. Winery special events occurring on winery premises are regulated under existing County regulations (LUDC Subsection 35.42.280.). However, many other activities and larger size special events on AG-II zoned lands may be ongoing, but unpermitted. Further, there are a number of agriculture-zoned properties that host events either on a relatively regular basis or in relation

to unique private events that are governed under existing County regulations (LUDC Subsection 35.42.260.F and Article II CZO Subsection 35-460.J.1.b). Similar to winery-related special events, some sites may offer camping accommodations on an unpermitted basis and may charge entry fees. These existing unpermitted activities draw visitors and are a part of the existing physical environmental baseline as it relates to countywide VMT, even if unpermitted. However, it is not possible to reasonably quantify the occurrence of these unpermitted activities and associated VMT.

- Because of the inability to accurately identify or quantify the full extent of existing licensed and unlicensed activities which contribute to the existing environmental baseline as it relates to VMT, to provide a reasonable worst-case analysis, this EIR assumes that all new trips and VMT would be generated by the proposed Project without consideration of the existing environmental baseline. It is important to note that this approach likely overstates changes in travel patterns or increases in VMT, from the existing physical baseline, but is used to conservatively estimate impacts and permit the County flexibility in program adoption.
- Key uses that appear likely to generate new Average Daily Trips (ADT) and changes to travel patterns and VMT include rural recreational uses such as small-scale campgrounds, farmstays, educational experiences or opportunities, and small-scale events (e.g., weddings, receptions, parties, farm-to-table dinners, cooking classes). Activities such as hunting, fishing and horseback riding could also contribute incrementally to new trips.
- It is generally not possible to predict accurately where these new activities will occur due to the number of variables associated with an agricultural operation, the farmer or rancher's individual needs, and the level of interest in pursuing each use. However, based upon a review of existing uses in the county's rural lands, the submitted scoping comments on the NOP, letters, ad hoc committee discussions, and communications with industry representatives and potential applicants/owners, this analysis assumes that roughly 75 percent of the projects would be located within the greater Santa Ynez Valley. This is because the region is the center of the county's agritourism industry and supports the majority of visitor-oriented agricultural activities, such as vineyards and wineries. This region is assumed to include the Santa Ynez Valley proper and extend north into the Los Alamos Valley west of the junction of SR 1 and SR 135, and along Foxen Canyon Road north to the eastern end of the Santa Maria Valley. The remaining 25 percent of uses would be scattered around the county, but concentrated in the eastern Santa Maria Valley/Tepusquet area (10 percent of total) with the rest distributed equally to the South Coast, Lompoc Valley, and Cuyama Valley regions.
- The uses allowed/enabled under the proposed Project would be a mix of generally locally-oriented supplemental agricultural uses and visitor serving-oriented rural recreational uses that could serve both local residents and visitors to the county in varying proportions with differing effects on VMT. The following assumptions have been developed for the purposes of estimating potential VMT impacts associated with the proposed Project:
    - As presented in Table 2-2, proposed supplemental agricultural uses include agricultural processing beyond the raw state (small-scale), agricultural product preparation, aquaponics, composting, farm stands, firewood processing and sales, lumber processing/milling, and tree nut hulling. As described in Chapter 2, *Project Description*, each of these uses mostly occur on existing commercial agricultural lands where ongoing crop cultivation, livestock raising, or grazing are the primary existing uses. The proposed supplemental agricultural uses are intended to supplement and support these existing operations, and are assumed to be staffed

by the sites' existing pools of employees. Farm stands are not assumed to attract new visitors, which would generate trips and substantially increase VMT. Rather, farm stands are typically located along roadways on existing agricultural lands and typically attract passersby that choose to make an unplanned or opportunistic stop along their journey. Therefore, these uses are considered to generate only minor incremental new trips or VMT.

- As presented in Table 2-2, proposed rural recreational uses include small-scale campgrounds, farmstays, educational experiences or opportunities (e.g., guided tours), fishing, hunting, horseback riding, and small-scale events. Each of these uses can be considered to increase regional, visitor-oriented uses, which would generate new visitor-based trips and VMT along with some local increases. These uses would serve both visitors to the county and, to a lesser extent, local residents in varying proportions depending on the use, with differing effects on VMT. For example, this analysis assumes that roughly 75 percent of visitors to the campgrounds and farmstays would be non-local, particularly those from the Los Angeles region. Uses such as educational experiences and opportunities, small-scale events, fishing, hunting, and horseback riding are assumed to consist of a mix of 50 percent local residents and 50 percent visitors to the county. For the purpose of estimating impacts associated with the proposed Project, the following assumptions have been developed for each of these uses:
    - Campgrounds: An estimated approximately 900 new private camp sites would be provided at 40 different premises within the county under the proposed Project in the reasonably foreseeable future. These could range from small camping operations of two to five spaces with a campsite, yurt or airstream provided, to larger campgrounds providing up to 30 camp sites.[2]
    - Farmstays: An estimated 300 farmstay rooms would be provided at 60 different sites.
    - Educational Experiences: An estimated 1,440 new educational experiences or opportunities to be held annually, including both agricultural and natural resources-oriented events. This presumes that organizations and groups such as the Audubon Society, Santa Barbara Botanic Garden, Santa Barbara County Land Trust and The Nature Conservancy as well as the Cattlemen's Association, Vintners Association, and Farm Bureau, as well as landowners, would be interested in taking advantage of these opportunities.
    - Small-scale Events: An estimated average of 900 new small-scale events would be held annually, including parties, wedding, receptions, trail runs, farm-to-table dinners, etc.
    - Horseback Riding/Hunting/Fishing: An estimated 20 new commercial horseback riding opportunities and five new hunting and fishing opportunities combined are projected to occur.

Geometric Design Feature or Incompatible Use Hazards

This analysis evaluates whether implementation of the proposed Project would result in temporary hazards such as conflicts between vehicles, bicycles, and pedestrians. Additionally, this analysis evaluates whether there would be long-term operational hazards related to design features such as curved roads with inadequate sight distances, unsafe separation of vehicle, bicycle, and pedestrian

[2] In order to provide a reasonable worst-case analysis and allow the County flexibility in future permitting, the EIR assumes 900 campsites and 300 farmstay rooms.

traffic, or inadequate pedestrian facilities (e.g., incomplete sidewalks, lack of striped pedestrian crossings, etc.).

Emergency Access

Emergency access throughout the county along public roads is addressed programmatically in Impact T-4 below. Analysis of access to individual project sites and potential limits to access for emergency personnel would be speculative at this time, as no data or site plans are available. Many of the proposed uses would not involve changes to existing site conditions or operations, or would involve only minor alternations that would not affect emergency access to and from the site. Other larger or more intensive agricultural enterprise uses subject to the County's permit review process would be subject to applicable County codes and requirements which would ensure adequate emergency access to individual sites.

3.13.4.2 Project Impacts

Table 3.13-9 provides a summary of the proposed Project's impacts related to transportation. A detailed discussion of each impact follows.

Table 3.13-9. Summary of Transportation Impacts

Transportation Impacts	Mitigation Measures	Residual Significance
Impact T-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potential conflicts with regional transportation plans, or County transportation plans, policies, or regulations.	No mitigation required	Insignificant
Impact T-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potentially significant increases in total VMT within the county.	No feasible mitigation	Significant and unavoidable
Impact T-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in adverse changes to the traffic safety environment.	No mitigation required	Insignificant
Impact T-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in inadequate emergency access.	No mitigation required	Insignificant
Cumulative Impacts	No feasible mitigation	Significant and unavoidable

Impact T-1. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potential conflicts with regional transportation plans, or County transportation plans, policies, or regulations.

The CEQA Guidelines state that a project (including a land use project such as the proposed Project) would have a potentially significant impact if the project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. SBCAG and the County have adopted programs, plans, ordinances, and policies

that establish the planning framework to achieve a safe, accessible, and sustainable transportation system for all users.

As described in Section 3.13.3, *Regulatory Setting*, SB 375 requires each MPO to adopt a SCS, which serves as an integrated regional land use, housing, and transportation plan that is part of each MPO's federally required RTP. The State and MPOs prepare growth projections to forecast long-range population and employment growth across the State as a whole, and within each county. The rate of growth projected in each region determines the future demand on the transportation system. SB 375 requires planning for a region's growth in coordination with the transportation system to occur in a way that reduces regional per capita GHG emissions compared to year 2005 levels according to respective GHG emission reduction targets adopted by CARB.

Connected 2050 aims to shorten trip distances and reduce VMT by: 1) directly addressing regional jobs/housing imbalance by providing more housing on the jobs-rich South Coast and more jobs to communities in the North County; and 2) promoting more trips, both local and inter-city, by alternative transportation modes, including by foot, bike, or transit. To a large degree, existing General Plans and the long-range land use planning of SBCAG member jurisdictions are already in line with this regional vision for growth. As local agencies update their housing elements to comply with the 6th Cycle Regional Housing Needs Allocation, they will continue to advance the growth patterns envisioned by the SCS.

In particular, the land uses policies of Connected 2050 encourage decisions that adequately address regional transportation issues as follows:

- Promote better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning, infill development, and other, unconventional land use tools, such as employer-sponsored housing programs, economic development programs, commercial growth management ordinances (e.g., the Santa Barbara's Non-Residential Growth Management Program), average unit size ordinances and parking pricing policies.
- Plan for transit-oriented development consistent with the RTP-SCS by:
    - Concentrating residences and commercial centers in urban areas near rail stations, transit centers and along transit development corridors.
    - Designing and building "complete streets" serving all transportation modes that connect high-usage origins and destinations.
- Preserve open space, agricultural land, and sensitive biological areas.
- Identify, minimize, and mitigate adverse environmental impacts and, in particular, require mitigation of traffic impacts of new land development through on-site and related off-site improvements for all modes of transportation, including incentives to encourage the use of alternative transportation modes.

As described further below in Impact T-2, the proposed Project would result in a significant and unavoidable impact with regard to Vehicle Miles Traveled (VMT). However, this impact is a result of the County's stringent no net increase in VMT threshold that has been utilized for this analysis. Implementation of new uses and related development on individual sites, as enabled by the proposed Project, would not result in a substantial increase in trip generation and the future project level. These uses would generally be small-scale, low-intensity, and supplemental to existing agricultural

activities. No uses would introduce additional permanent residential populations, nor would they result in measurable changes in growth patterns, development patterns, or transportation patterns that would conflict with the goals or policies of Connected 2050 as it relates to regional population and employment growth. In fact, it should be noted that the proposed Project would help sustain the economic viability of agricultural operations in the county's rural lands, keeping these lands in open agricultural uses and undeveloped open space consistent with a stated goal in Connected 2050. By helping maintain these lands in open space, these areas could continue to play a role in carbon sequestration, as well as potentially incrementally reducing pressure for the subdivision or development of these lands. Overall, impacts associated with the proposed Project would be *insignificant*.

Impact T-2. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in potentially significant increases in total VMT within the county.

Construction Impacts

The proposed Project would allow for additional ancillary uses and related development on unincorporated rural lands zoned AG-II countywide and incidental food service at winery tasting rooms on lands zoned AG-I. Many of the proposed uses would require no modifications to existing structures or the site, only minor modifications to a site (e.g., limited grading for parking, roadway improvements), or construction of new structures of less than 5,000 square feet (sf). Therefore, construction at an individual site is not anticipated to require large amounts of construction equipment or construction workers. Associated site-specific construction activities are also anticipated to require only limited amounts of work and would not result in prolonged durations of construction activities. Construction-related increases in VMT would occur intermittently throughout the county and would be lower in volume than the operational vehicle trips and VMT associated with the proposed Project. Therefore, implementation of the proposed Project is not anticipated to cause substantial increase in temporary or short-term construction-related VMT, and associated impacts would be *insignificant*.

Operational Impacts

Ancillary uses and related development enabled under the proposed Project would range in the type of activities or uses and have differing effects on travel patterns or VMT associated with a site. Some of the uses such as aquaponics, agricultural processing, and tree nut hulling, which would support existing agricultural uses of a property, and incidental food service at winery tasting rooms, which would be incorporated into ongoing wine tasting activities, are not anticipated to substantially increase site employment or occupancy in a way that would generate discernable increases in VMT. However, other allowable uses considered under the proposed Project, such as rural recreational uses like campgrounds, farmstays, educational experiences and opportunities, and small-scale events would result in more substantial changes to travel patterns, daily vehicle trips, and VMT.

Utilizing the broad assumptions outlined in Section 3.13.3, *Environmental Impact Analysis* above, estimated total ADT was calculated by defining typical ADT for each proposed rural recreational use by applying the most appropriate trip generation rate from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The estimated total ADT for each use was then multiplied

by the assumed vehicle trip length for each use to estimate total VMT for the proposed Project. Where appropriate, custom trip length assumptions were defined for each use, based on the unique nature of each use. For instance, for new campground and farmstay uses, roughly 75 percent of visitors are assumed to originate from outside the county from nearby counties such as San Luis Obispo, Ventura, Kern, and the Los Angeles region which would generate a one-way trip with a weighted average trip length of approximately 77 miles.[3] The other 25 percent of visitors are assumed to originate from inside the county, generating a one-way trip with a weighted average trip length of approximately 26 miles (Appendix E). Based on these broad assumptions and use-specific ADT and VMT estimates, implementation of the proposed Project would substantially increase daily VMT throughout the County. The proposed Project is estimated to result in the generation of 99,737 new VMT due to the addition of new visitor-oriented uses in rural agricultural areas throughout the county, representing an increase in existing total regional VMT by approximately 1 percent. Details regarding the calculation of use-specific total VMT and Project total VMT are presented in Table 3.13-10 below.

[3] This average trip length assumes 25 percent of trips originate from Los Angeles County at a distance of 125 miles, 40 percent of trips originate from Ventura County at a distance of 57 miles, and 35 percent of trips originate from San Luis Obispo at a distance of 65 miles.

Table 3.13-10. Project Daily Trip and VMT Estimates

PROPOSED LODGING														
Use	**Size**	**New Sites[1]**	**Total Campsites/ Bedrooms**	**Daily Use %**	**Daily Use**	**ADT Rate**	**ADT**	**Day Trip %**	**Day Trip Length[2]**	**Local VMT**	**Regional %**	**Regional Length[3]**	**Regional VMT**	**Total VMT**
Campgrounds (<100 ac)[6]	15 Campsites	10	150	85%	128	2.03	260	50%	10	1,300	50%	64	8,344	9,644
Campgrounds (100-320 ac)[6]	20 Campsites	15	300	85%	255	2.03	518	50%	10	2,590	50%	64	16,625	19,215
Campgrounds (≥320 ac)[6]	30 Campsites	15	450	85%	383	2.03	777	50%	10	3,885	50%	64	24,937	28,822
Farmstay[7]	4 Bedrooms	30	120	85%	102	3.35	342	50%	10	1,710	50%	64	10,976	12,686
Farmstay[7]	6 Bedrooms	30	180	85%	153	3.35	513	50%	10	2,565	50%	64	16,464	19,029
Subtotal		100	1,200				**2,410**			**12,050**			**77,346**	**89,396**
PROPOSED EDUCATIONAL TOURS, RECREATIONAL ACTIVITIES, AND EVENTS														
Use	**Size**	**New Sites[1]**	**Max Events/Activities per Year**	**Annual Total Attendees**	**ADT Rate**	**ADT**	**AADT**	**Local %**	**Within County Length[4]**	**Local VMT**	**Regional %**	**Out of County Length[5]**	**Regional VMT**	**Total VMT**
Small Tour[8]	15 Attendees	30	128	57,600	1.00	57,600	158	75%	26	3,122	25%	77	3,034	6,156
Other Education (≤100 ac)[9]	80 Attendees	20	24	38,400	1.00	38,400	105	75%	26	2,075	25%	77	2,016	4,091
Other Education (100-320 ac)[9]	120 Attendees	20	24	57,600	1.00	57,600	158	75%	26	3,122	25%	77	3,034	6,156
Other Education (≥320 ac)[9]	150 Attendees	20	24	72,000	1.00	72,000	197	75%	26	3,893	25%	77	3,782	7,675
Fishing/Hunting[10]	20 Participants	5	100	10,000	1.00	10,000	27	75%	26	534	25%	77	518	1,052
Horseback Riding[11]	24 Participants	20	100	48,000	1.00	48,000	132	75%	26	2,609	25%	77	2,534	5,143
Small-Scale Events[12]	80 Attendees	25	12	24,000	1.00	24,000	66	50%	26	870	50%	77	2,534	3,404
Small-Scale Events[12]	120 Attendees	25	12	36,000	1.00	36,000	99	50%	26	1,304	50%	77	3,802	5,106
Small-Scale Events[12]	150 Attendees	25	12	45,000	1.00	45,000	123	50%	26	1,621	50%	77	4,723	6,344
Subtotal		190	--	388,600	--	--	**1,065**	--	--	**19,150**	--	--	**25,977**	**28,257**
TOTALS		--	--	--	--	--	**3,475**	--	--	**31,200**	--	--	**103,323**	**134,523**

Notes:
[1] The number of properties or premises that this EIR assumes would participate in the proposed agricultural enterprise program.
[2] Day trips assume 10 miles per trip to local area.
[3] Regional length assumes 75% of visitors travel from out of County at 77 miles per trip and 25% of visitors are within the County at 27 miles per trip, an average of 64 miles.
[4] Assumes weighted average of length per trip for visitors within the county (Appendix E).
[5] Assumes weighted average of length per trip for visitors from out of the county (Appendix E).
[6] ADT based on local studies of similar campground sites, ITE 9th Edition (2012) rate for campgrounds, and ITE rate for motel (Code #320).
[7] Trip Generation based on ITE Code #320 (Motel).
[8] Analysis assumes Average Vehicle Occupancy (AVO)of 2.0 (i.e., two people per vehicle) with tour starting and ending during AM/PM peak hours. No more than 128 small guided tours per year.
[9] Analysis assumes AVO of 2.0 with education starting and ending during AM/PM peak hours. No more than 24 days per year.
[10] Analysis assumes AVO of 2.0 with fishing starting and ending during AM/PM peak hours.
[11] Analysis assumes AVO of 2.0 with horseback riding starting and ending during AM/PM peak hours.
[12] Analysis assumes AVO of 2.5 with small-scale events starting or ending during the PM peak hour. No more than 12 days per year. Small-scale events include, but are not limited to farm-to-table dinners, cooking classes, weddings, receptions, parties, writing or yoga workshops, trail runs, bike races, equestrian endurance rides, and similar gatherings.
Source: ATE 2023; Appendix E.

It is important to note that these VMT calculations for the proposed Project represent a conservative estimate of VMT, assuming that all new uses are located on separate individual premises. However, it is anticipated that some individuals would choose to host multiple uses allowed under the program on a single agricultural site. For example, a farmer/rancher of an AG-II premises of more than 320 acres could develop a 30-site campground, host 24 educational experiences per year with up to 150 attendees, and/or allow horseback riding. Visitors to the campground could participate in the educational experiences, horseback rides, or other visitor-oriented activities held on the premises, thereby reducing some trips and associated VMT. Similar types of co-located activities could occur throughout the county with various combinations of proposed uses, such as wineries on AG-II lands adding new small campgrounds, or sites featuring farmstays and hosting guided tours or educational experiences, which would reasonably reduce the trip and VMT generation of the proposed Project.

As described in Section 3.13.3.1, *Thresholds of Significance,* the appropriate County threshold for determining impacts of the proposed Project is a net zero increase in total roadway VMT or regional VMT. As discussed under *Methodology*, regional plans and County thresholds for VMT are strongly focused on urban areas and not tailored for the dispersed trip characteristics of the rural lands, where urban amenities such as close proximity of different complimentary land uses (e.g., shopping and residential), frequent transit, sidewalks, or bike paths are available. Given the nature of visitor-oriented uses located in rural areas of the county, which typically attract visitors from a wide area, any VMT generated by the proposed Project would result in an exceedance of the County's strict VMT thresholds. Therefore, increases in VMT associated with the proposed Project could be *potentially significant*.

As the majority of uses enabled under the proposed Project are regional visitor-oriented uses located in rural unincorporated areas often lacking in nearby commercial uses or service and without multi-modal transportation (e.g., bicycle, pedestrian, transit) options, mitigating the VMT impacts associated with the proposed Project is difficult. The *Transportation Analysis Updates in Santa Barbara County* (2020) prepared to help the County develop methods and thresholds for VMT impacts identifies various strategies for mitigating VMT impacts of projects in the county. The primary method for reducing VMT is through implementation of various TDM strategies that reduce single-occupant vehicle travel. However, even this analysis makes note of the challenges with mitigating VMT impacts due to the predominantly suburban and rural land use context of the county. Many of the TDM strategies recommended by the County involve increasing the diversity of land uses by including mixed uses within projects, providing pedestrian network improvements, providing traffic calming measures and low-stress bicycle network improvements, implementing car and ride-sharing programs, encouraging telecommuting, and increasing transit service frequency. Most of these strategies are tailored towards individual development projects or plans within or near urban areas with access to multi-modal transportation methods. Many traditional TDM strategies are not appropriate for countywide visitor-oriented uses in rural areas.

The proposed Project would exceed the stringent no net increase in VMT threshold that has been utilized for this analysis. However, it should be noted that the proposed Project would help sustain the economic viability of agricultural operations in the county's rural lands, keeping these lands in open agricultural uses and undeveloped open space. By helping maintain these lands in open space, these areas could continue to play a role in carbon sequestration, as well as potentially incrementally reducing pressure for the subdivision or development of these lands. While the contribution of the proposed Project to these potential benefits cannot be quantified, any reduction in pressure for subdivision or development of rural lands is beneficial. While this may not offset the impacts of the

less than 1.5-percent increase in countywide VMT associated with the proposed Project, such tradeoffs may be necessary as the County explores options for rural recreation and agricultural enterprise uses. Nonetheless, based on the County's established net-zero VMT threshold, which is the most applicable to the proposed Project, and the inability to effectively reduce VMT associated with the proposed Project to a net-zero level, the projected increase in VMT associated with the proposed Project would be *significant and unavoidable.*

Impact T-3. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in adverse changes to the traffic safety environment.

Construction Impacts

Impacts to the traffic safety environment from construction of individual projects typically occur as a result of construction-related traffic such as haul trucks, cement trucks, equipment delivery trucks, construction worker vehicles, and other large construction equipment traveling on freeways and County roads to and from individual project sites and causing disruptions in traffic flows, reduced lane capacity, slowing traffic movement, or otherwise interfering with traffic, transit, bicycle, and pedestrian circulation. However, as described in Impact T-2 above, construction at an individual site is not anticipated to require large amounts of construction equipment or construction workers due to the nature of the activities and the limited size of associated development. Site-specific construction activities are also anticipated to require only limited amounts of work and would not result in prolonged durations of construction activities. Therefore, it is not anticipated that construction activities occuring on individual sites throughout the county as a result of implementation of the proposed Project would result in significant or prolonged disruptions to the traffic safety environment. Further, many eligible sites are located in rural areas of the county accessed from rural county roads that experience low volumes of traffic and do not support pedestrian sidewalks or designated bike routes. As such, construction-related impacts to the traffic safety environment from implementation of the propsoed Project are considered *insignificant.*

Operational Geometric Impacts

The proposed Project does not include or facilitate any improvements to the transportation network within the county; instead, the proposed Project would enable activities on unincorporated agricultural lands throughout the county, which would take access by the existing transportation network, particularly state highways such as SR 154 and SR 246, as well as the lengthy rural road network within the county. It does not include any site-specific plans or circulation schemes that can be evaluated for transportation hazards. Rather, individual projects enabled by the proposed Project that propose new development with increases in rural area traffic along often narrow county roads access by multiple private driveways and in some cases private roads. Such newly enabled projects could also include circulation improvements to site access and parking, which would be subject to, and designed in accordance with, existing County or in some cases State standards and specifications, as applicable. Individual projects qualifying for an exemption or low-level permit (e.g., Zoning Clearance [ZC] or Land Use Permit [LUP]) under the proposed Project would involve low intensity activities that would not substantially increase existing site operations or otherwise result in a substantial change in existing traffic conditions that would generate impacts from roadway safety or geometrics. For example, the proposed Project would enable activities such as new educational experiences or tours limited to a small number of times per year and limited guest attendance under exemptions or low-level permits that could generate low-level increases in traffic, or other

supplementary agricultural uses (e.g., agricultural processing beyond the raw state, product preparation) that would have little to no impact on existing operations. A new educational experience or opportunity on a 320-acre property could host an event with an attendance capacity of 100 persons, which is estimated to generate 50 new vehicle trips (Appendix E). Even if several such projects were to be proposed on a single parcel, the overall increase in traffic would be unlikely to exceed the capacity of any given rural road which typically carry low traffic volumes as shown in Tables 3.13-3 through 3.13-8. The majority of the rural roads within the county and the rural segments of the state highway system carry traffic volumes typically less than 50 percent of the policy/design capacity of such roads. Such low traffic volumes would be unlikely to substantially increase hazards along the County's rural road corridors due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Larger individual projects that would not qualify for an exemption or low-level permit would be subject to the County's review process and would be subject to compliance with adopted standards and regulations. This includes compliance with the County's standard road improvement details, standards for driveway/access roads from public rights-of-way, and standard bikeway details, which address adequate driveway line of sight, turning movements, etc. Mandatory compliance with these existing policies and standards would ensure individual projects would not create hazards to the traffic environment through the design and implementation of improvements to a specific site. Associated impacts are considered *insignificant.*

Operational Traffic Safety and Roadway Compatibility Impacts

Neither the County nor Caltrans publish roadway specific accident data in a readily accessible format. Based on recent accident data from the *California Statewide Integrated Traffic Records System*, which contains data for the unincorporated county for the years 2010-2019, a total of 855 accidents occurred on the 1,650 miles of unincorporated roadways in 2019. Less than 0.5 percent of these accidents involved pedestrians and approximately 5 percent involved bicyclists. As discussed above, the proposed Project does not propose any improvements to the transportation network, and therefore would not create physical hazards to the roadway traffic environment. Rather, the proposed Project has the potential to result in increased traffic along roadways and at intersections throughout the county from increased vehicle traffic generated by individual agricultural enterprise activities, potentially contributing to increases in the frequency of traffic accidents or accidents involving pedestrians and bicyclists. However, given the programmatic nature of the proposed Project and uncertainty regarding the size and location of where activities might occur, potential effects on site or roadway-specific accident rates cannot feasibly be determined.

Uses enabled by the proposed Project have the potential to add traffic to the roadway network that may increase hazards due to incompatible uses. Some roadways within the county, particularly in the more rural areas, may only be lightly maintained, be subject to erosion or washout from storms, may have limited line-of-sight, have substandard road width or geometrics for turning movements, be of a poor condition, or potentially have on-street parking or other design features that may present safety hazards. Traffic generated by newly enabled uses within agricultural areas would encounter large trucks and farm equipment that often travel along narrow rural roads, which could result in potential conflicts and unsafe driving conditions as travelers potentially unfamiliar with rural roads attempt to pass such vehicles. Some uses proposed under the proposed Project such as composting, agricultural processing, firewood processing, lumber processing, and tree nut hulling, which have the potential to utilize large equipment, may increase the number of large vehicles and equipment (e.g., tractors and trailers) on roadways that may cause delays with visitor traffic. Increases in opportunities for

horseback riding also has the potential to introduce additional vehicles towing horse trailers to the transportation network. While these types of traffic can create potential roadway hazards or conflicts with other traffic, the typically low traffic volumes on these rural roads where farm equipment and trailers are a common occurrence and are generally considered as compatible with the existing roadway network serving these agricultural properties. The activities enabled by the proposed Project are also intended to be supplemental or ancillary to existing agricultural operations that utilize these types of equipment and already generate associated traffic on local roadways. Implementation of the proposed Project is not anticipated to substantively increase or alter these conditions as roadway volumes are anticipated to remain low. In addition, more intensive uses enabled under the proposed Project, which have higher potential to alter existing conditions, such as larger agricultural structural development projects, would be subject to the County's existing review and permit approval process and may be subject to site-specific study of traffic safety impacts on a case-by-case basis. As such, the proposed Project is not anticipated to substantially increase frequency of incompatible traffic on local roadways and associated impacts would be *insignificant*.

Impact T-4. The proposed uses and related development enabled and streamlined for permitting under the proposed Project could result in inadequate emergency access.

As described in Impact T-3 above, details regarding site access under the proposed Project are not known. Within the rural agricultural areas of the county, site access is typically provided via private driveways along rural county roads. Uses enabled by the proposed Project would range from new visitor-oriented uses and overnight accommodations such as campgrounds and farmstays to limited structural development (e.g., less than 5,000 sf) supporting expanded or supplemental agricultural activities such as lumber processing, firewood sales, and composting. Some other activities allowed under the proposed Project would result in little to no modification to, or improvement of, the existing site or facilities. New uses that would qualify for an exemption or low-level permit (e.g., ZC or LUP) under the proposed Project would involve low intensity activities that would not substantially increase existing site operations or otherwise result in a substantial change in existing traffic conditions that would generate impacts from emergency access. Larger individual projects that would not qualify for an exemption or low-level permit would be subject to compliance with applicable codes and development standards of the LUDC or Article II CZO, as applicable, and County Code at an individual project-level. For example, future development resulting from implementation of the proposed Project would be required to comply with applicable building and fire safety regulations, which includes compliance with emergency access design standards required as part of the SBCFD Development Standards and the 2019 California Fire Code (CFC) adopted by reference by the County (Santa Barbara County Code Section 15-3, Chapter 5), which set forth standards for road dimension, design, grades, and other fire safety features. The County's review of zoning, grading, and building permit applications, including Development Plans (as applicable), would ensure compliance with these regulations such that individual projects provide sufficient access for emergency vehicles prior to issues of a permit. Therefore, emergency access would be maintained following construction of individual projects under the proposed Project and impacts would be *insignificant*.

3.13.4.3 Cumulative Impacts

As described in Section 3.0 *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such

cumulative projects range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the Countywide Recreation Master Plan, and the County's 2023-2031 Housing Element Update, to individual projects such as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. In addition, although concentrated within urban areas, countywide growth of a projected 26,000 units in the eight cities and unincorporated urban areas of the county could increase intra-community travel within the county, including through the rural lands on roads such as U.S. Highway 101 and SR 154.

Per the County's *Environmental Thresholds and Guidelines Manual*, the County recommends evaluating cumulative impacts from land use plans and programs in terms of net changes in total roadway VMT. Concurrent development of agricultural enterprise uses under the proposed Project combined with pending or approved planning projects, and residential, commercial and agricultural development within or adjacent to the Project area would increase countywide VMT and could exacerbate hazardous traffic conditions. In particular, the County's Draft Housing Element Update, along with Housing Element Updates for the incorporated cities, have the potential to generate substantial new VMT throughout the county, with particular increases in traffic along commuter highways that transit the rural areas such as U.S. Highway 101 through the Gaviota Coast, Buellton, middle Santa Ynez Valley and SR 154 through the Santa Ynez Valley. In addition, potential rural recreational and agritourism and other types of development enabled under the Countywide Recreation Master Recreational Benefit Program could incrementally increase traffic volumes and VMTs on these highway as well as the county's rural road system.

These projects, in conjunction with the proposed Project, have the potential to result in cumulative transportation impacts related to travel on rural roads and highways as well as on total roadway VMT in the county. While it is impossible to determine the cumulative increases in VMT from the proposed Project and other pending or approved planning projects, given the County's current adopted thresholds for cumulative VMT analysis and the likelihood that total roadway VMT would increase under cumulative conditions, the contribution of the proposed Project to these cumulative impacts would be deemed cumulatively considerable. Given the inability to effectively reduce or eliminate all VMT generated by visitor-oriented uses such as the proposed Project and substantial increases in residential units under the County Housing Element Update and various Housing Element Updates of the incorporated cities and the Countywide Recreation Master Plan through mitigation strategies, cumulative impacts on VMT are considered *significant and unavoidable.*

3.13.4.4 Proposed Mitigation

Due to the dispersed, rural, visitor-serving nature of activities that would be enabled under the proposed Project and the lack of an expansive pedestrian, bicycle, and transit network serving rural agricultural areas of the county, mitigating Project VMT impacts would present major challenges. Reducing VMT impacts of the project such as the proposed Project often involves measures, incentives, or programs that would facilitate or encourage reducing reliance on personal vehicles and increase access to alternative modes of transportation. For instance, OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA* recommends a number of potential measures to reduce VMT, including, but not limited to; improving or increasing access to transit; orienting projects towards transit, bicycle, and pedestrian facilities; improving pedestrian or bicycle networks, or transit services; providing traffic calming; providing bicycling; encouraging carpooling or vanpooling; and providing car-sharing, bike sharing, and ride-sharing programs. However, for the proposed Project, which involves adoption of amendments to the LUDC and Article II CZO that would enable new

agricultural enterprise activities to occur throughout the county in areas potentially far removed from services and activities that would encourage visitation by non-resident populations, these typical TDM strategies would not be feasible. While some visitors to the region may ride Amtrak and take shuttle to their destination, the dispersed rural nature and small scale of the proposed uses are not conducive to such activities. Further both local residents and visitors would likely rely upon personal vehicles to visit other area attractions and the small scale of these uses would render shuttle service for multiple visitors to other destination infeasible. Many TDM strategies, such as extending transit services to areas where agricultural enterprise activities could be located, would be too cost prohibitive for the County to implement, while requiring that new agricultural enterprise uses try to encourage visitors to carpool or use alternative modes of transportation would be difficult given the lack of transit options and often longer distance of origin trips.

Another type of mitigation strategy which can be effective in reducing VMT regionally is a mitigation fee program and collection of in lieu fees, which have been found to be a valid form of mitigation where there is both a commitment to pay fees and evidence that mitigation will actually occur (OPR 2018; *Save Our Peninsula Committee v. Monterey County Board of Supervisors [2001] 87 Cal.App.4th 99, 140-141*; *Gentry v. City of Murrieta [1995] 36 Cal.App.4th 1359*; *Kings County Farm Bureau v. City of Hanford [1990] 221 Cal.App.3rd 6923, 727-728*). As described in Section 3.13.3, *Regulatory Setting,* the County has established the DIMF, which are imposed on new development to pay their fair share of construction costs associated with added public infrastructure needed to serve the development. This includes the collection of transportation impact fees, which are determined based on the number of peak hour trips generated by a project, and which would fund transportation improvements. However, though individual agricultural enterprise uses may be required to pay transportation impact fees based on their generation of peak hour trips, these fees are not likely to provide significant enough funds for new infrastructure needed to reduce the cumulative VMT impacts generated by the proposed Project. For instance, due to the programmatic nature of the proposed Project, it is impossible to anticipate exactly where and how many new agricultural enterprise uses may occur throughout the county. Some may occur on separate premises scattered throughout the rural unincorporated area, and it would be unlikely that the DIMF to collect enough fees to fund improvements that would serve each individual site. Further, to create a separate development impact fee specific to the proposed Project, such as a VMT mitigation bank, would require a list of projects – which cannot be reasonably assumed – and a fee structure that is frequently updated in order to make this a viable option. Nevertheless, the County's existing DIMF may still play an important role in helping to address some of the VMT impact of new agricultural enterprise activities where they are located more proximate to urban areas or other projects that may benefit from transportation improvements.

Therefore, due to the nature of the proposed Project and limited travel choices in rural areas, there are no mitigation strategies which are considered feasible at this time for providing a reasonable or quantitative reduction in Project VMT impacts.

3.13.4.5 Residual Impacts

Impact T-1. As described in Impact T-2, the proposed Project would result in a significant and unavoidable impact with regard to VMT. However, this impact is a result of the County's stringent no net increase in VMT threshold that has been utilized for this analysis. Implementation of new uses and related development on individual sites, as enabled by the proposed Project, would not result in a substantial increase in trip generation and the future project level. These uses would generally be

small-scale, low-intensity, and supplemental to existing agricultural activities. No uses would introduce additional permanent residential populations, nor would they result in measurable changes in growth patterns, development patterns, or transportation patterns that would conflict with the goals or policies of Connected 2050 as it relates to regional population and employment growth. Overall, impacts associated with the proposed Project would be *insignificant*.

Impact T-2. The new uses and related development enabled and streamlined for permitting by the proposed Project would generate VMT which would represent an increase in the existing total VMT exceeding the County's strict VMT thresholds. As there are no viable mitigation strategies which could provide a meaningful reduction in VMT impacts, residual impacts would be *significant and unavoidable.*

Impacts T-3 and T-4. The proposed Project does not include or facilitate any improvements to the County's transportation network, or include any site-specific plans or circulation schemes that can be evaluated for transportation hazards. Individual projects qualifying for an exemption or low-level permit (e.g., ZC or LUP) under the proposed Project would involve low intensity activities that would not substantially increase existing site operations or otherwise result in a substantial change in existing traffic conditions that would generate impacts from roadway geometric hazards or inadequate emergency access. More intensive agricultural enterprise activities that would not qualify for an exemption or low-level permit would be subject to compliance with applicable codes and development standards which would ensure adequate design of roadway and site ingress/egress improvements. Residual impacts would be *insignificant.*

Section 3.14
Wildfire

3.14.1 Introduction

This section describes wildfire risks and hazards that could be exacerbated by the proposed Agricultural Enterprise Ordinance (Project). This section also identifies relevant regulatory compliance measures that would reduce risk or exposure to wildfire hazards associated with the proposed Project. The information and analysis in this section is based on information in previous long-range planning documents, Environmental Impact Reports (EIRs) prepared by the County of Santa Barbara (County), and associated technical studies. These include the 2021 Connected 2050: Regional Transportation Plan and Sustainable Communities Strategy EIR, the 2017 Cannabis Land Use Ordinance and Licensing Program EIR, the 2016 Gaviota Coast Plan EIR, the 2015 Eastern Goleta Valley Community Plan EIR, and the 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR as well as the Santa Barbara County Comprehensive Plan and associated Community Plans. The discussion of wildfire hazards in the Project area is broadly derived from the above sources as well as the California Department of Forestry and Fire Protection (CAL FIRE) wildfire hazard severity maps, the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), the Santa Barbara Unit Strategic Fire Plan, and the various community wildfire protection plans (CWPPs) prepared by local fire departments and the Santa Barbara County Fire Safe Council.

A wildfire is an unplanned fire that is fueled by natural areas or wildlands, such as the Los Padres National Forest (LPNF), or undeveloped ranchland, particularly in the Santa Ynez Mountains or San Rafael Mountains. Of critical concern within Santa Barbara County is the wildland-urban interface (WUI), where wildfire can burn buildings and infrastructure. This analysis describes the physical setting for wildfire, wildfire risk, and the regulations that apply to wildfire management, emergency response and access. The impact analysis assesses the risk of exposure to wildfire or post-fire hazards, specifically in vulnerable areas in the WUI including the increased potential for ignition if any.

3.14.2 Environmental Setting

3.14.2.1 Regional Setting

The county experiences annual cycles of elevated fire danger due to its highly flammable vegetation, mountainous terrain, low annual precipitation, and high velocity "sundowner" and Santa Ana winds. The Santa Ynez Mountains and other wildland areas are subject to dry conditions during fire season, seasonal 40 to 50 mile per hour winds, and high temperatures of over 90 degrees that contribute to a much higher threat of wildfire year-round. As such, much of the county is located within an area designated as subject to high fire hazards.

Recent trends indicate fire season in California is starting earlier and ending later, with the length of fire season increasing by 75 days across the Sierra Nevada. A primary driver of expanded fire seasons appears to be climate change. Warmer temperatures, reduced snowpack, and earlier spring snowmelt

create longer and more intense dry seasons that make vegetated areas more susceptible to severe wildfire (CAL FIRE 2022).

Other factors exacerbating wildfire risk in California include widespread tree mortality due to insect infestations and drought as a result of climate change as well as new development expanding into areas bordering wildlands, locations referred to WUIs. California experienced the deadliest and most destructive wildfires in its history in 2017 and 2018, including the Thomas Fire in Santa Barbara County and Ventura County. In 2022, CAL FIRE reported 7,477 fire incidents, an estimated 331,360 acres burned, damage to 876 structures, and 9 confirmed fatalities (CAL FIRE 2022).

Certain conditions are typically present for a wildfire hazard to occur: a large source of fuel must be present, the weather must be conducive (i.e., generally hot, dry, and windy), and fire suppression resources may be unavailable or insufficient to easily suppress and control the fire. However, in some instances of high winds (e.g., sundowner winds) and dry fuels, even a complete complement of fire suppression resources may not be able to provide full protection.

Fuel and Vegetation

Vegetation types throughout the county include chaparral, coastal sage scrub, riparian, and oak woodlands, all of which are classified as highly combustible and have high biomass density levels. Since 2012, Santa Barbara County has experienced drought and dry periods with only limited wet years. In addition to the 2012 through 2017 statewide drought emergency, 100 percent of the county is currently identified in the National Integrated Drought Information System (NIDIS) by the National Oceanic and Atmospheric Administration (NOAA) as an area in D1 – Moderate Drought, and 6.62 percent of the county is identified as an area in D2 – Severe Drought (NOAA 2023). This drought condition dries out vegetation and exacerbates wildfire risk in the county. Additionally, seasonal drying of vegetation produces conditions that can result in fuel-driven wildfires and fire-associated climatic changes. This condition is referred to as a plume-dominated wildfire. Plume-dominated wildfires are fires where the energy produced by the fire, in conjunction with atmospheric instability, creates significant convective forces and increased wind speeds. These vegetation characteristics combine to create extreme, unpredictable, rapidly spreading wildfires. These vegetation areas are commonly referred to as “fuel beds” and within the county often have steep topography and a lack of roads or natural barriers (Santa Barbara County Fire Department [SBCFD] and CAL FIRE 2021).

Topography

Santa Barbara County is characterized by steeply sloping foothills, narrow canyons, low-lying coastal planes, and valleys, as well as several mountain ranges. The county has a mountainous interior, primarily made up of three mountain ranges: the Santa Ynez Mountains, the San Rafael Mountains, and the Sierra Madre Mountains. Most of the mountainous region is within the LPNF. These areas of steeper slopes can result in a faster-moving fire with longer flame lengths (County of Santa Barbara Planning and Development and SBCFD 2019). Additionally, the narrow drainage and sub-drainage topographic features of the Santa Ynez Mountains have the capability to funnel winds, increase wind speeds, erratically alter wind direction, and facilitate rapid fire spread (Santa Barbara County Office of Emergency Management [SBCOEM] 2022). Most of the county's developed areas are located along coastal valleys and plains and in the inter-mountain valleys. The valleys are where most of the county’s population resides.

Climate

The local climate is typically warm and dry in summer and cool and wet in winter, with most of the county's rivers, creeks, and streams remaining dry during the summer months. High winds, like the "sundowner" and Santa Ana winds throughout the region, can cause a wildfire to rapidly advance through already dry vegetation, posing a major challenge to firefighting. The recent 2012-2016 drought exceeded historic norms and caused significant stress to native and introduced/cultivated vegetation (SBCFD and CAL FIRE 2021).

Based on research performed by the State of California Governor's Office of Planning and Research (OPR) and as noted by fire protection specialists, climate change is now playing a significant role in increasing the frequency and severity of wildfires. Growing amounts of greenhouse gases (GHGs) coupled with population growth and development are expected to continue impacting California forests, natural resources, and residential neighborhoods. Likewise, the effects of climate change have the potential to impact wildfire behavior, the frequency of ignitions, fire management, and fuel loads. Increasing temperatures may intensify wildfire threat and susceptibility to more frequent wildfires in the county. The County's Climate Change Vulnerability Assessment (CCVA) estimates that the annual average acres burned is expected to increase to 23,040 acres per year (30 percent increase) by 2030, 25,782 acres per year (46 percent increase) by 2060, and 24,050 acres per year (36 percent increase) by 2100 due to higher annual average temperatures and the increased frequency and intensity of droughts. The decrease in acres burned from 2060 to 2100 is a result of projected declines in burn areas within the Cuyama Valley.

Historic Wildfires in Santa Barbara County

In recent history, Santa Barbara County has experienced over 16 fires impacting unincorporated areas. Several of these fires (Thomas, Gap, Tea, Jesusita, Sherpa, and Whittier) directly threatened the heavily populated Santa Barbara front country. Five of these fires (Thomas, Sherpa, Tea, Jesusita, and Whittier) resulted in destroyed structures; the Thomas Fire alone was responsible for the destruction of over 1,000 structures, most of which were in Ventura County. The Thomas Fire also played a large role in the historic mudslides and debris flows that occurred in the Santa Barbara and Montecito area in 2018, which caused the loss of 23 lives, as well as extensive structural and infrastructure-related damage and loss. (See the discussion below under *Debris Flows* for more details.)

The 2017 Thomas Fire burned approximately 281,893 acres in Ventura and Santa Barbara counties, making it the largest California wildfire in modern history at the time. The fire was started by power lines coming in contact during high winds and remained active for 40 days. At one point, 8,500 emergency personnel from all across the western U.S. were working the fire. The fire resulted in the destruction of 1,063 structures and the loss of one civilian and one firefighter fatality.

Recent fires have been burning faster and bigger due to drier vegetation related to recent drought conditions, potentially exacerbated by climate change (NOAA 2021). These conditions allow for intense fires that can spread quickly and threaten urban areas. CAL FIRE's Fire and Resource Assessment Program (FRAP) compiles fire perimeters of wildfires and has established an ongoing fire perimeter data capture process. Fire perimeters provide

a reasonable view of the spatial distribution of past large fires. Table 3.14-1 lists the major wildfires affecting unincorporated areas in Santa Barbara County from 1955-2021.

Table 3.14-1. Major Wildfires in Santa Barbara County

Year	Fire Name	Acres Burned
1955	Refugio	79,428
1964	Coyote	65,338
1971	Romero	14,538
1977	Sycamore	806
1977	Honda	10,000
1985	Wheeler	119,361
1990	Paint	4,270
1993	Marre	43,822
2004	Gaviota	7,440
2006	Perkins	14,988
2007	Zaca	240,207
2008	Gap	9,443
2008	Tea	1,940
2009	Jesusita	8,733
2009	La Brea	91,622
2013	White	1,984
2016	Canyon	12,518
2016	Rey	33,606
2016	Sherpa	7,474
2017	Alamo Fire	28,687
2017	Whittier Fire	18,430
2017	Thomas Fire	281,893
2018	Holiday	113
2019	Cave Fire	3,126
2021	Alisal	16,953

Notes: Acreage represents total burned by fire; however, a number of these fires, such as the Thomas Fire, burned in other counties as well (e.g., Ventura County), so total acreages burned are not representative of the number of acres burned in Santa Barbara County.
Source: SBCFD 2023.

The following information provides an overview and the location of significant events impacting unincorporated areas:

- One of the first WUI fires in the U.S. that was studied for structure survivability was the 1990 **Painted Cave (Paint) Fire**. It started near the top of the San Marcos Pass by the community of Painted Cave and, under strong sundowner winds, raced downslope to Hope Ranch in several hours, jumping U.S. Highway 101 along its way. It burned almost 4,900 acres and destroyed over 440 homes, 28 apartments, and killed one civilian. The Painted Cave Fire spurred statewide collaboration and forced governments to invest in local solutions to the growing wildfire challenge, including Fire Safe Councils.
- The **Alisal Fire** in 2021 burned 16,970 acres, shut down U.S. Highway 101, and forced dozens of people to evacuate. The fire destroyed 12 homes and damaged one other. SBCOEM published an evacuation order on behalf of the Sheriff's Office for about 300 residents in the Alisal Fire burn area in the South Coast (SBCOEM 2022).
- Before even larger fires in recent years, the **Thomas Fire** in 2017 was the largest California wildfire in modern history, engulfing more than 280,000 acres, destroying or damaging more than 1,000 structures within Ventura and Santa Barbara counties and resulting in two fatalities. (See the discussion below under *Debris Flows* more for information about the loss of structures and life as a result of debris flows after the fire) The fire ignited north of Santa Paula in Ventura County and burned into Santa Barbara County through the Santa Ynez Mountains and parts of the upper Santa Ynez River watershed. It was one of the first wildfires to burn from inland Ventura County into the Santa Barbara front country of the Santa Ynez Mountains. The fire was active for 40 days

and at one time involved more than 8,500 firefighters, 800 fire engines, and dozens of aircraft (SBCOEM 2022).

- The **Alamo Fire** in 2017 started in San Luis Obispo County, near Twitchell Reservoir off Highway 166. Due to hot weather, winds, and dry grass, the fire quickly grew and spread into Santa Barbara County, lasting a total of 15 days. The Alamo Fire burned nearly 29,000 acres in San Luis Obispo and Santa Barbara counties (National Interagency Fire Center 2021). The fire caused the evacuation of approximately 200 homes near the border of Santa Barbara County and San Luis Obispo County (CAL FIRE 2017). As a result of fire suppression activities involving 1,664 firefighters, four fixed-wing planes, five helicopters, four bulldozer teams, 10 hand crews, and five water tankers, only two structures were destroyed or damaged in the Alamo Fire. One of the factors that made fighting this fire so difficult was that the Whittier Fire, described below, occurred at the same time, so resources were stretched thin. As a result fire crews from Los Angeles County and Orange County supported the fire suppression effort (SBCOEM 2022).
- The **Whittier Fire** in 2017 burned over 18,000 acres above Camp Whittier on the north slope of the Santa Ynez Mountains near Lake Cachuma, primarily within the LPNF and private ranchlands. The fire was active for 167 days. In total, 16 homes and 30 outbuildings were destroyed. One home and six outbuildings were damaged. Thousands of campers in and around the Cachuma Lake Recreation area and nearby Paradise Road were forced to flee (SBCOEM 2022).
- The **Rey Fire** in 2016 burned over 32,000 acres off of Highway 154 and Paradise Road, north of Santa Barbara, for 29 days, requiring emergency evacuations (National Interagency Fire Center 2022). Over 10,000 of those acres were on Rancho San Fernando Rey itself and 19,752 were in the LPNF. Over 300 people were evacuated from their campsites and residences. The fire was fought by 1,260 firefighters, 28 crews, 48 engines, 11 aircraft, two helicopters, and numerous bulldozers. No homes or other structures were burned (SBCOEM 2022).

Wildland Fire Management and Firefighting Strategies

When a wildfire occurs, an important factor for life, property, and the environment comes from passive protection measures, such as defensible space, fire-resistant landscaping, and fire-resistant construction. The sum effect of passive protection measures substantially increases the effectiveness of fire suppression activities. Inadequate water supply, ingress and egress, structural safeguards, or vegetation management are key factors that lead to major structural-related fire losses in areas adjacent to wildlands (Cohen 1999). In addition, the inability of residents to shelter-in-place can also create evacuation and fire department access problems in these areas (U.S. Forest Service [USFS] 2000).

Typical strategies for managing wildland fire hazards involve three parts: ongoing fuel management, fuel reduction near structures, and suppression of active fires. Fuel management includes removal of dried vegetation, creation of fuel breaks where vegetation is managed to slow or control a fire, and conducting prescribed burns, mainly in open spaces (County of Santa Barbara 2015). Fuel modification reduces a fire's intensity, which results in reduced generation of radiant and convective heat, and provides valuable defensible space for firefighters to take an effective stand against an approaching wildfire front and firebrands (i.e., ember showers).

The SBCFD also maintains a Defensible Space Program that includes the creation of defensible space, defined as "the area surrounding a structure or building where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire, or escaping structure

fire. The area is characterized by the establishment and maintenance of fuel modification measures." The Defensible Space Program implements four different Defensible Space Zones (0-3). Zone 0 requires removal of all combustible materials within 5 feet of a structure. Zones 1 and 2 incorporate requirements for vegetation management (e.g., thinning of shrubs and chaparral, selective removal, and limbing) between 5 to 30 feet from a structure, and between 30-100 feet from a structure, respectively. Zone 3 addresses access zones and defensible space within 10 feet of roads and driveways (SBCOEM 2022; SBCFD 2022).

Firefighting Resources

Santa Barbara County Fire Department and Mutual Aid Departments

The SBCFD serves a population of approximately 174,268 residents encompassing 2,480 square miles and operates out of 16 stations. The SBCFD is an "all-risk" organization, providing services that range from firefighting, fire prevention and inspection, and rescue to emergency medical care, transportation, and hazardous material and oil spill response and containment. The SBCFD is additionally responsible for enforcing the Defensible Space Program described above (Section 3.14.3, *Regulatory Setting*). In addition to the 16 stations operated by the SBCFD, there are nine other fire departments and fire protection agencies within Santa Barbara County that provide automatic and mutual aid fire protection services as a result of the Operational Area Mutual Aid Plan (SBCFD 2021b). SBCFD strives to attain a 4-minute response time or less in urban areas. Response time refers to the time needed for a unit to arrive at the scene and set up the initial equipment. No response time has been established for rural areas. In such areas, onsite fire protection systems such as sprinklers, water storage facilities, and fire hydrants are considered as important as a first response to a fire (County of Santa Barbara Planning and Development Department [P&D] and CH2MHILL 2007).

California Department of Forestry and Fire Protection

The County of Santa Barbara is one of six "contract counties" (i.e., Santa Barbara, Ventura, Los Angeles, Orange, Kern, and Marin), which has executed a contract with the State of California to provide wildland fire protection in the State Responsibility Area (SRA).[1] The County has the responsibility as a contract county to implement the 2018 State Strategic Fire Plan for California in the county. As such, the SBCFD functionally operates as a unit of CAL FIRE and is responsible for all Strategic Fire Plan activities within the county (SBCOEM 2022).

Los Padres National Forest / U.S. Forest Service

There is a considerable risk of wildfire in the LPNF resulting from a combination of weather, vegetation, terrain and human use. Intense wildfires, fed by accumulation of dead vegetation, cause substantial resource damage and are difficult and expensive to suppress. Wildfires burned more than 2.3 million acres in the LPNF since 1912, for a historic average of 25,000 acres per year (USFS 2022). The LPNF is divided into five ranger districts. The Santa Barbara Ranger District has six engines, one hotshot crew, three fire prevention patrols, one helicopter, one water tender, and two dozers. The

[1] The State Responsibility Area (SRA) is the area in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The SRA forms one large area over 31 million acres to which CAL FIRE provides a basic level of wildland fire prevention and protection services. Public Resources Code (PRC) Section 4126 classifies lands that are state and privately-owned forest, watershed, and rangeland as SRA. Lands within city boundaries or in Federal ownership are not in the SRA.

other four ranger districts – including the Santa Lucia Ranger District located in Santa Maria – have a similar mix of assets (USFS 2023).

Evacuation and Emergency Response

The SBCFD does not prescribe fixed emergency evacuation routes for fire events due to the variability and transformative nature of fires (County of Santa Barbara 2015). The SBCFD does maintain Standard Operating Procedures, which outline the protocols for fire-induced evacuations based on individual emergency scenarios. During fire emergencies, the SBCFD is responsible for assessing hazard areas to identify evacuation requirements. County agencies and departments cooperate with CAL FIRE to assure that residents are evacuated, as necessary. At a countywide level, law enforcement agencies including the Sheriff's Department, the California Highway Patrol (CHP), and local police departments are responsible for implementing emergency evacuations.

Egress options are limited for populated areas of the South Coast. For most of the area, including communities of Eastern Goleta Valley, Isla Vista, Santa Barbara, Montecito, and Summerland, Mission Canyon, Toro Canyon, and Carpinteria, the primary evacuation egress route is north or south on U.S. Highway 101. State Route (SR) 154 may also provide an evacuation route out of Santa Barbara. In general, emergency access and evacuation can be constrained in hillside neighborhoods and rural communities where limited ingress and egress can slow and prevent the efficient movement of people and vehicles. This is particularly true in denser communities with larger populations served by narrow local roads such as the Riviera in the City of Santa Barbara, the Goleta foothills, and areas of the Santa Ynez Valley and Orcutt (SBCOEM 2022). Further, in most cases, the same roads used for civilian evacuation to leave an area are also used by emergency responders to access the incident area causing significant congestion.

Post-Wildfire Hazards

Debris Flow

A debris flow is a type of geologic hazard that is often identified as a mudflow or mudslide. The rainy season increases the possibility of flash floods and debris flows, especially on slopes burned by recent wildfires, where severely burned soils become water-repellent. It is a fast-moving slurry of water, rock, soil, vegetation, and even boulders and trees. Debris flows are triggered by short, intense periods of rainfall, and can cause serious property damage and loss of life (California Department of Conservation 2019). Debris following heavy rainstorms can result in the destruction of property, damage to ecosystems, clogging of drainage conduits, and closure of transportation corridors.

Mud and debris deposited outside the Montecito Inn along Olive Mill Road in Montecito after a major storm hit the Thomas Fire burn area January 9, 2018, in Montecito, California.

In January 2018, a debris flow in the area of Montecito burned by the Thomas fire caused 23 fatalities, damaged or destroyed more than 500 structures and seven bridges, and shut down U.S. Highway 101 for 2 weeks. California Geological Survey scientists estimated the Montecito debris flows were up to 30 feet deep, traveled at speeds of 10 to 15 miles per hour, and were capable of carrying boulders as large as a tow truck.

Post-fire debris flows remain a significant risk to communities of Santa Barbara County where recent wildfires have occurred. Working in collaboration with the SBCFD, County Public Works Department staff have identified areas of flood and landslide vulnerability related to post-wildfire conditions and developed and implemented projects designed to mitigate flood and landslide hazards. These projects include, but are not limited to: drainage crossing debris maintenance, control of storm runoff in burn areas, and revegetation of burn areas (County of Santa Barbara 2015).

3.14.2.2 Fire Hazard Severity and Communities at Risk

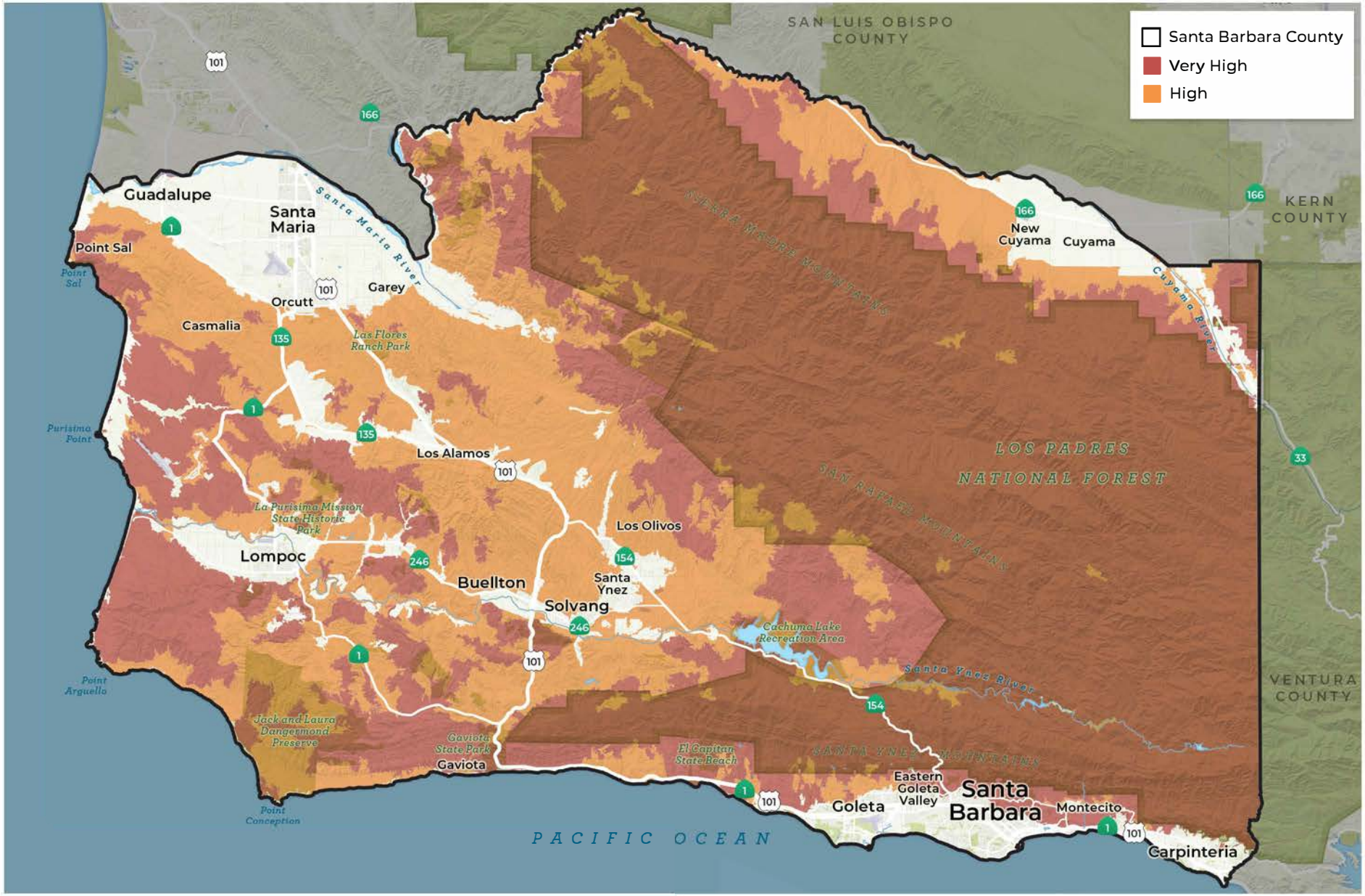
Fire Hazard Severity Zones

CAL FIRE has mapped areas of significant fire hazards in the state through the FRAP. These maps classify Fire Hazard Severity Zones (FHSZ) in SRAs based on a hazard scoring system. SRAs are lands where CAL FIRE is responsible for wildland fire protection. The hazard scoring system considers criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where an urban conflagration could result in catastrophic losses.

Figure 3.14-1 shows the FHSZs located in Santa Barbara County. The majority of the county is within an SRA and designated as a Very High FHSZ. The greatest concentration of lands designated as Very High FHSZ exists in rural areas along the Santa Ynez Mountains and the LPNF in the South Coast and Lompoc Valley regions, and along the San Rafael Mountains in the Santa Ynez Valley and Cuyama Valley regions. "High" fire hazard severity lands exist in the valley areas including Santa Ynez and in the Santa Maria Valley, including lands surrounding Orcutt.

Some areas within the county, including lands within city boundaries or under Federal ownership, are not designated as SRAs. These include the incorporated cities of Santa Barbara, Carpinteria, Goleta, Solvang, Buellton, Lompoc, Guadalupe, and Santa Maria, as well as several unincorporated communities: Orcutt, Garey, Sisquoc, Los Alamos, Cuyama, New Cuyama, Summerland, Montecito, Isla Vista, and Eastern Goleta Valley. These areas are designated as Local Responsibility Areas (LRAs), where local governments have financial responsibility for wildland fire protection. By law, only lands designated as Very High FHSZs are identified by CAL FIRE within LRAs. Within Santa Barbara County, Very High FHSZs within LRAs are designated for parts of Mission Hills and areas in the South Coast adjacent to and north of Mission Canyon, Santa Barbara, Montecito, and Summerland, where developed communities interface with foothills of the Santa Ynez Mountains. Additional Very High FHSZs are found in rural, undeveloped areas south of the City of Lompoc, and north and northwest of Los Alamos off U.S. Highway 101. (Figure 3.14-2).

Chapters 10 and 15 of the County Code also designate parts of the county as High Fire Hazard Areas. A High Fire Hazard Area is an area in the county designated as having a high propensity for wildfire due to the existence of excessive wild brush fuel, lack of adequate water for fire suppression, or lack of adequate access to firefighting access to firefighting equipment.



Santa Barbara County Fire Hazard Zones

FIGURE 3.14-1

Wildland-Urban Interface and Communities at Risk

The county supports large areas that are exposed to high wildland fire hazards in the WUI between wildland vegetation and adjacent urban development. According to the National Fire Plan issued by the U.S. Department of Agriculture and the U.S. Department of the Interior, the WUI is defined as "…the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels." In the county, this area of transition exists between open undeveloped public and private lands that support flammable vegetation and the county's cities and unincorporated urban communities and small towns that support potentially vulnerable homes and businesses.

The CAL FIRE FRAP has developed WUI mapping that displays the relative risk from wildfire to areas of significant population density. The FRAP has also developed a Communities at Risk from Wildfire Map, which shows communities that are identified as having some lands at high risk of house/structure damage from wildfire.

Given that agricultural lands within the county mostly are in rural (not urban) areas, unincorporated lands zoned AG-II generally fall outside the WUI. However, there are several locations where agricultural lands affected by the proposed Project fall within the WUI or make up part of the Wildland Urban Influence Zone where agricultural lands border a WUI, including the AG-II land north of Camino Meleno and Camino Rio Verde in Eastern Goleta Valley, where roughly 300 acres are used for agricultural production, as well as AG-II land north of Los Carneros County Park.

3.14.3 Regulatory Setting

State and local regulations have been enacted to address wildfire risks and hazards in the wildfire-prone areas of the county. There are no Federal regulations that pertain to wildfire hazards or response. Federal regulations that apply to fire protection services are provided in Section 3.12, *Public Services, Utilities, Energy, and Recreation*.

3.14.3.1 State Regulations

State Department of Forestry and Fire Protection

CAL FIRE serves and safeguards the people and protects the property and resources of over 31 million acres of California's privately-owned wildlands within the SRA. CAL FIRE foresters and fire personnel work closely with other agencies to encourage and implement fuels management projects to reduce the threat of uncontrolled wildfires. CAL FIRE provides varied emergency services in 36 of the State's 58 counties via contracts with local governments. CAL FIRE's Fire Prevention Program consists of multiple activities including wildland pre-fire engineering, vegetation management, fire planning, education and law enforcement. Typical fire prevention projects include brush clearance, prescribed fire, defensible space inspections, emergency evacuation planning, fire prevention education, fire hazard severity mapping, and fire-related law enforcement activities.

California Fire Code

The California Fire Code (CFC) is Part 9 of thirteen parts of the official building regulations to the California Code of Regulations (CCR). This code is also referred to as Title 24, or the California Building

Standards Code (CBSC). The CFC establishes the minimum requirements consistent with nationally recognized good practices to safeguard public health, safety and general welfare from fire and other hazards in new and existing buildings, structures and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations. The CFC applies to the construction – including presence of fire service features and fire apparatus access roads – alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, means of egress, evacuation plans, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout the State.

California Fire Plan

The California Fire Plan is a cooperative effort between the State Board of Forestry and Fire Protection and CAL FIRE. The plan serves as the State's road map for reducing the risk of wildfire by placing the emphasis on preventive action before a fire starts, and looks to reduce firefighting costs and property losses, increase firefighter safety, and to contribute to ecosystem health. Eight goals outlined by the fire plan include:

1. Identify and evaluate wildland fire hazards and facilitate the collaborative development and sharing of such analyses and data collection.
2. Promote and support local land use planning processes as they relate to protection from wildfire and landowner responsibility.
3. Support and participate in the collaborative development and implementation of local, county, and regional plans that address fire protection and landowner objectives.
4. Increase fire prevention awareness, knowledge, and actions implemented by individuals and communities to reduce human loss, property damage, and impacts to natural resources from wildland fires.
5. Integrate fire and fuels management practices with landowner / land manager priorities across jurisdictions.
6. Determine the level of resources necessary to effectively identify, plan and implement fire prevention using adaptive management strategies.
7. Determine the level of fire suppression resources necessary to protect the values and assets at risk identified during planning processes.
8. Implement post-fire assessments and programs for the protection of life, property, and natural resource recovery.

2022 California Building Code

Additional building standards for high fire hazard areas are identified in the California Building Code (CBC), which is administered by the Santa Barbara County Building and Safety Division, and the CFC. Chapters 6-9 of the CFC establish standards building systems, fire and smoke protection features, interior finishes, and fire protection and life safety systems. Chapter 49 establishes minimum standards for the protection of life and property by increasing the ability of a building located in any FHSZ within SRAs or any WUI Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

California Health and Safety Code Section 13000 et seq.

State fire regulations are set forth in Section 13000 et seq. of the California Health and Safety Code, which include regulations concerning building standards (as also set forth in the CBC), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The State Fire Marshal enforces these regulations and building standards in all State-owned buildings, State-occupied buildings, and State institutions throughout California.

California Residential Code Chapter 3 Building Planning, Section R337 Material and Construction Methods for Exterior Wildfire Exposure

This section establishes minimum standards for the protection of life and property by increasing the ability of a building located in any FHSZ within an SRA or any WUI Fire Area to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

California State Multi-Hazard Mitigation Plan (updated 2013)

The purpose of the State Multi-Hazard Mitigation Plan (SHMP) is to significantly reduce deaths, injuries and other losses attributed to natural- and human-caused hazards in California. The SHMP provides guidance for hazard mitigation activities, emphasizing partnerships among local, State, and Federal agencies as well as the private sector (Governor's Office of Emergency Services 2018).

Office of Planning and Research Fire Hazard Planning Technical Advisory

The OPR's Technical Advisory, as previously cited, provides context relating to wildfire risk and environmental and regulatory setting, as well as general planning guidance. Guidance topics include outreach and engagement, fire hazard and risk assessment, policy development, and example policies (OPR 2022). The goal of the technical advisory is to provide a robust planning framework for addressing fire hazards, reducing risk, and increasing resilience across California's diverse communities and landscapes. To accomplish this goal, it is essential that local agencies (i.e., cities and counties) develop and incorporate effective policies and implementation programs in their general plans and integrate their general plans with other relevant hazard and risk reduction policies, plans, and programs. This advisory provides guidance on those policies and programs, and is also intended to assist local planners in discussions with professionals from fire hazard prevention and mitigation, disaster preparedness, and emergency response and recovery agencies.

Government Code Section 51175-51189

Government Code Section 51175-51189 designates responsibility to local agencies to identify areas in the state as Very High FHSZs falling under local protection with the LRA. Designation of Very High FHSZ is based on fuel loading, slope, fire weather, and other relevant factors, including winds identified as causing wildfire spread. Once identified, information on Very High FHSZ is mapped and made available to the public. The CAL FIRE director periodically reviews the LRA, and as necessary, makes recommendations relative to the designation of Very High FHSZ. This section also outlines brush clearance and defensible space maintenance for buildings in the FHSZ, as well as the necessary permit process for building construction and reconstruction. CAL FIRE provides guidance on fuels management and defensible space requirements.

Public Resource Code

Public Resources Code (PRC) Section 4119 authorizes the USFS, the U.S. Department of the Interior Bureau of Land Management (BLM), and CAL FIRE to inspect properties to determine whether they comply with State forest and fire laws, regulations, or use permits.

PRC Sections 4201-4204 directs CAL FIRE to map areas of significant fire hazards, known as FHSZs, within SRAs. Classification is based on fuels, terrain, weather, and other relevant factors, and falls under either Moderate, High, or Very High. The director of CAL FIRE shall designate, and review and revise as necessary, fire hazard severity zones and assign to each zone a rating reflecting the degree of fire hazard severity expected to prevail in the zone.

PRC Section 4290 requires adoption of minimum fire safety standards related to defensible space that are applicable to SRAs under the authority of CAL FIRE, and to lands classified and designated as Very High FHSZ. These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within SRAs approved after January 1, 1991, and within lands classified and designated as Very High FHSZ after July 1, 2021. The regulations shall include all of the following:

1. Road standards for fire equipment access.
2. Standards for signs identifying streets, roads, and buildings.
3. Minimum private water supply reserves for emergency fire use.
4. Fuel breaks and greenbelts.

PRC Section 4291 requires a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material to maintain defensible space of 100 feet (or up to the property line, whichever is less) from each side and from the front and rear of the structure. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. A greater distance may be required by State law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the State law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner. Here, "fuel" means any combustible material, including petroleum-based products and wildland fuels. This section does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation.

PRC Section 4427 limits the use of any motor, engine, boiler, stationary equipment, welding equipment, cutting torches, tar pots, or grinding devices from which a spark, fire, or flame may originate, when the equipment is located on or near land covered by forest, brush, or grass. Before such equipment may be used, all flammable material, including snags, must be cleared away from the area around such operation for a distance of 10 feet. A serviceable round point shovel with an overall length of not less than 46 inches and a backpack pump water-type fire extinguisher, fully equipped and ready for use, must be maintained in the immediate area during the operation.

PRC Section 4741 states that in accordance with policies established by the State Board of Forestry and Fire Protection, CAL FIRE shall assist local governments in preventing future wildland fire and vegetation management problems by making its wildland fire prevention and vegetation management expertise available to local governments to the extent possible within the department's budgetary limitations. CAL FIRE recommendations shall be advisory in nature and local governments shall not be required to follow such recommendations.

3.14.3.2 Local Regulations

County Code of Ordinances

Chapter 10, County Building Code

Chapter 10 of the County Code is the Santa Barbara County Building Code (Ord. No. 5092, 11-19-2019). In certain areas of the county there are conditions and situations that require modification of California codes for buildings and related construction, and these conditions and situations require specific legislative action to provide for the safety and health of the populace of the county. The code addresses geological, topographical, and climatic conditions in the county, including extreme weather conditions, firefighting resources, flammable vegetation, High Hazard Areas, extreme wind conditions, and seismic shaking and the minimum standards to safeguard and protect life, buildings, and structures within the county.

Chapter 15, County Fire Prevention / Fire Code

Chapter 15 of the County Code (Ord. No. 5170, 12-6-2022) is titled *Fire Prevention*, and serves as the County's Fire Code (Section 3.14.3.1, *State Regulations*). This ordinance incorporates the CFC by reference and, as a result, implements the minimum requirements consistent with nationally recognized good practices to safeguard public health, safety and general welfare from fire and other hazards in new and existing buildings, structures and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations.

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan (inclusive of mandatory and optional elements) addresses the conservation, development, and use of natural resources, including the risks associated with wildfire and their potential effects. Consistency with these policies is discussed in Section 3.10, *Land Use and Planning*.

Land Use Element

The Comprehensive Plan Land Use Element lays out the general patterns of development throughout the County. Specific policies relating to wildfire are identified below:

- Development should be restricted within such hazardous areas as flood plains, ocean bluffs, or within the 75-year retreat estimate, on filled land (unless supplemental building code requirements are met), on active or potentially active landslide areas, on unstable slopes, in fire hazard areas, or adjacent to potentially active earthquake faults.
- A program to achieve maximum fire protection consistent with the natural beauty of the mountain slopes should be developed.

- Development regulations for the mountainous areas should be developed to protect the areas from scarring, flood and fire dangers and to promote safety.

Seismic Safety and Safety Element

The Seismic Safety and Safety Element (adopted in 1979, republished in May 2009, and amended in July 2023) is intended to guide land use planning by providing pertinent data regarding geologic, soil, seismic, fire, and flood hazards. The Seismic Safety and Safety Element was amended in 2023 and includes revised wildfire policies and incorporates the 2022 MJHMP by reference. The following Seismic Safety and Safety Element wildfire goals and policies relate to fire protection and prevention and are applicable to the proposed Project:

Fire Protection and Prevention Goal 1: Protect the community from unreasonable risks associated with the effects of wildland and urban fires pursuant to Government Code 65302 (g)(1).

Policy FIRE-1.0: Continue to pursue and promote County fire prevention programs and control measures.

Policy FIRE-1.1: Subdivisions in the Very High Fire Hazard Severity Zone shall provide secondary access where feasible or substantial mitigations and/or management plans are required that offset the known risks, a Wildfire Protection Plan is prepared and approved, and a setback from wildland vegetation determined by the Fire Department, is established as part of the subdivision and is implemented prior to development.

Policy FIRE-1.2: The County will consider risks from hazards when reviewing plans for development and occupancies in High or Very High Fire Hazard Severity Zones and take action to minimize risks to occupants to the greatest extent feasible.

Policy FIRE-1.3: The County shall manage County-owned urban open space facilities to reduce wildfire hazards and associated risks consistent with State and County wildfire regulations and standards.

Policy FIRE-1.4: The County should work with property owners of existing developments that do not conform to contemporary fire safe standards to improve or mitigate access, water supply and fire flow, signing, and vegetation clearance to meet current State and/or locally adopted fire safety standards.

Policy FIRE-2.0: The County shall use California Department of Forestry and Fire Protection-Fire Hazard Severity Zones to determine areas that will require appropriate construction materials for new buildings in State Responsibility Areas and Local Responsibility Areas, local agency Very-High Fire Hazard Severity Zones, and designated Wildland-Urban Interface areas pursuant to the California Code of Regulations Title 24, Part 2, California Building Code.

Policy FIRE-2.1: The County should continue to collaborate with the California Department of Forestry and Fire Protection in the revision of Fire Hazard Severity Zone Maps and shall adopt the official areas of Very High Fire Hazard Severity Zones in the Local and State Responsibility Areas.

Policy FIRE-3.0: The County shall continue to require consistency with County Fire Department Development Standards that ensure adequate defensible space clearance around all structures in compliance with the California Fire Code, Public Resource Code §4291, and Government Code §51175-51188.

Policy FIRE-3.1: New development shall meet or exceed the State Fire Safe Regulations through application of the Fire Code and wildfire development standards pertaining to fuel modification and defensible space.

Policy FIRE-3.2: A Wildfire Protection Plan is required for all new large developments in the Very High Fire Hazard Severity Zone (VHFHSZ), including: subdivisions, mixed-use development, commercial cannabis activities, multi-family housing, businesses open to the public, and large assembly uses and/or events. Such uses may require a Wildfire Protection Plan in the High FHSZ, at the discretion of the Fire Marshal.

Policy FIRE-3.3: When a Wildfire Protection Plan is required, it shall include measures for modifying fuel loading, a maintenance plan to ensure measures are maintained, and a site plan with locations of any roads or existing structures that may act as a fuel barrier in a configuration that will maximize their benefit as a fuel barrier/fire break to the proposed development.

Policy FIRE-3.4: Santa Barbara County Fire Department shall continue to implement the Vegetation Management Program through implementation of its Unit Strategic Fire Plan and maintained in CalMapper, providing long-term maintenance of fire hazard reduction projects to mitigate risks to existing development and communities.

Policy FIRE-3.5: Communities within Santa Barbara County are encouraged to prepare Community Wildfire Protection Plans to identify and prioritize areas for hazardous fuel reduction treatments, describe methods to reduce structure ignitability, and methods of fuel treatment that protect essential infrastructure.

Policy FIRE-3.6: To reduce the potential for fire damage, the County shall continue to require consistency with County Fire Department Development Standards pursuant to the California Fire Code, Public Resource Code §4291, and Government Code §51175-51188, as may be amended.

Policy FIRE-4.0: The County shall strive to maintain partnerships with tribal governments, state, local, and federal agencies to identify, prioritize, and implement fire prevention and protection measures in the County.

Policy FIRE-4.1: The County Office of Emergency Management (OEM) shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Policy FIRE-4.2: The County's Safety Element should continue to reference the Santa Barbara County Multi-Jurisdiction Hazard Mitigation Plan in order to consider measures to reduce potential harm from fire-related activity to property and lives.

Policy FIRE-4.3: The County's fire districts will update and implement the Santa Barbara County Mutual Aid Plan each year to establish a plan for interagency preparedness, coordination, automatic aid, and mutual aid.

Policy FIRE-5.0: New development in the State Responsibility Areas and Very High Fire Hazard Severity Zone shall meet or exceed State Fire Safe Regulations, as may be amended, relating to roads, water, signing and fuel modification; and Fire Hazard Reduction Around Buildings and Structures Regulations relating to fuel modification (Title 14, California Code of Regulations 1299.01-1299.05), as may be amended.

Policy FIRE-5.1: New development within the State Responsibility Area, Very High Fire Hazard Severity Zones, and County High Fire Hazard Area will meet or exceed State standards set forth in the County Fire Code and County Building Code, Chapter 7A Materials and Construction Methods for Exterior Wildfire Exposure, as may be amended.

Policy FIRE-5.2: The County will continue to evaluate non-conforming development and apply contemporary road standards consistent with the State Fire Safe Regulations through the development review process.

Policy FIRE-5.3: All new development shall meet requirements identified in the State Fire Safe Regulations, National Fire Protection Association Standard 1142 on water supplies for suburban and rural firefighting, State Fire Code, and local Fire District Development Standards for hydrant spacing, water flow rates for fire suppression, and stored water for water and fire protection systems.

Policy FIRE-5.4: New development in the State Responsibility Area and Very High Fire Hazard Severity Zone will meet or exceed the requirements in the State Fire Code and Fire Safe Regulations, which include visible home and street addressing and signage, evacuation and emergency vehicle access, and vegetation clearance maintenance on public and private roads that ensure adequate evacuation and emergency vehicle access.

Policy FIRE-6.0: Prohibit the siting of new essential public facilities (including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities) in the Very High Fire Hazard Severity Zone in the Local and State Responsibility Areas, unless all feasible risk reduction measures have been incorporated into project designs or conditions of approval.

Policy FIRE-6.1: The County's fire districts shall continue to review and update Standard of Coverage studies provided for existing and planned new development to ensure there are adequate fire protection services, such as fire stations, equipment, and coverage during emergencies.

Policy FIRE-6.2: The County's fire districts shall periodically prepare or update a Standard of Cover Study to assess future emergency service needs and identify additional resources and services necessary to provide satisfactory emergency response services to meet future needs.

Policy FIRE-6.3: The County's fire districts will continue to train and certify their staff using the California Incident Command Certification System or by the requirements and guidelines set by the State Fire Marshal for training emergency service staff.

Policy FIRE-7.0: The County shall ensure completeness and availability of identified emergency supplies and resources to all segments of the population, focusing especially on vulnerable and disadvantaged communities, including but not limited to temporary shelter or housing, and items such as medical supplies and services, water main repair parts, generators, pumps, sandbags, road clearing, and communication facilities.

Policy FIRE-7.1: The County shall maintain and improve disaster response and recovery capabilities and shall meet the emergency needs of all members of the community, especially the most vulnerable and disadvantaged.

Policy FIRE-7.2: Post-wildfire reconstruction shall conform to the latest applicable Fire and Building Code standards.

Policy FIRE-7.3: The County shall continue to promote outreach programs that educate at-risk populations and the wider community on defensible space, evacuation routes, and other information aimed at mitigating wildfire hazards.

Policy FIRE-8.0: The County shall require new residential subdivisions in the Very High Fire Hazard Severity Zone to provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed if substantial mitigations and management plans are put in place to offset the known risks, and when the Fire Chief approves the proposed deviation mitigation and management plans.

Policy FIRE-8.1: All new development in the Very High Fire Hazard Severity Zone VHFHSZ will comply with ingress/egress requirements found in applicable wildfire Development Standards, Fire Code, and the State Fire Safe Regulations.

Policy FIRE-9.0: All new development shall maintain adequate water infrastructure that ensures water supply and flow rates are adequate for fire suppression.

Policy FIRE-9.1: New development, including that which is not supplied by a water purveyor, shall have adequate infrastructure flow rate, and storage onsite that supports long-term water supply.

Policy FIRE-9.2: The County will coordinate with water purveyors to encourage water supply infrastructure upgrades to maintain an adequate, long-term water supply for fire suppression needs for the community.

Community Plans

Additionally, the Project area, which includes unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms), would be subject to the public safety and wildfire hazard protection and planning goals and policies of the following community plans:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Santa Barbara County Comprehensive Plan Land Use Element Lompoc Area Goals
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Toro Canyon Plan

As the Project area excludes the Montecito Community Planning area, this community plan is excluded from this list. Mission Canyon does not include AG-II lands and limited AG-I lands do not support vineyards or wineries. Summerland is also excluded from this list, given only AG-I lands occur within the Coastal Zone and the proposed Project does not propose any uses that would be allowed on such lands.

Other Non-Regulatory Plans Addressing Fire Hazards

In addition to the County regulations discussed above, various agencies have prepared documents that provide background or guidance on wildfire risks. The following plans and programs are not regulatory documents.

2021 Climate Change Vulnerability Assessment

The County published its CCVA in November 2021. The CCVA serves as the first step to improving regional resiliency by analyzing how climate change may harm the community. The assessment looks at how severe the effects of climate change hazards are likely to be for the county's people and assets and identifies which groups of people and assets face the greatest potential for harm. The County is using these results to assist in preparing the 2030 Climate Action Plan, as well as to update the Seismic Safety and Safety Element in order to increase resiliency throughout the unincorporated county.

2030 Climate Action Plan

The 2030 Climate Action Plan is an initiative that aims to replace and update the County's 2015 Energy & Climate Action Plan (Section 3.7, *Greenhouse Gas Emissions*), which was sunset in 2020. The new 2030 CAP will be updated with a goal to achieve 50 percent reduction of communitywide GHG emissions by 2030. The CAP will also feature resilience measures in response to likely and imminent climate change impacts and updated thresholds of significance for local projects. The current phase of the plan is at a Draft Climate Action Plan with review by community stakeholders and public comments. The plan is expected to be adopted in 2023 (County of Santa Barbara & One Climate Initiative 2022).

Multi-Jurisdictional Hazard Mitigation Plan

The MJHMP was prepared by the SBCOEM in 2017 (and updated in 2023) to comprehensively identify, evaluate, and mitigate the known hazards in the county. The MJHMP is used by local emergency management teams, decision-makers, and agency staff to implement needed mitigation to address known hazards. The MJHMP can also be used as a tool for all stakeholders to increase community awareness of local hazards and risks and provide information about options and resources available to reduce those risks. The MJHMP describes historical hazard events and the future probability of these hazards and their impact on communities within the county. Vulnerability assessments summarize the identified hazards' impact on critical infrastructure, populations, and future development (SBCOEM 2022; SBCFD and CAL FIRE 2021).

Santa Barbara Operational Area "All Risk" Mutual Aid Plan

The Mutual Aid Plan exists to provide, in an expedient manner, fire, rescue, emergency medical services, hazardous materials, urban search and rescue or other expertise – in the form of resources and qualified personnel – as would be necessary to manage a major incident or disaster that would exceed the capabilities of a single agency. Santa Barbara County is located in California Mutual Aid Region I, which includes San Luis Obispo, Ventura, Los Angeles, Orange, and Santa Barbara counties. Each county is required to have a Mutual Aid Plan that outlines procedures, policies, resources, and personnel information. The Mutual Aid Plan assists local, State, and Federal fire agencies in preparing for a major emergency (SBCFD 2005).

Los Padres National Forest Fire Management

The LPNF is a 1.75-million-acre forest that stretches almost 220 miles from Monterey County to Ventura County. The headquarters for the forest is in Solvang, California. The USFS implements a variety of services and principles in an effort to manage wildfire risk. For example, fire usage and other restrictions are based on a Forest Average Fire Danger Rating and take into account current and antecedent weather, fuel types, and both live and dead fuel moisture. The operating principles of the USFS include the following:

- Apply the best science in efforts to restore and maintain healthy fire dependent ecosystems
- Plan and execute Fire and Aviation Management operations in a safe, effective, and cost-efficient manner
- Actively participate and provide leadership supporting all elements of the USFS mission
- Provide leadership in developing interagency cooperation and partnerships
- Provide leadership in conservation education
- Ensure a professional, diverse and motivated workforce that is able to adapt and derive benefit during times of change
- Proudly serve the nation as USFS employees
- Prescribed burning is used to reduce the average age and density of chaparral which results in smaller and less intense wildfires which, in turn, cause less resource damage and are less expensive to suppress.

Community Wildfire Protection Plans

A CWPP is a planning and funding prioritization tool created by the Healthy Forests and Restoration Act of 2003 as an incentive for communities to engage in comprehensive forest and fire hazard planning and help define and prioritize local implementation and funding needs. CWPPs are generally developed by local governments or other entities with assistance from State and Federal agencies and in collaboration with other interested partners. This provides communities with a tremendous opportunity to influence where and how Federal agencies implement fuel reduction projects on federal land, as well as how additional federal funds may be distributed for projects on non-federal lands. CAL FIRE also provides funding opportunities for projects or activities that may be identified in CWPPs (OPR 2022). Within the unincorporated county, CWPPs have been prepared for Carpinteria – Summerland, San Marcos Pass – Eastern Goleta Valley, Mission Canyon, Montecito, and the Gaviota Coast. These documents offer background and guidance on wildfire risks and prevention, as well as mitigation measures.

Regional Wildfire Mitigation Program

The Regional Wildfire Mitigation Program (RWMP) is a collaboration between many local, regional, and national groups, and aims to foster wildfire resilience across landscapes and communities on the South Coast of Santa Barbara County. This multi-year program is designed to assess vulnerable areas and equitably improve fire safety for residents and properties, decrease the risk of damaging fires to infrastructure, and promote wildfire resilient green space, working lands, and habitats (Santa Barbara County Fire Safe Council 2023).

2023 Unit Strategic Fire Plan

The 2023 Santa Barbara County Unit Strategic Fire Plan is developed with the SBCFD's Mission Statement in mind and intended to serve as a collaborative local planning document. The Santa Barbara County Strategic Fire Plan tiers under the 2018 Strategic Fire Plan for California and the 2022 Cal Fire Strategic Plan to identify goals and objectives to minimize wildland fire risk to county watersheds, communities, firefighters, the public and various other local assets. In combination, the three plans recognize wildland fires occur and works to figure out how to live with the risk of wildfire. The Unit Strategic Plan utilizes eight specific goals related to wildfire and hazard mitigation.

3.14.4 Environmental Impact Analysis

This section discusses the wildfire impacts associated with the proposed Project. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.14.4.1 Thresholds of Significance

California Environmental Quality Act Guidelines

Appendix G of the California Environmental Quality Act (CEQA) Guidelines identifies the following circumstances that can lead to a determination of significant wildfire-related impact, if the project is located in or near SRAs classified as Very High FHSZs and would:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan;

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Non-Applicable Thresholds

- CEQA Wildfire Threshold (a) (*Substantially impair an adopted emergency response plan or emergency evacuation plan*): This threshold is addressed in Section 3.8, *Hazards and Hazardous Materials*.

3.14.4.2 Project Impacts

Table 3.14-2 provides a summary of the proposed Project's impacts related to wildfire. A detailed discussion of each impact follows.

Table 3.14-2. Summary of Wildfire Impacts

Wildfire Impacts	Mitigation Measures	Residual Significance
Impact WF-1. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could expose occupants or visitors to wildfire and post-wildfire related risks and hazards.	MM WF-1. Wildfire Prevention Plan	Potentially significant but mitigable
Impact WF-2. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could require the installation or maintenance of associated infrastructure that may exacerbate fire risk.	No mitigation required	Insignificant
Cumulative Impacts	No mitigation required	Insignificant

Impact WF-1. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could expose occupants or visitors to wildfire and post-wildfire related risks and hazards.

Wildfire Hazards

The proposed Project would expand the range and diversity of allowable uses on all unincorporated lands zoned AG-II, and allow incidental food service at winery tasting rooms on lands zoned AG-I. The proposed Project would involve the development of a tiered permitting program, where permit requirements would vary depending on the scale and intensity of the proposed use and related development. Many uses would not require any additional development. Guided tours, educational experiences, and horseback riding, for example, would utilize existing infrastructure for operations and would not require additional construction or building modification. Other uses may involve the construction of accessory structures. For example, new structures up to 5,000 square feet (sf) would be allowed with a Zoning Clearance (ZC) or Land Use Permit (LUP) to support agricultural processing or agricultural product preparation. However, the specific construction details are unknown at this time and would vary considerably. Given the inability to effectively predict or anticipate the location and extent to which proposed uses and related development would occur throughout the Project area, it is difficult to assess specific wildfire hazard-related impacts. Therefore, the analysis of wildfire-related impacts from implementation of the proposed Project is programmatic. Regardless, any new uses and related development would have the potential to exacerbate risks related to wildfire.

Although specific risk levels vary, the county as a whole experiences annual cycles of elevated fire danger. Due to its low annual precipitation, highly flammable vegetation, and high velocity "sundowner" and "Santa Ana" winds, the county has routinely experienced major wildfires that threaten residents' safety and property. According to information obtained from CAL FIRE, much of the land in the county exists within CAL FIRE SRAs, and High and Very High FHSZs typically exist in rural, undeveloped unincorporated areas of the county, as well as within the WUI (CAL FIRE 2022). The greatest concentration of lands designated as Very High FHSZ exists along the Santa Ynez Mountains in the South Coast and Lompoc Valley regions, and along the San Rafael Mountains in the Santa Ynez Valley and Cuyama Valley regions. In these areas, the risk of fire ignition is heightened, especially during critical fire weather conditions with warm temperatures, low humidity, and strong winds.

During temporary construction activities, the operation of construction equipment, such as heavy construction machinery, welders, chainsaws, and other handheld power tools would temporarily

introduce new ignition sources into the area. However, all construction would be subject to BMPs, rules, and regulations that address and aim to minimize the risk of ignition during these activities. Such regulations can be found in Chapter 33 of the CFC, and include provisions relating to motorized construction equipment. For example, the CFC states that internal combustion-powered construction equipment shall be located so that exhausts do not discharge against combustible material, and that equipment fuel shall be stored in approved areas outside of structures. Other standard requirements include portable fire extinguishers, specifications for combustible waste removal, and Fire Protection Plans.

Following the completion of construction activities, operational ignition sources associated with the proposed uses and related development would be limited. However, with the addition of these uses there could be a small potential for wildfire ignition through vehicles (e.g., vehicle parking on flammable vegetation), cigarettes, or other ignition sources resulting from people congregating and socializing. These ignition sources would be addressed through the designation of vehicle parking areas on paved or gravel areas and the designation of smoking areas far away from flammable vegetation. These measures are already implemented for existing primary and secondary uses on unincorporated lands zoned AG-II and AG-I. Operationally, the operation of heavy equipment or machinery for industrial uses (e.g., agricultural processing or agricultural product preparation) could result in new ignition sources. However, the equipment used for these processes would be similar to existing equipment that already operates on agricultural lands. Additionally, operational equipment would be subject to relevant regulations and standards, similar to those described above for construction equipment, to minimize risk of ignition. Such standards address emissions from internal combustion engines (40 Code of Federal Regulations [CFR] Part 60, Subpart JJJJ and IIII), mobile source requirements from farm vehicles, engines, and equipment (USEPA's Mobile Source Air Toxics Program), and spill prevention control and countermeasures for oil and fuel storage (USEPA's SPCC for Agriculture).

Similarly, the use of campfires on campgrounds, which is a permitted use under the proposed Project, could increase risk of ignition. With regard to campfire, the campgrounds allowed under the proposed Project would be limited in size and scope and would be required to comply with rules relating to campgrounds developed by local, State, and Federal agencies. Such rules include safety measures such as required setback distances from structures, prohibition of unattended campfires, and fuel restrictions. In addition, with implementation of **MM WF-1 (Fire Prevention Plan)**, applicants would be required to notify SBCFD of plans for rural recreational uses that could introduce new wildfire ignition sources (e.g., campground fire rings).

Where required to support new uses, the proposed Project would introduce new development that could be at risk during a wildfire. Some of this development could occur within the Very High FHSZ, which covers approximately half of the Project area. However, new development would be limited to a small scale (i.e., 5,000 sf or less, in most cases) and would follow safety guidelines to minimize the risk of damage/destruction during a wildfire. Such guidelines include CFC and CBC construction requirements, policies and development standards in various CWPPs, and requirements from the SBCFD relating to defensible space and emergency access. Further, mandatory compliance with PRC Section 4291 would require projects to establish a 100-foot clearance between structures and highly flammable vegetation to create a defensible space. Implementation of these policies, development standards, and safety measures would reduce the risk of damage or injury by ensuring that future projects would minimize the potential for ignition and increase structural resistance to fire.

Additionally, all uses allowed under the proposed Project would be secondary and supplemental to existing agricultural uses, and would not introduce a new permanent or residential population. Where additional populations are introduced, they would be temporary visitors, and would be limited in number, size, and frequency.

Due to limits relating to scale, size, capacity, and frequency, County permit review and compulsory compliance with existing regulations for all projects, and implementation of **MM WF-1** to minimize potential of ignition from campground fires, project impacts on wildfire hazards would be *potentially significant but mitigable*.

Post-Wildfire Hazards

As previously described, the proposed Project would allow new uses, some of which would require development, in areas on agricultural lands that may be subject to high fire hazard. In addition to risks from wildfire, any additional development in these areas may be subject to risks from post-wildfire-related hazards, such as debris flows, mudslides, flooding, and drainage changes.

Major risk areas for these hazards include fire-scarred areas, where significant amounts of water have saturated soil and loosened material, as well as land with steep slopes and land along creeks and creek beds. Elevation and topographic features on agricultural lands in the county vary, but these features are present in some areas, particularly in the foothills of the Santa Ynez and San Rafael Mountains.

However, all development proposed as a result of the proposed Project would be required to follow standards and practices aiming to prevent post-wildfire hazards, such as those in the CFC and the Seismic Safety and Safety Element of the County's Comprehensive Plan. The Seismic Safety and Safety Element of the Comprehensive Plan is currently being updated to incorporate revised wildfire policies and actions and the revised MJHMP. Relevant policies and programs address planning and prevention for debris flows and mudslides in detail, and include a Debris Control Program. Additionally, as discussed above, debris flows occur in fire-scarred areas where a large amount of precipitation occurs and water has saturated soil and loosened material. These conditions are typically a result of torrential downpours or other severe weather events that limit activity and travel. Debris flows also present greater risk in areas with steep slopes and along creeks, whereas many of the agricultural zoned land that is included in the proposed project is located in low-lying, level areas, where the risk for debris flows is significantly lower. Lastly, any increases in population would be very small-scale and transitory/temporary, and thus considered insignificant.

Due to the County permit review process that would apply to all projects requiring additional development, the limited scale of new uses in terms of both construction and operation, and mandatory compliance with relevant policies and plans for all projects, impacts relating to post-wildfire hazards would be *insignificant*.

Impact WF-2. Proposed uses and related development enabled and streamlined for permitting under the proposed Project could require the installation or maintenance of associated infrastructure that may exacerbate fire risk.

Although all of the uses associated with the proposed Project would be secondary and supplemental to existing agricultural activities, some may require new development. Such development may also require the installation or upgrades to associated infrastructure (e.g., driveways or utilities). Similar to the new development itself, this associated infrastructure could also increase the potential for ignition and spread of a wildfire due to grading or operation of machinery. However, as previously

stated, all new construction would need to be compliant with existing regulations developed by the State (e.g., CFC), the County (e.g., Seismic Safety and Safety Element of the County's Comprehensive Plan), or other agencies (e.g., CWPPs and SBCFD fire prevention programs). Operation of associated infrastructure and development could also present risks, but would mainly be small-scale, as no County roadway improvements or utility-scale powerline improvements are anticipated as a result of the relatively small-scale development enabled by the proposed Project.

Some of the proposed development and associated infrastructure could require fuels management and/or defensible space programs. While these fuel management activities would reduce the potential for wildfire ignition or risk of property damage/loss during a wildfire, these activities could also contribute to potential impacts to other resources. For example, the development of defensible space affecting Environmentally Sensitive Habitat (ESH) could have an impact on biological resources (Section 3.4, *Biological Resources*). However, all projects involving new habitable structures requiring defensible space would undergo County permit review processes, and all potential secondary impacts would be identified and addressed.

Overall, associated infrastructure for proposed uses and related development would be small-scale and would follow wildfire management practices, and impacts would be *insignificant*.

3.14.4.3 Cumulative Impacts

As described in Section 3.0, *Environmental Impact Analysis*, the cumulative setting for the proposed Project involves a variety of policies and initiatives in the county, as well as development projects in the county and surrounding communities. Project impacts along with potential impacts from pending and current planning or development projects inform the cumulative impacts analysis. Such cumulative projects would range from programmatic projects such as the Utility-Scale Solar Comprehensive Plan Amendments, the Countywide Recreation Master Plan, and the County's 2023-2031 Housing Element Update, to individual projects such as the North Fork Ranch Tentative Parcel Map Project and various cannabis cultivation development projects. Certain proposed uses and related development allowed under the proposed Project could result in some limited site disturbance, grading, or site improvements, as well as temporary increases in population, which could result in increased risk of ignition, spread of wildfire, and exposure of visitors to wildfire risk and post-wildfire hazards on agricultural zoned lands. Cumulative projects, particularly the Countywide Recreation Master Plan, could also increase risk of ignition and population (even if temporary and transitory) in rural areas of the county. In the event of a fire, additional uses and proposed development under the proposed Project could exacerbate issues relating to evacuation and exposure to wildfire and post-wildfire pollutants and hazards when considered alongside other cumulative projects. However, as described in Section 3.13, *Transportation*, uses under the proposed Project are not anticipated to generate a substantial amount of additional trips to any given road, nor are they anticipated to result in a cumulatively considerable contribution to traffic along evacuation routes.

Additionally, wildfire hazards would be addressed on a case-by-case basis to mitigate impacts resulting from other individual projects. All development projects would be subject to development standards contained in the CBC, CFC, County General Plan Seismic Safety and Safety Element, various CWPPs, and other mitigating policies within relevant plans and policies. In addition, proposed uses and related development under the proposed Project would be distributed throughout the county, and the scale of uses allowed under the proposed Project is not anticipated to result in significant contribution to wildfire and post-wildfire related issues as a whole.

Due to these constraints, as well as the small-scale nature of many activities and the fact that larger, more intensive activities would be subject to County permit review, the proposed Project would not contribute to cumulative impacts to wildfire hazards, and impacts would be *insignificant.*

3.14.4.4 Proposed Mitigation

MM WF-1. Fire Prevention Plan. Applicants for rural recreational uses – including small-scale campgrounds as well as small-scale events and educational uses – would be required to develop and submit a Fire Prevention Plan. The Fire Prevention Plan would identify potential ignition sources (e.g., campfire rings), measures intended to reduce the potential for wildfire, and emergency access infrastructure in the event of a wildfire. The Fire Prevention Plan shall also identify emergency evacuation routes and shelter locations in the event of an emergency.

The Fire Prevention Plan shall be submitted to County P&D and SBCFD for review. The plan shall be updated and resubmitted, as necessary, should there be any changes to the conditions on the site (e.g., increased intensity of uses, additional uses). County P&D and SBCFD shall retain the ability to modify the conditions in the plan to address any safety issues that may arise.

Plan Requirements and Timing: The applicant/owner shall prepare and submit a Fire Prevention Plan to County P&D and SBCFD for review and approval prior to County issuance of use permits (for non-exempt uses).

Monitoring: County P&D and SBCFD shall review and approve the plan. The plan shall be updated and resubmitted, as necessary, should there be any changes to the conditions on the site.

3.14.4.5 Residual Impacts

Impact WF-1. Most uses that would be enabled by the proposed Project would not require additional development, or would require minimal development of accessory structures. New uses would generally be small-scale, with constraints on capacity and frequency, and would not introduce any new permanent residential population into the Project area. Given this scale, as well as County permit review that would occur for any projects requiring new development and mandatory compliance with applicable plans and policies for all projects, the proposed Project would not significantly exacerbate wildfire or post-wildfire hazards or risks. In addition, with implementation of **MM WF-1**, applicants would be required to notify SBCFD of plans for rural recreational uses that could introduce new wildfire ignition sources (e.g., campground fire rings). Therefore, residual impacts would be *potentially significant but mitigable*.

Impact WF-2. If as a result of new projects permitted under the proposed Project, additional development and uses require accessory infrastructure, construction and operation of this infrastructure would adhere to guidelines included in the CFC, CBC, Seismic Safety and Safety Element of the County's General Plan, various CWPPs, and SBCFD fire prevention programs. Larger individual projects would also undergo the County permit review process to ensure that no secondary impacts would result from said construction and operation. Therefore, residual impacts would be *insignificant*.

Chapter 4
Alternatives Analysis

4.1 Introduction

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an Environmental Impact Report (EIR) describe a range of reasonable alternatives to the project or to the location of the project that could feasibly avoid or reduce any significant environmental impacts while attaining the basic objectives of the project. This chapter describes three potential alternatives to the proposed Agricultural Enterprise Ordinance (Project) that were considered, analyzes potential physical environmental impacts resulting from these alternatives, compares these impacts to those that could result from the proposed Project, and identifies the Environmentally Superior Alternative. The purpose of this section is to provide sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Project.

Key provisions of CEQA Guidelines Section 15126.6 pertaining to the alternatives analysis are summarized below:

- The discussion of alternatives will focus on alternatives to the project or its location that are capable of avoiding or substantially reducing any significant effects of the project, even if those alternatives would impede to some degree the attainment of the Project Objectives or would be more costly.
- The "No Project Alternative" will be evaluated, along with its impacts. The No Project Alternative analysis will discuss the existing conditions at the time the Notice of Preparation (NOP) was published, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.
- The range of alternatives required in an EIR is governed by a "rule of reason;" therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. Alternatives will be limited to ones that would avoid or substantially lessen any of the significant effects of the project.
- For alternative locations, only locations that would avoid or substantially reduce any of the significant effects of the project need be considered for inclusion in the EIR.
- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

The range of feasible alternatives is selected and discussed in a manner that fosters meaningful public participation and informed decision-making. Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in CEQA Guidelines Section 15126.6[f][1]) are environmental impacts, economic viability, social and political acceptability, technological capacity, availability of infrastructure, general plan consistency, regulatory limitations, and jurisdictional boundaries. An EIR need not consider an alternative whose effects could not be reasonably identified, whose implementation is remote or speculative, or that would not achieve the basic project objectives.

4.1.1 Project Objectives

The objectives for the proposed Project are presented in Chapter 2, *Project Description,* and reiterated here for reference:

1. Promote the orderly development of supplemental agricultural uses and agritourism uses that protect, promote, and support local agricultural operations and the county's agricultural economy;
2. Develop a regulatory program that protects the public health, safety, and welfare; ensures compatibility with surrounding land uses; and minimizes potential adverse effects on people, communities, and other components of the environment;
3. Provide efficiency and clarity in the agricultural enterprise permit process, regulations, and standards; and,
4. Minimize potential adverse effects of proposed uses and activities on agricultural resources, the natural environment, natural resources, and wildlife, including riparian corridors, wetlands, sensitive habitats, and water resources.

4.1.2 Summary of Potentially Significant and Unavoidable Impacts

Based on the analysis provided in this EIR, the proposed Project would result in significant and unavoidable impacts related to criteria air pollutant emissions (Section 3.3, *Air Quality*), greenhouse gas (GHG) emissions (Section 3.7, *Greenhouse Gas Emissions*), and increases in countywide vehicle miles traveled (VMT) (Section 3.13, *Transportation*), as summarized below. Individual uses and related development under the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. These projects would not generate significant and unavoidable impacts individually, but depending on the extent to which property owners make use of the ordinance and the popularity of the uses, these projects could have collective impacts related to an increase in vehicle trips and mobile-source emissions.

- **Air Quality.** The proposed Project may generate cumulatively considerable new long-term mobile-source nitrogen oxide (NO_X) and reactive organic compound (ROC) emissions exceeding Santa Barbara County Air Pollution Control District (SBCAPCD) significance thresholds. These emissions would have a cumulatively considerable contribution to the South Central Coast Air Basin's (SCCAB's) nonattainment status for ozone (O_3) precursors.
- **Greenhouse Gas Emissions.** The proposed Project may generate new long-term GHG emissions exceeding the County's adopted interim GHG significance thresholds. Given the analysis of GHG emissions is cumulative in nature, the proposed Project would also result in a considerable contribution to a cumulatively significant impact related to GHG emissions.
- **Transportation.** The proposed Project may generate new vehicle trips, which would generate a net increase in countywide VMT that would exceed the County's adopted VMT thresholds and be inconsistent with CEQA Guidelines Section 15064.3(d). The contribution of the proposed Project to cumulative increases in total countywide roadway VMT would also be cumulatively considerable.

4.1.3 Alternatives Considered and Discarded

CEQA Guidelines Section 15126.6(c) requires that an EIR disclose alternatives that were considered and rejected for further analysis, and provide a brief explanation as to why such alternatives were eliminated from detailed consideration.

As described in Chapter 1, *Introduction*, the County engaged in stakeholder outreach to solicit input and comments on the uses and related development to be addressed by the proposed Agricultural Enterprise Ordinance, including workshops, public meetings and coordination with an ad hoc working group convened by Planning Commissioner John Parke. The scope of the proposed Project is based on direction from the Board of Supervisors at its hearing on November 17, 2020, and input provided to County staff as part of the following outreach efforts:

- Responses from 137 people to a public survey that was available during March 2021;
- Three virtual public workshops were held on March 24, July 15, and August 30, 2021;
- Two meetings of the Agricultural Advisory Committee were 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) was held on May 12, 2021;
- Four Agricultural Preserve Advisory Committee (APAC) meetings, including two meetings discussing farmstays (May 7 and July 9, 2021) and two meetings discussing the Agricultural Enterprise Ordinance (September 9 and November 5, 2022).
- Comments received in response to the three scoping documents circulated for public review as well as the virtual scoping meeting hosted on December 6, 2022 (Section 1.4, *Notice of Preparation and Scoping*).

During these meetings the County carefully considered the uses and the related development to be addressed in the proposed Agricultural Enterprise Ordinance. This included the size and frequency of uses that would be enabled and streamlined for permitting. The purpose of the alternatives analysis is to identify alternatives that would avoid or substantially reduce the severity of significant and unavoidable impacts that could result from the implementation of the proposed Project (CEQA Guidelines 15126.6[b]). Therefore, while a number of the scoping comments requested the consideration of the expansion of uses and related development under the proposed Agricultural Enterprise Ordinance, these suggested alternatives were discarded for further consideration in the EIR because they are focused on the scope of the proposed Project, rather than the avoidance or substantial reduction in significant and unavoidable impacts.

4.2 Alternatives Considered

The goal for developing possible alternative scenarios under CEQA is to identify other means to attain the Project Objectives while reducing or avoiding potentially significant environmental impacts that could result from the adoption of the proposed Project. A reasonable range of alternatives with the potential to attain the basic objectives of the proposed Project but avoid or substantially reduce significant impacts is analyzed below. Each alternative is discussed in relation to the objectives of the proposed Project. Alternatives selected for this analysis include:

- No Project Alternative (as required by CEQA Guidelines Section 15126.6[e])
- Alternative 1 — Reduced VMT Alternative
- Alternative 2 — Reduced Project Alternative

4.2.1 No Project Alternative

Under the No Project Alternative, the County would not approve the proposed Agricultural Enterprise Ordinance and therefore would not amend the Santa Barbara County Land Use and Development Code (LUDC) and the Article II, Coastal Zoning Ordinance (Article II CZO). Additionally, the County would not amend the Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules). The No Project Alternative would not change any of the current regulatory and permitting mechanisms that govern the uses and related development on unincorporated lands zoned Agricultural II (AG-II) or parcels with winery tasting rooms on lands zoned Agricultural I (AG-I).

As described in Chapter 1, *Introduction*, permitted uses on agriculturally zoned land include agriculture (e.g., crop cultivation, livestock grazing), single family dwellings, agricultural employee dwellings, and agricultural outbuildings (e.g., barns). More specialized agricultural uses (e.g., agricultural processing) or non-agricultural uses (e.g., campgrounds, commercial and noncharitable special events) are allowed on agriculturally zoned lands with a Minor Conditional Use Permit (MCUP) or Conditional Use Permit (CUP), regardless of size, which can be burdensome to obtain for small-scale uses. The No Project Alternative would not ease permit requirements for small-scale, ancillary uses intended to support the overall economic viability of agricultural operations while also maintaining the primary agricultural function, productivity, and character of these agricultural zoning districts. The No Project Alternative would not achieve the primary Project Objective of helping to sustain the economic viability and diversity of agricultural operations in unincorporated areas of Santa Barbara County.

4.2.2 Alternative 1 — Reduced VMT Alternative

As described in Section 3.13, *Transportation* implementation of the proposed Project would enable and streamline permitting for uses and related development that would result in a net increase in countywide VMT. Given the programmatic nature of the proposed Project and the lack of details regarding future uses and related development – including their specific locations – the trip generation and distribution along regional roadways cannot be accurately estimated at this time. However, considering the County's conservative thresholds for VMT impacts (Section 3.13.4.1, *Thresholds of Significance*), any net increase in countywide VMT associated with the proposed Project would result in a significant and unavoidable impact. Only the No Project Alternative (Section 4.2.1, *No Project Alternative*) would completely avoid this impact and the associated substantial contribution to a cumulatively considerable transportation impact.

The purpose of the Reduced VMT Alternative is to reduce the level of significant and unavoidable impacts to the maximum extent feasible by eliminating the largest trip generating uses. The Reduced VMT Alternative would revise the scope of the Agricultural Enterprise Ordinance by removing farmstays and eliminating the streamlined permitting tiers for campgrounds, small-scale events, and educational experiences and opportunities.[1] By eliminating these uses, this alternative would

[1] Although educational experiences and opportunities are not specifically enumerated as an allowed use in the LUDC and Article II CZO, many of the examples of the types of activities that qualify as an educational experience could be allowed

substantially reduce VMT impacts as well as related mobile-source criteria air pollutant and GHG emissions. In addition, for the supplemental small-scale agricultural processing and product preparation uses, this alternative would limit the source of the agricultural products that would be processed on the premises to Santa Barbara, Ventura, and San Luis Obispo counties. This alternative would require at least 51 percent of the products originate from the premises (i.e., that no more than 49 percent of the products to be produced on the premises may originate from off the premises). These limits are consistent with current zoning ordinance requirements for agricultural processing on agricultural lands. By retaining the current zoning ordinance limits on the sourcing of the products to be processed, this alternative would further reduce VMT compared to the proposed Project, and in turn, further reduce criteria air pollutant and GHG emissions. Table 4-1 summarizes the proposed changes to the low-level permit requirements for the supplemental small-scale agricultural processing and similar uses.

Table 4-1. Revised Permit Requirements under the Reduced VMT Alternative

Uses	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
Agricultural Processing Beyond the Raw State (small-scale) Agricultural Product Preparation Firewood Processing and Sales Lumber Processing/Milling Tree Nut Hulling	Same as proposed Project	In addition to the requirements of the proposed Project: • All materials to be processed shall originate within Santa Barbara, San Luis Obispo, and Ventura counties • No more than 49 percent of total volume of processed products may originate from off the premises	Same as proposed Project

Table 4-2 presents the VMT reduction that has been estimated for each of these uses under this alternative. While not specifically quantified below in Table 4-2, as previously described, the limitation on the source of the agricultural products would further reduce VMT and would likely also reduce the size of required development.

pursuant to the various different permit options under the temporary uses sections of the LUDC (Section 35.42.260) and the Article II CZO (Section 35-137).

Table 4-2. Estimated Reduction in Average Daily Trips by Development Type

Development Type Eliminated under Alternative 1	Estimated Size under the Proposed Project	Estimated Number of New Uses under the Proposed Project	ADT/ Use	Estimated Total Reduction in ADT under Alternative 1
Campgrounds (≤100 ac)	15 Sites	10	30	300
Campgrounds (100-320 ac)	20 Sites	15	40	800
Campgrounds (≥320 ac)	30 Sites	15	60	900
Farmstay	4 Bedrooms	30	13	195
Farmstay	6 Bedrooms	30	20	400
Other Education (≤100 ac)	80 Attendees	20	80	320
Other Education (100-320 ac)	120 Attendees	20	120	720
Other Education (≥320 ac)	150 Attendees	20	150	600
Small-Scale Events	80 Attendees	25	32	3,200
Small-Scale Events	120 Attendees	25	48	4,800
Small-Scale Events	150 Attendees	25	60	6,000

Notes: Refer to Table 3.13-10 and Appendix E for additional information regarding the trip generation assumptions for these uses.

The Reduced VMT Alternative would retain all of the other uses of the proposed Project as described and presented in Table 2-2. As such, this alternative would continue to involve amendments to the LUDC and the Article II CZO to establish the land use regulations for the proposed uses and related development. Additionally, this alternative would continue to include amendments to the County's Uniform Rules to address the compatibility of the proposed uses and related development on lands subject to a Williamson Act contract and to recognize compatible uses and related development on agricultural lands.

4.2.3 Alternative 2 — Reduced Project Alternative

As described in Section 2.3.1, *Project Overview*, the general purpose of the proposed Agricultural Enterprise Ordinance is to: 1) provide a broadened range of new and incidental allowed agricultural and non-agricultural uses to support the economic viability of agricultural operations; 2) establish a tiered permitting structure that would allow and streamline permitting for such compatible and supplemental uses on a majority of the County's agricultural lands; and 3) establish a streamlined permit process for larger structural agricultural developments. The Reduced Project Alternative would accomplish these goals, but would further limit the streamlined permitting tiers included in the ordinance.

Unlike the Reduced VMT Alternative, the Reduced Project Alternative would retain all of the uses included in the proposed Project. However, this alternative would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Similar to the Reduced VMT Alternative, for the supplemental small-scale agricultural processing and product preparation uses this alternative would also retain the current zoning ordinance limits related to the source of the agricultural products that are processed on the premises to Santa Barbara, Ventura, and San Luis Obispo counties. As described for the Reduced VMT Alternative, these limitations would require that at least 51 percent of the products originate from the premises (i.e., that no more than 49 percent of the products to be produced on the premises may originate from off the premises). Finally, this alternative would reduce

the potential for stacking[2] of overnight accommodations on participating parcels by allowing one campground or one farmstay per premises, but not both. Table 4-3 summarizes the changes to project requirements that must be met at each permit level.

Table 4-3. Revised Permit Requirements under the Reduced Project Alternative

Use	Exempt	Zoning Clearance or Land Use Permit (Inland) Coastal Development Permit (Coastal Zone)	Minor Conditional Use Permit (CUP) or CUP
Small-scale campground	Same as proposed Project except that an agricultural premises may host either a campground or a farmstay but not both.		
Farmstays	Same as proposed Project except that an agricultural premises may host either a farmstay or a campground but not both.		
Educational Experience or Opportunity	• Not more than 50 attendees per tour or educational experience • Not more than 24 days per year Annual Maximum Attendance • 1,200 attendees No new structures or additions requiring planning permits	• 51 to 80 attendees per tour or educational experience • Not more than 24 days per year Annual Maximum Attendance • 1,920 attendees One new agricultural enterprise accessory structure not to exceed 2,500 sf gross floor area	Same as proposed Project
Small-Scale Events (Mix and Match) (winery events are governed by winery ordinance and permits approved thereunder, LUDC Section 35.42.280)	• Not more than 50 attendees • Not more than 8 days per year • Not more than 2 days per month • No new structures or additions requiring planning permits	• 51 to 80 attendees • Not more than 12 days per year • Not more than 3 days per month • One new agricultural enterprise accessory structure not to exceed 2,500 square feet (sf) in gross floor area	Same as proposed Project
Agricultural Processing Beyond the Raw State (small-scale) Agricultural Product Preparation Firewood Processing and Sales Lumber Processing/Milling Tree Nut Hulling	Same as proposed Project	In addition to the requirements of the proposed Project: • All materials to be processed shall originate within Santa Barbara, San Luis Obispo, and Ventura counties • No more than 49 percent of total volume of processed products may originate from off the premises	Same as proposed Project

Note: Table 4-3 presents only the uses that would change compared to the proposed project. All other uses would be the same as the proposed Project.

[2] "Stacking" refers to the implementation of more than one use on a single premises. As described in Section 3.0, *Environmental Impact Analysis* stacking of rural recreational uses would have the potential to bring larger transient populations to an individual parcel.

4.3 Comparative Impact Analysis of Alternatives Considered

A description of environmental impacts under each alternative is provided below. Table 4-4 provides a summary of the comparative impacts of each alternative to the proposed Project.

4.3.1 No Project Alternative

Aesthetics and Visual Resources

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. The County's existing design standards would continue to apply to new buildings and structures on agriculturally zoned lands. These standards address height, setbacks, and lighting, described in the LUDC and Article II CZO, and, depending on location (typically within Community Plan areas), issues such as siting development, building coverage, and design review. Any new structures and exterior modifications/additions to existing structures would be required to comply with the policies in the County's Comprehensive Plan as well as the design standards in any applicable Design Overlay Zone District. More specialized agricultural uses or non-agricultural uses, if allowable, would continue to require permits (e.g., MCUP or CUP), which would include County-imposed conditions to avoid any potential impacts to aesthetics and visual resources and ensure consistency with the County's Comprehensive Plan policies. Therefore, impacts to aesthetics and visual resources under the No Project Alternative would be similar to but less adverse than those described in Section 3.1, *Aesthetics and Visual Resources*, and would be *insignificant*.

Agricultural Resources

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. Future development of agricultural lands potentially supporting important farmland, prime soils, or agricultural preserve contracted lands would occur under the County's existing regulatory framework, including existing standards for development of agricultural zoned lands provided in the LUDC, Article II CZO, and Uniform Rules. Compliance with existing relevant Comprehensive Plan policies, the LUDC, the Article II CZO, and the Uniform Rules, as well as the conditions of any required permits would continue to limit conversion of agricultural lands and ensure compatibility with agricultural uses. Impacts to agricultural resources under the No Project Alternative would be similar to but less adverse than those described in Section 3.2, *Agricultural Resources* and would be *insignificant*.

However, the No Project Alternative would not meet the intent of the proposed Project to provide added economic opportunities for agricultural operations and to incrementally improve the long-term economic viability of existing farms and ranches. Without a tiered permitting system, the

implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. Consequently, under the No Project Alternative, fewer farmers and ranchers would benefit from the supplemental income that would otherwise increase the economic viability of participating farms and ranches. The incremental decrease in pressure for conversion of agricultural lands to other uses or the subdivision of farms and ranches would not result, and the *beneficial* impact described for the proposed Project (Impact AG-3) would not be achieved under the No Project Alternative.

Air Quality

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. Without the streamlined implementation of the largest trip generating uses described for the proposed Project (including campgrounds, farmstays, small-scale events, and educational experiences and opportunities), the potentially significant and unavoidable impacts related to mobile-source emissions of NO_x and ROCs would not occur. Therefore, the impacts to air quality under the No Project Alternative would be substantially less adverse as compared to the proposed Project and would be *insignificant*.

Biological Resources

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. Development of permitted uses on agriculturally zoned lands under the No Project Alternative would be required to comply with existing relevant County Comprehensive Plan policies that protect biological resources, and may require site-specific studies or additional environmental review. Future development of existing permitted uses would also be required to adhere to policies outlined in Chapter 15B of the Santa Barbara County Code and Chapter 35, Article IX of the Santa Barbara County Code which protects watercourses and oak trees, respectively. Impacts to biological resources under the No Project Alternative would be similar to but less adverse than those described in Section 3.3, *Biological Resources* and would be *insignificant*.

Cultural Resources and Tribal Cultural Resources

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. The

development of permitted uses in areas that may contain prehistoric, historic archeological resources, and tribal cultural resources could result in potential impacts to cultural resources and tribal cultural resources. However, as described for uses and related development under the proposed Project, the development of permitted uses under the No Project Alternative would be subject to the objectives and policies in the County's Comprehensive Plan, the CLUP, and Article II CZO that require avoidance of impacts to historic and prehistoric cultural resources. Further, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological studies performed for projects subject to County permits, if necessary. Standard conditions, including those that informed the development of **MM CTCR-1, -2, -3, and -4** for the proposed Project, would also be required by the County, as necessary. Therefore, impacts to cultural resources and tribal cultural resources would be similar to but less adverse than those described in Section 3.5, *Cultural and Tribal Cultural Resources* and would be *insignificant*.

Geology and Soils

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. Nevertheless, development of permitted uses, including building modifications, under the No Project Alternative would be subject to the most current standards of the Santa Barbara County Code, the LUDC, and the Article II CZO. This would include compliance with the County Building Regulations which adopt California Building Code (CBC) standards by reference with local amendments as well as applicable County fire and/or environmental health standards. In addition, pursuant to Chapter 14 of the Santa Barbara County Code, applicants for a proposed use triggering the need for a grading or building permit for site improvements may be required to prepare and submit an engineering geology report and/or a geotechnical (soil) engineering report prepared by a licensed professional geologist or geotechnical engineer for review and approval by the County Building Official. Mandatory compliance with existing Santa Barbara County Environmental Health Services (EHS) permitting requirements (Chapter 18C of the County Code) would ensure that any proposed uses involving the construction, modification, or maintenance of on-site wastewater treatment systems (OWTS) would be implemented in a manner that would avoid impacts associated with soils that may have inadequate capacity to support on-site sewage disposal. Therefore, impacts to and from geologic and soil resources under the No Project Alternative would be similar to but less adverse than those described in Section 3.6, *Geology and Soils* and would be *insignificant*.

Greenhouse Gas Emissions

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. Without the development of the largest trip generating uses described for the proposed Project, including campgrounds, farmstays, small-scale

events, and educational experiences and opportunities, the potentially significant and unavoidable impacts related to mobile-source GHG emissions would not occur. Comparatively, the impacts related to GHG emissions under the No Project Alternative would be substantially less adverse as compared to the proposed Project and would be *insignificant*.

Hazards and Hazardous Materials

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. Development of permitted uses under the No Project Alternative would still be subject to mandatory compliance with existing Federal, State, and local regulations described in Section 3.8.3, *Regulatory Setting* – including the Resource Conservation and Recovery Act (RCRA), Hazardous Materials Release Response Plans and Inventory Act, Hazardous Waste Control Act, etc. – to ensure the continued safety of the surrounding public and environment. Uses requiring a grading permit would be subject to existing County permit review that would ensure future uses are compatible with any land use controls on the participating parcels and do not pose a substantial threat to humans or the environment from the risk of release of hazardous materials. These uses would also be required to comply with the procedures and regulations of California Geologic Energy Management Division (CalGEM), including the Construction Site Plan Review Program, which assists local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures. Therefore, impacts related to hazards and hazardous materials under the No Project Alternative would be similar to but less adverse than those described in Section 3.8, *Hazards and Hazardous Materials* and would be *insignificant*.

Hydrology and Water Quality Resources

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures. Development of permitted uses under the No Project Alternative would continue to be subject to the Conservation Element and Seismic Safety and Safety Element of the County's Comprehensive Plan as well as the Grading Ordinance (Chapter 14 of the Santa Barbara County Code) and the County's Storm Water Management Program. Individual projects that would disturb an area of 1 acre or more would have to comply with the requirements of the Construction General Permit (State Water Resources Control Board [SWRCB] Order No. 2012-0006-DQA) in addition to the County's policies and regulations to protect associated water quality.

With regard to groundwater use, the County would continue to require that an adequate and approved water source is available for the development of permitted uses under the No Project Alternative. However, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. Therefore, it is anticipated that overall water demand, including groundwater use, would be reduced as compared to the proposed Project. Permitted uses under the No Project Alternative would continue

be subject to Section 29-47, Discharge prohibitions, of Chapter 29 of the Santa Barbara County Code, which prohibit the discharge of pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards.

Overall, impacts related to surface water and groundwater under the No Project Alternative would be similar to but less adverse than those described in Section 3.9, *Hydrology and Water Quality* and would be *insignificant*.

Land Use and Planning

The No Project Alternative would not involve any amendments to the LUDC, Article II CZO, or the Uniform Rules. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. As such, the No Project Alternative would not meet the primary intent of the proposed Project to provide added economic opportunities for agricultural operations and to incrementally improve long-term economic viability existing farms and ranches. Under the No Project Alternative, the enabling of small-scale and supplemental uses, which could help sustain agricultural operations by providing supplemental income, would not result, and the *beneficial* impact to related plans, goals, and policies focused on agricultural resources (Impact LU-3) would not be achieved.

Noise

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP. Consequently, fewer agricultural operators would likely pursue these uses, including uses that would bring temporary populations to an agricultural premises for noise generating uses, such as special events and educational opportunities. Development of permitted uses under the No Project Alternative would continue to be subject to limitation on construction hours for grading and activities occurring within 1,600 feet of sensitive receptors (Section 3.10.2, *Regulatory Setting*). Operationally, permitted uses under the No Project Alternative would continue to be subject to the County's Nighttime Noise Restrictions. Overall, impacts related to noise under the No Project Alternative would be similar to but less adverse than those described in Section 3.11, *Noise* and would be *insignificant*.

Public Services, Utilities, Energy, and Recreation

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures, and fewer people visiting an agricultural premises. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses.

Similar to the proposed Project, the No Project Alternative would not be anticipated to create a permanent population increase that would create an increased demand for police, fire, schools, libraries, and recreation services. No relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities would occur under the No Project Alternative. No changes to water supply or wastewater treatment facility capacity, or landfill capacity would occur under the No Project Alternative. Similarly, the No Project Alternative would not generate an increased demand for electricity or natural gas. Therefore, impacts to public services, utilities, energy and recreation under the No Project Alternative would be similar to but less adverse than those described in Section 3.12, *Public Services, Utilities, Energy, and Recreation* and would be *insignificant*.

Transportation

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. Without the development of the uses described for the proposed Project, including the largest trip generating uses such as campgrounds, farmstays, small-scale events, and other educational experiences and opportunities, there would be no increase in annual countywide VMT, no substantial changes to travel patterns, and no effect on traffic safety. Transportation impacts under the No Project Alternative would be substantially less than those described for the proposed Project and would be *insignificant*.

Wildfire

Under the No Project Alternative, none of the uses and related development described for the proposed Project would be enabled or streamlined for permitting. Some of the uses would continue to be allowed under existing zoning regulations but with a MCUP or CUP, while other uses simply would not be allowed. Fewer agricultural operators would be expected to take advantage of the uses, and therefore, there would be less construction of related new buildings and structures, and fewer people visiting an agricultural premises. The development of permitted uses on agriculturally zoned lands could continue; however, without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. Development of permitted uses under the No Project Alternative would continue to be subject to best management practices (BMPs), rules, and regulations that address and aim to minimize the risk of fire ignition during these activities. Such regulations can be found in Chapter 33 of the California Fire Code (CFC) and Chapter 18C of the County Code and include provisions relating to motorized construction equipment. Permitted uses would also be required to comply with safety guidelines (Chapter 15 of the County Fire Code) to minimize the risk of damage/destruction during a wildfire including CFC and CBC requirements, policies, and development standards in various community wildfire protection plans (CWPPs), and requirements from the Santa Barbara County Fire Department (SBCFD) relating to defensible space and emergency access. Therefore, impacts related to wildfire under the No Project Alternative would be similar to but less adverse than those described in Section 3.14, *Wildfire* and would be *insignificant*.

Conclusion and Relationship to Project Objectives

Under the No Project Alternative, the County would not approve the proposed Agricultural Ordinance Enterprise. The No Project Alternative would not change any of the current regulatory and permitting mechanisms that govern the uses and related development on unincorporated lands zoned AG-II or for winery tasting rooms on lands zoned AG-I. As a result, adoption of the No Project Alternative would eliminate the significant and unavoidable impacts to air quality, GHG emissions, and transportation; however, the No Project Alternative would not achieve any of the Project Objectives. Without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive by requiring a MCUP or CUP, such that fewer agricultural operators would likely pursue these uses. As such, the No Project Alternative would not meet the primary intent of the proposed Project to provide added economic opportunities for agricultural operations and to incrementally improve long-term economic viability existing farms and ranches. Under the No Project Alternative, the *beneficial* impacts to agricultural resources (Impact AG-3) that could result by providing supplemental income to agricultural operations, and related plans, goals, and policies focused on agricultural resources (Impact LU-3) would not be achieved.

4.3.2 Alternative 1 – Reduced VMT Alternative

Aesthetics and Visual Resources

The Reduced VMT Alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, the Reduced VMT Alternative would continue to enable and streamline permitting for other uses involving new development or modification of existing agricultural structures within rural areas of the county. Similar to the proposed Project, these uses would potentially be visible from public viewing areas such as Scenic Highways or could otherwise obstruct scenic views. However, these uses would be small-scale, secondary, and supplemental to existing agricultural uses. At the lowest permit levels, new development would generally be limited to less than 5,000 sf in gross floor area while larger projects would require either a MCUP, CUP, or for the largest projects, a Development Plan (DVP). In any case, all permits would be subject to County permit review. Through this process, applicants proposing the construction of new structures would be required to prepare and submit site plans and building/structure elevations as part of the permit application. This County permit review would ensure that new uses and related development would be compatible with applicable development and design standards, such as those included in the LUDC and Article II CZO, and depending on location (typically within Community Plan areas), issues such as siting development, building coverage, and design review. Any new structures and exterior modifications/additions to existing structures would be required to comply with the policies in the County's Comprehensive Plan as well as the design standards in any applicable Design Overlay Zone District. As a result, impacts to scenic vistas, visual character, and light and glare would be similar to but less adverse than those described in Section 3.1, *Aesthetics and Visual Resources* and would be *insignificant*.

Agricultural Resources

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. The current zoning ordinance requires 51 percent of the materials to be processed on the premises to originate on the premises. The other 49 percent may originate from off the premises from farms within Santa Barbara, Ventura, and San Luis Obispo counties. It is anticipated that these limits would drive a demand for smaller locally serving facilities as compared to regional serving facilities that could result in a larger development footprint. In addition, these limits would continue to support local agricultural resources by allowing farmers to add value to their products before sale and distribution.

As described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses in areas that support important farmland, prime soils, and/or agricultural preserve contracted lands. Nevertheless, the proposed uses and related development under this alternative would continue to be ancillary to and supportive of existing agricultural land uses. The uses would not be inconsistent or incompatible with the primary agricultural use of the property and would not cause conversion of an agricultural property to a non-agricultural use. Additionally, while development to support these uses could result in the loss or overcovering of prime farmland, unique farmland, or farmland of statewide importance under the Farmland Monitoring and Mapping Program (FMMP), such loss of soils would be limited and could be somewhat less than might occur with the proposed Project. As described for the proposed Project, even with development of several different types of uses on one individual premises, direct conversion of agriculturally productive soils would be limited to a small percentage of participating premises. For future projects involving larger and/or more intensive uses, future County permit review would limit conversion of agricultural soils and interference with agricultural operations. Impacts to agricultural resources under this alternative would be similar but less adverse to those described in Section 3.2, *Agricultural Resources* and would be *insignificant*.

However, it should also be noted that the reduction of overnight accommodations under this alternative may reduce potential economic opportunities provided by the proposed Agricultural Enterprise Ordinance. The elimination of farmstays and the reduction in permit streamlining for small-scale campgrounds would substantially reduce (if not completely eliminate) the number of out-of-town visitors. This reduction of overnight accommodations may also inadvertently reduce the number of people that would otherwise take advantage of multiple uses during a multi-day trip. Under this alternative, fewer farmers and ranchers would benefit from the supplemental income that would increase the economic viability of participating farms and ranches. Under this alternative, the *beneficial* impact described for the proposed Project (Impact AG-3) may not be achieved to the same extent as the proposed Project.

Air Quality

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands that require 51 percent of the products to be produced on the premises to originate on the premises. The other 49 percent may originate from off the premises from farms within Santa Barbara, Ventura, and San Luis

Obispo counties. As previously described, it is anticipated that farmstays and small-scale campgrounds would draw out-of-town visitors from Los Angeles, Ventura, San Luis Obispo or other regional origins. As described in Section 3.3, *Air Quality*, the mobile-source emissions of NO_x and ROCs associated with the proposed Project would exceed the SBCAPCD Vehicle Source Emissions Thresholds (Table 3.3-3). While this alternative would continue to enable and streamline the permitting for other rural recreational uses and supplementary agricultural uses, these uses would be small-scale and locally serving. With the reduction of the largest trip generating uses, the potentially significant and unavoidable impacts related to mobile-source emissions of NO_x and ROCs would be substantially reduced. Therefore, the impacts to air quality under this alternative would be substantially less adverse as compared to the proposed Project and would be *insignificant*.

Biological Resources

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses in areas of the county that may contain sensitive plant and wildlife species or their habitats. As described for the proposed Project, County permit review for future uses and related development requiring ministerial or discretionary permits would assess the potential of adverse impacts to biological resources on a case-by-case basis. The implementation of **MM BIO-1** and **MM BIO-2** would require setbacks for sensitive habitats as well as protection of oak trees and other native trees. Future development would also be required to comply with Chapter 15B of the Santa Barbara County Code and Chapter 35, Article IX of the Santa Barbara County Code, which protect watercourses and oak trees, respectively. Additionally, future development would be subject to all Federal and State regulations concerning wetland and riparian habitats as well as special-status species and their habitat. The potential for impacts to biological resources under this alternative would be similar to those described in Section 3.4, *Biological Resources* and would be considered *potentially significant but mitigable*.

Cultural Resources and Tribal Cultural Resources

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would enable and streamline permitting for other rural recreational uses and supplementary agricultural uses in areas of the county that may contain prehistoric, historic archeological resources, and tribal cultural resources. As described for the proposed Project, future uses and related development under this alternative would be subject to the objectives and policies in the County's Comprehensive Plan, the CLUP, and Article II CZO that require avoidance of impacts to known historic and prehistoric cultural resources. Further, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological studies performed for projects subject to County permits, if necessary. Implementation of **MM CTCR-1** would ensure the completion of a historic architectural review and/or historical documentation for any structure that

is older than 50 years and proposed for major building modifications to support one or more of the proposed uses. **MM CTCR-2** would ensure that proposed uses and related development involving heavy construction equipment do not significantly impact known archaeological resources. Implementation of **MM CTCR-3** and **MM CTCR-4** would ensure appropriate measures are taken in the event of inadvertent discovery of a resource such that the proposed uses and related development do not significantly impact unknown archaeological resources. The potential for impacts to cultural resources under this alternative would be similar to those described in Section 3.4, *Cultural and Tribal Cultural Resources* and would be considered *potentially significant but mitigable*.

Geology and Soils

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses. As described for the proposed Project, all future development under this alternative, including building modifications, would be subject to the objectives and policies of the County's Comprehensive Plan, the CLUP, and Article II CZO, and Santa Barbara County Code as well as the standards of the LUDC. This would include compliance with the County Building Regulations, which adopt CBC standards by reference with local amendments, as well as applicable County fire, building, and/or environmental health standards. In addition, pursuant to Chapter 14 of the Santa Barbara County Code, applicants for a proposed use triggering the need for a grading or building permit for site improvements may be required to prepare and submit an engineering geology report and/or a geotechnical (soil) engineering report prepared by a licensed professional geologist or geotechnical engineer for review and approval by the County Building Official. Mandatory compliance with existing County/EHS permitting requirements would ensure that the proposed uses involving the construction, modification, or maintenance of OWTS would avoid impacts to soils that may have inadequate capacity to support on-site sewage disposal. Therefore, impacts to and from geologic and soil resources under this alternative would be similar to those described in Section 3.6, *Geology and Soils* and would be *insignificant*.

Greenhouse Gas Emissions

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands that require 51 percent of the products to be produced on the premises to originate on the premises. The other 49 percent may originate from off the premises from farms within Santa Barbara, Ventura, and San Luis Obispo counties. As previously described, it is anticipated that farmstays and small-scale campgrounds would draw out-of-town visitors from Los Angeles, Ventura, San Luis Obispo or other regional origins. As described in Section 3.7, *Greenhouse Gas Emissions*, the mobile-source emissions associated with the proposed Project would exceed the County's thresholds. While this alternative would continue to enable and streamline the permitting for some rural recreational uses and supplementary agricultural uses, these uses would be small-scale and more locally serving. With the removal and substantial reduction of the largest trip generating uses, the potentially significant and

unavoidable impacts related to mobile-source GHG emissions would be substantially reduced. Therefore, the impacts associated with GHG emissions under this alternative would be substantially less adverse as compared to the proposed Project and would be *insignificant*.

Hazards and Hazardous Materials

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses in areas of the county that may contain existing soil or groundwater contamination. Additionally, these uses could involve the transport, use, and disposal of hazardous materials and could result in an increased risk for release of hazardous materials. Future uses and related development under this alternative would be required to comply with existing Federal, State, and local regulations described in Section 3.8.3, *Regulatory Setting* – including RCRA, Hazardous Materials Release Response Plans and Inventory Act, Hazardous Waste Control Act, etc. – to ensure the continued safety of the surrounding public and environment. Uses requiring a grading permit would be subject to County permit review that would ensure future uses are compatible with any land use controls at the participating parcel and do not pose a substantial threat to humans or the environment from the risk of release of hazardous materials. These uses would also be required to comply with the procedures and regulation of CalGEM, including the Construction Site Plan Review Program, which assists local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures. Implementation of **MM HAZ-1** would require that all construction activities would cease in the immediate vicinity of the contamination until and investigation is conducted and a soil management plan and/or remediation plan is prepared. Therefore, impacts related to hazards and hazardous materials under this alternative would be similar to those described in Section 3.8, *Hazards and Hazardous Materials* and would be *potentially significant but mitigable*.

Hydrology and Water Quality Resources

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses that could involve development within close proximity to existing surface water features or otherwise affect groundwater resources. Development of permitted uses under this alternative would continue to be subject to the Conservation Element and the Seismic Safety and Safety Element of the County's Comprehensive Plan as well as the Grading Ordinance (Chapter 14 of the Santa Barbara County Code), and the County's Storm Water Management Program. Individual projects that would disturb an area of 1 acre or more would have to comply with the requirements of the Construction General Permit (SWRCB Order No. 2012-0006-DQA) in addition to the County's policies and regulations to protect associated water quality.

With regard to groundwater use, the County would continue to require that an adequate and approved water source is available for the development of permitted uses under this alternative.

Without campgrounds, farmstays, small-scale events, and other educational uses, it is anticipated that overall water demand, including groundwater use, would be reduced as compared to the proposed Project. Permitted uses under this alternative would continue be subject to Section 29-47, Discharge prohibitions, of Chapter 29 of the Santa Barbara County Code, which prohibit the discharge of pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards.

Overall, impacts related to surface water and groundwater under this alternative would be similar to but less adverse than those described in Section 3.9, *Hydrology and Water Quality* and would be *insignificant*.

Land Use and Planning

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. As described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses, which would be ancillary to and supportive of existing agricultural land uses. The uses would not be inconsistent or incompatible with the primary agricultural use of the property and would not cause conversion of an agricultural property to a non-agricultural use. As described for the proposed Project, future uses and related development associated with this alternative may involve potential vegetation removal and impacts to wildlife habitat (Section 3.4, *Biological Resources*), grading, cut and fill activities, temporary erosion and runoff, and water quality impacts (Sections 3.6, *Geology and Soils* and 3.9, *Hydrology and Water Quality*), and visual resource impacts (Section 3.1, *Aesthetics and Visual Resources*). The removal or elimination of permit streamlining for the largest trip generating uses would avoid impacts related to criteria air pollutant and GHG emissions (Section 3.3, *Air Quality* and Section 3.7, *Greenhouse Gas Emissions*), but VMT impacts would still remain due to the County's conservative significance threshold of no net increase in VMT countywide. Nevertheless, as with the proposed Project, this alternative would be potentially consistent with the goals and policies established in the County's plans and ordinances.

It should also be noted that the reduction of overnight accommodations under this alternative may reduce potential economic opportunities provided by the proposed Agricultural Enterprise Ordinance. The elimination of farmstays and the reduction in permit streamlining for small-scale campgrounds would substantially reduce (if not completely eliminate) the number of out-of-town visitors. This reduction of overnight accommodations may also inadvertently reduce the number of people that would otherwise take advantage of multiple uses. Under this alternative, fewer farmers and ranchers would benefit from the supplemental income that would increase the economic viability of participating farms and ranches. The incremental decrease in pressure for conversion of agricultural lands to other uses or the subdivision of farms and ranches and the associated *beneficial* impact to related plans, goals, and policies focused on agricultural resources (Impact LU-3) would not be achieved to the same extent as the described for the proposed Project.

Noise

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including

campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for other rural recreational uses and supplementary agricultural uses within rural areas of the county. New development related to these uses would continue to be subject to limitations on construction hours for grading and activities occurring within 1,600 feet of sensitive receptors (Section 3.10.2, *Regulatory Setting*). Operationally, these uses would also continue to be subject to the County's Nighttime Noise Restrictions. The removal permit streamlining for small-scale events would represent a decrease in potential exposures to amplified noise as all events would require a MCUP and undergo site-specific review for potential noise generating activities. However, given the size of potentially participating agricultural premises, and the relatively limited frequency of small-scale events described for the proposed Project, this would represent only a minor decrease in noise exposure. Overall, impacts related to noise under this alternative would be similar to but less adverse than those described in Section 3.11, *Noise* and would be *insignificant*.

Public Services, Utilities, Energy, and Recreation

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Similar to the proposed Project, this alternative would not be anticipated to create a permanent population increase that would create an increased demand for police, fire, schools, libraries, and recreation services. With the removal of farmstays and the elimination of permit streamlining for small-scale campgrounds, small-scale events, and educational experiences and opportunities transitory populations would be reduced as compared to the proposed Project. This alternative would not result in significant expansions of water, wastewater treatment or storm water drainage. Similarly, this alternative would not result in significant expansions of electric power, natural gas, or telecommunications facilities or changes to water supply, wastewater treatment facility capacity, or landfill capacity. With the removal of farmstays and the elimination of permit streamlining for small-scale campgrounds, small-scale events, and educational experiences overall utility demand would be reduced as compared to the proposed Project. Impacts to public services, utilities, energy, and recreation under this alternative would be similar to but less adverse than those described in Section 3.12, *Public Services, Utilities, Energy, and Recreation* and would be *insignificant*.

Transportation

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and by retaining current zoning ordinance requirements for agricultural processing on agricultural lands. The current zoning ordinance requires that 51 percent of the materials to be processed on the premises to originate on the premises. The other 49 percent may originate from off the premises from farms within Santa Barbara, Ventura, and San Luis Obispo counties.

As described for the proposed Project, site-specific construction activities would require only limited amounts of work and would not result in prolonged durations of construction activities. Construction-related increases in VMT would occur intermittently throughout the county and would be lower in volume than the operational vehicle trips and VMT.

Operationally, the removal of farmstays and elimination of permit streamlining would substantially reduce (if not completely eliminate) the number of out-of-town visitors coming from Los Angeles, Ventura, San Luis Obispo or other regional origins. Similarly, by retaining current zoning ordinance requirements for agricultural processing on agricultural lands, regional trip generation would be further reduced. The elimination of permit streamlining for small-scale events and educational experiences and opportunities would also reduce regional and local trip generation. As demonstrated by Table 4-2, this alternative would substantially reduce VMT as compared to the proposed Project; however, this alternative would not entirely eliminate the *significant and unavoidable* VMT impacts given the County's conservative significance threshold of no net increase in countywide VMT. Impacts related to construction and operational traffic safety as well as emergency access would remain similar to those described in Section 3.13, *Transportation* and would be *insignificant*.

Wildfire

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays, eliminating permit streamlining for the largest trip generating uses (including campgrounds, small-scale events, and educational experiences and opportunities), and retaining current zoning ordinance requirements for agricultural processing on agricultural lands. Nevertheless, as described for the proposed Project, this alternative would continue enable and streamline permitting for other rural recreational uses and supplementary agricultural uses within rural areas of the county. As described for the proposed Project, these uses and related development would continue to be subject to BMPs, rules, and regulations that address and aim to minimize the risk of ignition during these activities. Such regulations can be found in Chapter 33 of the CFC and Chapter 18C of the County Code and include provisions relating to motorized construction equipment. Permitted uses would also be required to comply with safety guidelines (Chapter 15 of the County Fire Code) to minimize the risk of damage/destruction during a wildfire including CFC and CBC requirements, policies, and development standards in various CWPPs, and requirements from the SBCFD relating to defensible space and emergency access. With the elimination of permit streamlining for small-scale campgrounds, small-scale events, and educational experiences and opportunities potential ignition sources would be reduced as compared to the proposed Project. **MM WF-1** would continue to require the preparation of a fire management plan for other rural recreational uses. Therefore, impacts related to wildfire under this alternative would be similar to but less adverse than those described in Section 3.14, *Wildfire* and would be *insignificant*.

Conclusion and Relationship to Project Objectives

This alternative would reduce the scope of the proposed Agricultural Enterprise Ordinance by removing farmstays and eliminating permit streamlining for the largest trip generating uses. As a result, this alternative would eliminate the significant and unavoidable impacts related to criteria air pollutants and GHG emissions. While the elimination of the largest trip generating uses would substantially reduce VMT (Table 4-2), it would not entirely eliminate the significant and unavoidable VMT impacts described for the proposed Project given the County's conservative significance threshold of no net increase in countywide VMT.

It should also be noted that the reduction of overnight accommodations under this alternative may reduce potential economic opportunities provided by the proposed Agricultural Enterprise Ordinance. The elimination of farmstays and the reduction in permit streamlining for small-scale campgrounds would substantially reduce (if not completely eliminate) the number of out-of-town visitors. This reduction of overnight accommodations may also inadvertently reduce the number of

people that would otherwise take advantage of multiple uses. Under this alternative, fewer farmers and ranchers would benefit from the supplemental income that would increase the economic viability of participating farms and ranches. The existing economic pressure for conversion or subdivision of existing agricultural lands would remain and the *beneficial* impacts to agricultural resources (Impact AG-3) and related plans, goals, and policies focused on agricultural resources (Impact LU-3) would not be achieved to the same extent as described for the proposed Project.

4.3.3 Alternative 2 – Reduced Project Alternative

Aesthetics and Visual Resources

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance limits related to small-scale agricultural processing and product preparation. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both. Similar to the proposed Project, the proposed uses and related development under this alternative would potentially be visible from public viewing areas such as Scenic Highways or could otherwise obstruct scenic views. However, as described for the proposed Project, these uses would remain small-scale, secondary, and supplemental to existing agricultural uses. At the lower permit levels, new development would generally limited to less than 2,500 sf in gross floor area while larger projects would require either a MCUP, CUP, or for the largest projects, a DVP. Applicants proposing the construction of new structures would be required to prepare and submit site plans and building/structure elevations as part of the permit application. The County permit review would ensure that new uses and related development would be compatible with applicable development and design standards. Any new structures and exterior modifications/additions to existing structures would be required to comply with the policies in the County's Comprehensive Plan as well as the design standards in any applicable Design Overlay Zone District. As a result, impacts to scenic vistas, visual character, and light and glare would be similar to but less adverse than those described in Section 3.1, *Aesthetics and Visual Resources* and would be *insignificant*.

Agricultural Resources

As previously described, this alternative would retain the current zoning ordinance limits related to small-scale agricultural processing and product preparation. The current zoning ordinance requires 51 percent of the materials to be processed on the premises to originate on the premises. The other 49 percent may originate from off the premises from farms within Santa Barbara, Ventura, and San Luis Obispo counties. It is anticipated that these limits would drive a demand for smaller locally serving facilities as compared to regional serving facilities that could result in a larger development footprint. In addition, these limits would continue to support local agricultural resources by allowing farmers to add value to their products before sale and distribution. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both.

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project (Table 4-3). Nevertheless, this alternative would continue to enable and streamline permitting for rural

recreational uses and supplementary agricultural uses in areas that support important farmland, prime soils, and/or agricultural preserve contracted lands. As described for the proposed Project the uses would not be inconsistent or incompatible with the primary agricultural use of the property and would not cause conversion of an agricultural property to a non-agricultural use. Additionally, while development to support these uses could result in the loss or overcovering of prime farmland, unique farmland, or farmland of statewide importance under the FMMP, such loss of soils would be limited and could be somewhat less than might occur with the proposed Project. As described for the proposed Project, even with development of several different types of uses on one individual premises, direct conversion of agriculturally productive soils would be limited to a small percentage of participating premises. For future projects involving larger and/or more intensive uses, future County permit review would limit conversion of agricultural soils and interference with agricultural operations. Impacts to agricultural resources under this alternative would be similar but less adverse to those described in Section 3.2, *Agricultural Resources* and would be *insignificant*.

It should also be noted that unlike the Reduced VMT Alternative, this alternative would still allow for one farmstay or one campground per premises. While this limitation would limit the number of transient visitors to any one site as compared to the proposed Project, by continuing to enable and streamlining permitting for these overnight accommodations this alternative would not reduce the number of out-of-town guests and/or people that would take advantage of multiple uses over one multi-day trip. Therefore, the *beneficial* impact described for the proposed Project (Impact AG-3) would still be achieved, though not to the full extent as described for the proposed Project.

Air Quality

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project (Table 4-3). Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance limits related to small-scale agricultural processing and product preparation. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both. As compared to the proposed Project this alternative, it is expected that this alternative would reduce VMT and associated mobile-source criteria air pollutant emissions. However, this alternative would not achieve the same reduction as the Reduced VMT Alternative due to the retention of farmstays and streamlined permitting for small-scale campgrounds, small-scale events, and educational experiences and opportunities. Therefore, the mobile-source emissions of NO_x and ROCs associated with this alternative may be reduced, but would still be likely to exceed the SBCAPCD Vehicle Source Emissions Thresholds. The impacts to air quality under this alternative would be slightly less adverse as compared to the proposed Project but would remain *significant and unavoidable*.

Biological Resources

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses in areas of the county that may contain sensitive plant and wildlife species or their habitats. As described for the proposed Project, the County permit review process for future uses and related development requiring ministerial or discretionary permits would assess the

potential of adverse impacts to biological resources on a case-by-case basis. The implementation of **MM BIO-1** and **MM BIO-2** would require setbacks for sensitive habitats as well as protection of oak trees and other native trees. Future development would also be required to comply with Chapter 15B of the Santa Barbara County Code and Chapter 35, Article IX of the Santa Barbara County Code, which protect watercourses and oak trees, respectively. Additionally, future development would be subject to all Federal and State regulations concerning wetland and riparian habitats as well as special-status species and their habitat. The potential for impacts to biological resources under this alternative would be similar to those described in Section 3.4, *Biological Resources* and would be considered *potentially significant but mitigable*.

Cultural Resources and Tribal Cultural Resources

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses in areas of the county that may contain prehistoric, historic archeological resources, and tribal cultural resources. As described for the proposed Project, future uses and related development under this alternative would be subject to the objectives and policies in the County's Comprehensive Plan, the CLUP, and Article II CZO that require avoidance of impacts to known historic and prehistoric cultural resources. Further, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological studies performed for projects subject to County permits, if necessary. Implementation of **MM CTCR-1** would ensure the completion of a historic architectural review and/or historical documentation for any structure that is older than 50 years and proposed for major building modifications to support one or more of the proposed uses. **MM CTCR-2** would ensure that proposed uses and related development involving heavy construction equipment do not significantly impact known archaeological resources. Implementation of **MM CTCR-3** and **MM CTCR-4** would ensure appropriate measures are taken in the event of inadvertent discovery of a resource such that the proposed uses and related development do not significantly impact unknown archaeological resources. The potential for impacts to cultural resources under this alternative would be similar to those described in Section 3.4, *Cultural and Tribal Cultural Resources* and would be considered *potentially significant but mitigable*.

Geology and Soils

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses. As described for the proposed Project, all future development under this alternative, including building modifications, would be subject to the objectives and policies of the County's Comprehensive Plan, the CLUP, and Article II CZO, and Santa Barbara County Code as well as the standards of the LUDC. This would include compliance with the County Building Regulations, which adopt CBC standards by reference with local amendments, as well as applicable County fire, building, and/or environmental health standards. In addition, pursuant to Chapter 14 of the Santa Barbara County Code, applicants for a proposed use triggering the need for a grading or building permit for site improvements may be required to prepare

and submit an engineering geology report and/or a geotechnical (soil) engineering report prepared by a licensed professional geologist or geotechnical engineer for review and approval by the County Building Official. Mandatory compliance with existing County/EHS permitting requirements would ensure that the proposed uses involving the construction, modification, or maintenance of OWTS would avoid impacts to soils that may have inadequate capacity to support on-site sewage disposal. Therefore, impacts to and from geologic and soil resources under this alternative would be similar to those described in Section 3.6, *Geology and Soils* and would be *insignificant*.

Greenhouse Gas Emissions

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project (Table 4-3). Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance limits related to small-scale agricultural processing and product preparation. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both. As compared to the proposed Project this alternative, it is expected that this alternative would reduce VMT and associated mobile-source GHG emissions. However, this alternative would not achieve the same reduction as the Reduced VMT Alternative due to the retention of farmstays and streamlined permitting for small-scale campgrounds, small-scale events, and educational experiences and opportunities. Therefore, impacts associated with GHG emissions under this alternative would be slightly less adverse as compared to the proposed Project but would remain *significant and unavoidable*.

Hazards and Hazardous Materials

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses in areas of the county that may contain existing soil or groundwater contamination. Additionally, these uses could involve the transport, use, and disposal of hazardous materials and could result in an increased risk for release of hazardous materials. As described for the proposed Project, future uses and related development under this alternative would be required to comply with existing Federal, State, and local regulations described in Section 3.8.3, *Regulatory Setting* – including RCRA, Hazardous Materials Release Response Plans and Inventory Act, Hazardous Waste Control Act, etc. – to ensure the continued safety of the surrounding public and environment. Uses requiring a grading permit would be subject to existing County permit review that would ensure future uses are compatible with any land use controls at the participating parcel and do not pose a substantial threat to humans or the environment from the risk of release of hazardous materials. These uses would also be required to comply with the procedures and regulation of CalGEM, including the Construction Site Plan Review Program, which assists local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures. Implementation of **MM HAZ-1** would require that all construction activities would cease in the immediate vicinity of the contamination until and investigation is conducted and a soil management plan and/or remediation plan is prepared. Therefore, impacts related to hazards and hazardous materials under this alternative would be similar to those described in Section 3.8, *Hazards and Hazardous Materials* and would be *potentially significant but mitigable*.

Hydrology and Water Quality Resources

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses that could involve development within close proximity to existing surface water features or otherwise affect groundwater resources. Development of permitted uses under this alternative would continue to be subject to the Conservation Element and the Seismic Safety and Safety Element of the County's Comprehensive Plan as well as the Grading Ordinance (Chapter 14 of the Santa Barbara County Code), and the County's Storm Water Management Program. Individual projects that would disturb an area of 1 acre or more would have to comply with the requirements of the Construction General Permit (SWRCB Order No. 2012-0006-DQA) in addition to the County's policies and regulations to protect associated water quality.

With regard to groundwater use, the County would continue to require that an adequate and approved water source is available for the development of permitted uses under this alternative. Permitted uses under this alternative would continue be subject to Section 29-47, Discharge prohibitions, of Chapter 29 of the Santa Barbara County Code, which prohibit the discharge of pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards.

Overall, impacts related to surface water and groundwater under this alternative would be similar to those described in Section 3.9, *Hydrology and Water Quality* and would be *insignificant*.

Land Use and Planning

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance limits related to small-scale agricultural processing and product preparation. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both.

This alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses, which would be ancillary to and supportive of existing agricultural land uses. The uses would not be inconsistent or incompatible with the primary agricultural use of the property and would not cause conversion of an agricultural property to a non-agricultural use. As described for the proposed Project, future uses and related development associated with this alternative may involve potential vegetation removal and impacts to wildlife habitat (Section 3.4, *Biological Resources*), grading, cut and fill activities, temporary erosion and runoff, and water quality impacts (Sections 3.6, *Geology and Soils* and 3.9, *Hydrology and Water Quality*), and visual resource impacts (Section 3.1, *Aesthetics and Visual Resources*). The reductions in some of the highest VMT generating uses would slightly reduce, but not avoid impacts related to criteria air pollutant and GHG emissions (Section 3.3, *Air Quality* and Section 3.7, *Greenhouse Gas Emissions*). Similarly, VMT impacts would still remain due to the County's conservative significance threshold of no net increase in VMT

countywide. Nevertheless, as with the proposed Project, this alternative would be potentially consistent with the goals and policies established in the County's plans and ordinances.

It should also be noted that unlike the Reduced VMT Alternative, this alternative would still allow for one farmstay or one campground per premises. While could limit the number of transient visitors to any one site as compared to the proposed Project, by continuing to enable and streamlining permitting for these overnight accommodations this alternative would not reduce the number of out-of-town guests and/or people that would take advantage of multiple uses over one multi-day trip. Therefore, the *beneficial* impact described for the proposed Project (Impact LU-3) would still be achieved, though not to the full extent as described for the proposed Project.

Noise

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses within rural areas of the county. New development related to these uses would continue to be subject to limitations on construction hours for grading and activities occurring within 1,600 feet of sensitive receptors (Section 3.10.2, *Regulatory Setting*). Operationally, these uses would also continue to be subject to the County's Nighttime Noise Restrictions. The downward revisions to the frequency and size of small-scale events qualifying for exemptions or low-level permits would represent a decrease in potential exposures to amplified noise. However, given the size of potentially participating agricultural premises, and the relatively limited frequency of small-scale events described for the proposed Project, this would represent only a minor decrease in noise exposure. Overall, impacts related to noise under this alternative would be similar to but slightly less adverse than those described in Section 3.11, *Noise* and would be *insignificant*.

Public Services, Utilities, Energy, and Recreation

Similar to the proposed Project, this alternative would not create population growth and would not lead to an increased demand in public services including police protection, fire protection, schools, libraries, and recreation. This alternative would not result in significant expansions of water, wastewater treatment or storm water drainage. Similarly, this alternative would not result in significant expansions of electric power, natural gas, or telecommunications facilities or changes to water supply, wastewater treatment facility capacity, or landfill capacity. Uses under this alternative may also have slightly reduced utility demands due to downward revisions to the uses qualifying for exemptions or low-level permits (e.g., small-scale events as well as educational experiences and opportunities). Overall, impacts to public services, utilities, energy, and recreation associated with this alternative would be similar to but slightly less adverse than those described in Section 3.12, *Public Services, Utilities, Energy, and Recreation* and would be *insignificant*.

Transportation

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project (Table 4-3). Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance

limits related to small-scale agricultural processing and product preparation. The current zoning ordinance requires 51 percent of the materials to be processed on the premises to originate on the premises. The other 49 percent may originate from off the premises from farms within Santa Barbara, Ventura, and San Luis Obispo counties. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both.

As described for the proposed Project, site-specific construction activities would require only limited amounts of work and would not result in prolonged durations of construction activities. Construction-related increases in VMT would occur intermittently throughout the county and would be lower in volume than the operational vehicle trips and VMT.

Operationally, the downward revisions to the uses qualifying for exemptions or low-level permits (e.g., small-scale events as well as educational experiences and opportunities) would be expected to reduce VMT. Similarly, as described for the Reduced VMT Alternative, the by retaining current zoning ordinance requirements for agricultural processing on agricultural lands, regional trip generation would be further reduced. However, this alternative would continue to retain farmstays and would streamline permitting for small-scale campgrounds. Therefore, it is anticipated that this alternative would not reduce regional trip generation to the same extent as the Reduce VMT Alternative. This alternative would slightly reduce VMT impacts as compared to the proposed Project, however, it would not do so to the same extent as the Reduced VMT Alternative. VMT impacts would remain *significant and unavoidable* given the County's conservative significance threshold of no net increase in countywide VMT. Impacts related to construction and operational traffic safety as well as emergency access would remain similar to those described in Section 3.13, *Transportation* and would be *insignificant*.

Wildfire

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project. Nevertheless, as described for the proposed Project, this alternative would continue to enable and streamline permitting for rural recreational uses and supplementary agricultural uses within rural areas of the county. As described for the proposed Project, these uses and related development would continue to be subject to BMPs, rules, and regulations that address and aim to minimize the risk of ignition during these activities. Such regulations can be found in Chapter 33 of the CFC and Chapter 18C of the County Code and include provisions relating to motorized construction equipment. Permitted uses would also be required to comply with safety guidelines (Chapter 15 of the County Fire Code) to minimize the risk of damage/destruction during a wildfire including CFC and CBC requirements, policies, and development standards in various CWPPs, and requirements from the SBCFD relating to defensible space and emergency access. **MM WF-1** would continue to require the preparation of a fire management plan for other rural recreational uses. Therefore, impacts related to wildfire under this alternative would be similar to those described in Section 3.14, *Wildfire* and would be *insignificant*.

Conclusion and Relationship to Project Objectives

This alternative would retain all of the uses that are in included in the proposed Project but would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project (Table 4-3). Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance

limits related to small-scale agricultural processing and product preparation. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both.

As compared to the proposed Project this alternative, it is expected that this alternative would reduce VMT and associated mobile-source GHG emissions. However, this alternative would not achieve the same reduction as the Reduced VMT Alternative due to the retention of farmstays and streamlined permitting for small-scale campgrounds, small-scale events, and educational experiences and opportunities. Therefore, impacts associated with criteria air pollutant and GHG emissions under this alternative would remain *significant and unavoidable*. Similarly, while VMT impacts would be reduced as compared to the proposed Project, this alternative it would not entirely eliminate the *significant and unavoidable* VMT impacts described for the proposed Project given the County's conservative significance threshold of no net increase in countywide VMT.

It should also be noted that unlike the Reduced VMT Alternative, this alternative would still allow for one farmstay or one campground per premises. While this limitation would limit the number of transient visitors to any one site as compared to the proposed Project, by continuing to enable and streamlining permitting for these overnight accommodations this alternative would not reduce the number of out-of-town guests and/or people that would take advantage of multiple uses over one multi-day trip. Therefore, the *beneficial* impact described for the proposed Project (Impact LU-3) would still be achieved, though not to the full extent as described for the proposed Project.

4.4 Environmentally Superior Alternative

CEQA Guidelines Section 15126.6(E)(2) requires that an analysis of alternatives identify an environmentally superior alternative among the alternatives evaluated in the EIR. In general, the environmentally superior alternative as defined by CEQA should minimize adverse impacts to the project site and its surrounding environment.

Table 4-4 below compares the environmental impacts of the proposed Project and the alternatives considered for full analysis. Of the alternatives considered, the No Project Alternative eliminates the significant and unavoidable impacts identified for the proposed Project; therefore, it is environmentally superior to any project that would lead to a change in existing conditions. However, the No Project Alternative would not achieve any of the Project Objectives. Without a tiered permitting system, the implementation of small-scale, secondary, supplemental uses would continue to be time consuming and often cost prohibitive. As such, the No Project Alternative would not meet the primary intent of the proposed Project to provide added economic opportunities for agricultural operations and to incrementally improve long-term economic viability for existing farms and ranches. Under the No Project Alternative, the *beneficial* impacts to agricultural resources (Impact AG-3) and related plans, goals, and policies focused on agricultural resources (Impact LU-3) would not be achieved. Further, CEQA Guidelines Section 15126.6 also states that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

According to CEQA Guidelines Section 15126.6(a), the purpose of an alternatives analyses is to identify alternative developments that would feasibly attain most of the basic objectives of the project but that would avoid or substantially reduce any of the significant effects of the proposed Project. Alternative 1, the Reduced VMT Alternative, would reduce the scope of the proposed Agricultural

Enterprise Ordinance by eliminating permit streamlining for the largest trip generating uses, including campgrounds, farmstays, small-scale events, and educational experiences and opportunities. While this alternative would continue to enable and streamline the permitting for some rural recreational uses and supplementary agricultural uses, these uses would be smaller in scope and locally serving. With the removal of the largest trip generating uses, the potentially significant and unavoidable impacts related to criteria air pollutant and GHG emissions would be *insignificant*. However, while the elimination of the largest trip generating uses would substantially reduce VMT (Table 4-2), it would not entirely eliminate the *significant and unavoidable* VMT impacts described for the proposed Project given the County's conservative significance threshold of no net increase in VMT countywide.

Alternative 2, the Reduced Project Alternative would revise downward the levels of intensity for several of the highest VMT generating uses that could otherwise qualify for an exemption or low-level permit under the proposed Project (Table 4-3). Similar to the Reduced VMT Alternative, this alternative would retain the current zoning ordinance limits related to small-scale agricultural processing and product preparation. Finally, this alternative would reduce the potential for stacking of uses by allowing one farmstay or one campground per premises, but not both.

As compared to the proposed Project, it is expected that this alternative would reduce VMT and associated mobile-source GHG emissions. However, this alternative would not achieve as great a reduction as the Reduced VMT Alternative due to the retention of farmstays, small-scale campgrounds, small-scale events, and educational experiences and opportunities. Therefore, impacts associated with criteria air pollutant and GHG emissions under this alternative would remain *significant and unavoidable*. Similarly, while VMT impacts would be reduced as compared to the proposed Project, this alternative would not entirely eliminate the *significant and unavoidable* VMT impacts described for the proposed Project given the County's conservative significance threshold of no net increase in countywide VMT.

Other than the No Project Alternative, none of the alternatives would avoid the significant and unavoidable impacts related to VMT. Alternative 1, the Reduced VMT Alternative, is considered the Environmentally Superior Alternative since it would substantially reduce significant and unavoidable impacts related to criteria air pollutant and GHG emissions to a level of insignificant impact. However, the removal of farmstays and the elimination of permit streamlining for small-scale campgrounds may reduce the potential economic opportunities provided by the proposed Agricultural Enterprise Ordinance. The elimination of farmstays and the reduction in permit streamlining for small-scale campgrounds would substantially reduce (if not completely eliminate) the number of out-of-town visitors. This reduction of overnight accommodations may also inadvertently reduce the number of people that would otherwise take advantage of multiple uses during a multi-day trip. Under the Reduced VMT Alternative, the beneficial impacts to agricultural resources (Impact AG-3) and related plans, goals, and policies focused on agricultural resources (Impact LU-3) would not be achieved to the same extent as described for the proposed Project.

Table 4-4. Comparison of Agricultural Enterprise Ordinance Alternatives

Environmental Resource	Proposed Project	No Project Alternative	Alternative 1 — Reduced VMT Alternative	Alternative 2 — Reduced Project Alternative
Aesthetics and Visual Resources	Insignificant	Less Adverse	Less Adverse	Less Adverse
Agricultural Resources	Insignificant / Beneficial	Less Adverse / Less Beneficial	Less Adverse / Less Beneficial	Less Adverse / Slightly Less Beneficial
Air Quality	Significant and Unavoidable	Substantially Less Adverse	Substantially Less Adverse	Slightly Less Adverse
Biological Resources	Potentially Significant but Mitigable	Less Adverse	Similar	Similar
Cultural and Tribal Cultural Resources	Potentially Significant but Mitigable	Less Adverse	Similar	Similar
Geology and Soils	Insignificant	Less Adverse	Similar	Similar
Greenhouse Gas Emissions	Significant and Unavoidable	Substantially Less Adverse	Substantially Less Adverse	Slightly Less Adverse
Hazards and Hazardous Materials	Potentially Significant but Mitigable	Less Adverse	Similar	Similar
Hydrology and Water Resources	Insignificant	Less Adverse	Less Adverse	Similar
Land Use and Planning	Insignificant / Beneficial	Less Beneficial	Similar / Less Beneficial	Similar / Slightly Less Beneficial
Noise	Insignificant	Less Adverse	Less Adverse	Slightly Less Adverse
Public Services, Recreation, Energy, and Utilities	Insignificant	Less Adverse	Less Adverse	Slightly Less Adverse
Transportation	Significant and Unavoidable	Substantially Less Adverse	Slightly Less Adverse	Slightly Less Adverse
Wildfire	Insignificant	Less Adverse	Less Adverse	Similar
Meet Project Objectives?	Yes	No	Yes, but to a Lesser Extent	Yes, but to a Slight Lesser Extent
Reduce Significant and Unavoidable Impacts?	--	Yes	Partially	Partially

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Chapter 5
Other CEQA Considerations

This section presents the evaluation of additional considerations required by the California Environmental Quality Act (CEQA) that are not covered within the other sections of this Environmental Impact Report (EIR) for the proposed Agricultural Enterprise Ordinance (Project). CEQA Guidelines Section 15126 requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. Accordingly, in addition to the analysis provided in Chapter 3, *Environmental Impact Analysis*, this EIR must identify growth-inducing impacts and significant irreversible environmental changes that would potentially result from implementation of the proposed Project. Accordingly, other CEQA considerations include significant unavoidable environmental effects of the proposed Project, significant irreversible environmental changes, growth-inducing impacts (including removal of obstacles to growth), and resource areas that are found not to be significant.

5.1 Significant Unavoidable Environmental Effects

CEQA Guidelines Section 15126.2(b) requires that an EIR describe any significant impacts that cannot be avoided, even with implementation of feasible mitigation measures. Where there are significant impacts, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Based on the analysis presented in this EIR, implementation of the proposed Project would create significant impacts to air quality, greenhouse gas (GHGs) emissions, and transportation. No feasible mitigation measures are available to reduce trip generation associated with the proposed Project or the associated increases in mobile-source criteria pollutant and GHG emissions.

Under CEQA Guidelines Section 15065, when an EIR demonstrates that implementation of a proposed project will cause significant and unavoidable impacts, the agency must issue a Statement of Overriding Considerations before approving the proposed project. A Statement of Overriding Considerations is a report of the lead agency's findings regarding the merits of approving a proposed project despite its significant environmental impacts and reflects the balancing of competing public objectives. Therefore, the County will be required to adopt a Statement of Overriding Considerations to address the significant impacts identified above and discussed in detail in Section 3.0, *Environmental Impact Analysis.* In this instance, the County may weigh the long-term benefits of the proposed Project, such as providing support for local agricultural operations, providing additional economic opportunities to help maintain the viability of agricultural lands. To facilitate consideration of these issues, this EIR discloses potential impacts and provides a range of alternatives to the proposed Project that could more fully alleviate environmental concerns. In addition, Section 3.10, *Land Use and Planning,* provides an overview of the County's policy context, which provides information on how the proposed Project meets several important County policy objectives and where it may raise concerns over consistency with other County policies. All this information should be reviewed when considering the proposed Project.

5.2 Significant Irreversible Environmental Changes

CEQA Guidelines Section 15126.2(c) requires a discussion of:

> "…*significant irreversible environmental changes which would be caused by the proposed project should it be implemented. Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified*."

Analysis of environmental impacts of the proposed Project considers effects on the environment from future uses and related development anticipated under the proposed Project. Many of the uses enabled and streamlined by the proposed Project would utilize existing infrastructure and would not require additional development. Other uses would require small-scale buildings or structures. The proposed uses and related development described for the proposed Project would entail the commitment of non-renewable energy resources; human resources; and small amounts of other resources such as sand and gravel, asphalt, steel, copper, lead, other metals, and water resources, most of which are non-renewable or locally limited resources. Resources that would be permanently and continually consumed during the life of the proposed Project include water, electricity, transportation fuels, and miscellaneous materials to be used as supplies for certain uses; however, the amount and rate of consumption of these resources would not result in the inefficient or wasteful use of resources, as further described in Section 3.12, *Public Services, Utilities, Energy, and Recreation*. Compliance with all State and County regulations, development standards, and applicable building codes would ensure that natural resources are conserved to the maximum extent feasible. Additionally, it is possible that new technologies or systems will emerge in the future, or become more cost-effective or user-friendly, to further reduce the reliance on nonrenewable natural resources. While future construction and operational activities anticipated to occur under the proposed Project would result in the irretrievable commitment of non-renewable energy resources (primarily in the form of fossil fuels, including fuel oil, natural gas, and gasoline for automobiles and construction equipment), consumption of such resources is associated with any development in the region, and is not unique or unusual to the proposed Project.

The proposed Project would not be expected to result in environmental accidents that have the potential to cause irreversible damage to the natural or human environment. While construction for new development, as well as some uses under the proposed Project – such as composting and firewood processing and sales – would result in the limited use, transport, storage, and disposal of common hazardous materials, all activities would comply with applicable Federal and State laws related to hazardous materials transport, use, and storage, which would significantly reduce the likelihood and severity of accidents that could result in irreversible environmental damage. See Section 3.8, *Hazards and Hazardous Materials,* for more a more detailed discussion of these issues. Overall, the irreversible environmental changes that would result from the implementation of the proposed Project would be *insignificant*.

5.3 Growth-Inducing Impact Analysis

Section 15126.2(d) of the CEQA Guidelines requires consideration of a project's potential to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. This potential economic or population growth is known as the project's growth-inducing impact and is distinguished from the direct economic, population, or housing growth of a project because it is an indirect result of implementation of a project that would not have taken place in the absence of the project and that exceeds planned growth. Growth inducement can be a result of new development that increases employment levels, removes barriers to development, or provides resources that lead to secondary growth. Some projects may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Induced growth in any area should not be assumed to be necessarily beneficial, detrimental, or of little significance to the environment. It should, however, be analyzed for an understanding of how it could potentially affect the surrounding environment.

Growth-inducing impacts are caused by those characteristics of a project that tend to foster or encourage population, either directly or indirectly. Indirect inducements to growth include the establishment of infrastructure or other conditions at the project site that would potentially lead to growth in surrounding areas or growth of a certain type of use. The proposed Project would not include development of new utility infrastructure as existing services are sufficient to provide for anticipated development under the proposed Project. Similarly, the proposed Project would not include development of new roadways or other expansions to the existing regional transportation system. The implementation of uses or related development may be required to extend existing utilities infrastructure or improve access roadways in areas, but these minor improvements would not induce regional growth.

Short-term construction-related employees are expected to be hired from the local labor force and would therefore generate little, if any, short-term or long-term population increases. Standard operation of most uses would require only a few full-time employees, given the small scale of allowed uses, which could be hired from the existing local labor market. The proposed Project would not result in a new significant creation or need for new housing or additional development in the county. Any increases in population associated with the proposed Project would be limited to transient populations associated with farmstays, small-scale campgrounds, small-scale events, or educational experiences or opportunities. The frequency and size of any such uses would be limited by the proposed Project (Table 2-2).

Ultimately, although there is potential for development and population growth within the county, the scale of such development and growth is anticipated to be negligible. Additionally, any larger-scale projects would be non-exempt, and therefore subject to discretionary review, which would address land use conflicts and neighborhood compatibility issues on a project-specific level before permit issuance. Therefore, the effects of the proposed Project on growth inducement would be *insignificant*.

5.4 Effects Not Found to be Significant

CEQA Guidelines Section 15128 requires a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and, therefore, were not

discussed in detail in the EIR. For this EIR, issues related to mineral resources and population and housing were found not to be significant as discussed below.

Mineral Resources

The proposed Project would not have the potential for significant impacts associated with mineral resources. As described in Chapter 2, *Project Description*, the proposed Project would expand the range and diversity of allowable uses on unincorporated agricultural lands zoned AG-II and select unincorporated agricultural lands zoned AG-I. Mining is allowed in these zones; LUDC Section 35.82.160, *Reclamation and Surface Mining Permits* provides regulations for surface mining operations in the county, in compliance with the California Surface Mining and Reclamation Act (SMARA). However, the majority of mineral resource sites in the county, particularly sand and gravel operations, coincide with areas designated for open space. Therefore, implementation of the proposed Project would not disrupt substantial mining operations. Any individual agricultural operator implementing any of the proposed uses and related development would do so voluntary and would be expected to segregate rural recreational uses from mining operations. Therefore, the proposed Project would have no impact related to mineral resources.

Population and Housing

The proposed Project is not expected to induce substantial population growth in the county because it would not involve development of residential units or facilitate substantial employment growth. No existing housing or population would be displaced, as the proposed Project would allow for only small-scale, supplemental uses to existing agricultural operations on unincorporated lands zoned AG-II and select unincorporated lands zoned AG-I (parcels with winery tasting rooms). Proposed uses involving additional development under the proposed Project could generate short-term employment opportunities during construction, which would draw most workers from the existing regional workforce. Additionally, as proposed uses allowed under the proposed Project are to be ancillary and small-scale, any additional employees would have a negligible effect on employment in the county. Therefore, the proposed Project would not be considered growth-inducing as it would not substantially affect short- or long-term employment opportunities, and would not introduce additional permanent populations or encourage future growth.

Chapter 6
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Chapter 7
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