

ATTACHMENT 10

POLICY CONSISTENCY ANALYSIS

AGRICULTURAL ENTERPRISE ORDINANCE

Case Nos. 23ORD-00005, 23ORD-00006, 24RZN-00004, 24RZN-00005, and 23EIR-00003

The table below revises the policy consistency analysis presented in the Agricultural Enterprise Ordinance Final Environmental Impact Report (EIR). The analysis is updated to be consistent with the revisions to the Project that are recommended by the Planning Commission.

The uses allowed and streamlined by the Agricultural Enterprise Ordinance would be allowed through a tiered permit structure, with the smallest scale and lowest intensities of use being allowed without a permit. The following analysis addresses all intensities of use; however, for those uses that will require a permit, policy consistency will be reviewed on a case-by-case basis depending on the specific permit requirement.

Policy Requirement	Consistency Analysis
Land Use Element (LUE) and Coastal Land Use Plan (CLUP)	
<p>LUE 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.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the provision of adequate services and resources. These policies include:</p> <ul style="list-style-type: none"> • Orcutt Community Plan Policy: WAT-O-2 	<p>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 agricultural 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 supply and wastewater treatment. As described in Section 3.12 of the EIR, future projects involving the need for new wells or onsite 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 services.</p>
<p>LUE Hillside and Watershed Protection Policy 1 / CLUP Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is</p>	<p>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</p>

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<p>determined that the development could be carried out with less alteration of the natural terrain.</p> <p>LUE Hillside and Watershed Protection Policy 2 / CLUP 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.</p> <p>LUE Hillside and Watershed Protection Policy 3 / CLUP 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.</p> <p>LUE Hillside and Watershed Protection Policy 5 / CLUP 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.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the protection of topography, soils, geology, and hydrology, including the prevention of soil erosion or sedimentation. These policies include:</p> <ul style="list-style-type: none"> • Gaviota Coast Plan Policies: AG-3.B • Toro Canyon Community Plan Policies: FLD-TC-2 	<p>agriculture, such as agricultural 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 and would not require any cut and fill operations or grading. Therefore, these uses would not have any effect on existing conditions related to topography, soils, geology, or hydrology. They would not have any effect on existing hillsides or create the potential for construction-related soil erosion or sedimentation.</p> <p>Where development is required, it would generally be sited within existing developed areas or would be at a small-enough scale that it would be consistent with existing site topography, soils, geology, and hydrology.</p> <p>Coastal Development Permits (CDPs) would be required by the County for all new buildings and structures and campgrounds within the Coastal Zone except for farm stands smaller than 800 square feet. In the inland area, all new uses that would involve new buildings or structures, except farm stands smaller than 800 square feet, and campgrounds of any size would undergo County permit review to determine compliance with relevant plans and practices, as well as other associated permit conditions.</p> <p>Development plans, which would be required for certain larger projects, would ensure that new uses minimize impacts related to topography, soils, geology, and hydrology, as well as other existing conditions.</p> <p>All uses that require grading of more than 50 cubic yards are subject to review by the County. The County requires conformance with County Grading and Building Codes (Chapters 14 and 10, respectively, of the County Code) to address potential geologic hazards, and Best Management Practices (BMPs) may also be required to ensure the implementation of appropriate slope stability, soil protection, erosion,</p>

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	<p>and sediment control measures, as necessary, in accordance with Grading Ordinance regulations.</p> <p>In addition, mitigation measures MM BIO-1 and MM BIO-2, incorporated as development standards into the ordinance amendments, require standard setbacks from sensitive native habitats and trees, which would ensure consistency with some aspects of these policies.</p>
<p>LUE Hillside and Watershed Protection Policy 6 / CLUP 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.</p> <p>LUE Hillside and Watershed Protection Policy 7 / CLUP Policy 3-19: 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</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the protection of water quality. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: HYD-EGV-1, HYD-EGV-1.1 • Gaviota Coast Plan Policies: TEI-14 • Santa Ynez Valley Community Plan Policies: BIO-SYV-5 • Toro Canyon Community Plan Policies: WW-TC-2 • Goleta Community Plan Policies: BIO-GV-19 	<p>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 agricultural 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 or grading. Therefore, these uses would not have any effects related to surface water, groundwater, or stormwater.</p> <p>Where development is required, it would generally be sited within existing developed areas, would be at a small-enough scale that it would have no effect on surface water, groundwater, or stormwater, or would be reviewed for effects on surface water, groundwater, or stormwater specific to the development and location.</p> <p>CDPs would be required by the County for all new buildings and structures and campgrounds within the Coastal Zone except for farm stands smaller than 800 square feet. In the inland area, all new uses that would involve new buildings or structures, except farm stands smaller than 800 square feet, and campgrounds of any size would undergo County permit review to determine compliance with relevant plans and practices, as well as other associated permit conditions. This includes State and local regulations governing water quality.</p> <p>Significant development occurring as a result of the proposed Project, including one acre or more of ground disturbance, would be reviewed on a case-by-</p>

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	<p>case basis to ensure compliance with applicable standards and policies, including 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.</p>
<p>LUE Flood Hazard Area Policy 1 / CLUP Policy 3-11: All development, including construction, excavation, and grading, except for flood control 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.</p> <p>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.</p> <p>Community Plan Policies: Community Plans contain similar policies related to protection from hazards including hazards flood or geological hazards. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: HYD-EGV-2, HYD-EGV-2.1, HYD-EGV-2.1 • Goleta Community Plan Policies: FLD-GV-1, FLD-GV-2 	<p>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 agricultural 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 hazards including flood or geological hazards. In addition, all new buildings and structures, except farm stands smaller than 800 square feet, and campgrounds in the inland area would undergo permit review. CDPs would be required by the County for all new buildings and structures and campgrounds within the Coastal Zone except for farm stands smaller than 800 square feet. 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.</p> <p>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 run-up, landslides, erosion, and other geologic hazards such as expansion of soils and subsidence areas.</p>

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<p>LUE Historical And Archaeological Sites Policy 2 / CLUP 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.</p> <p>LUE Historical And Archaeological Sites Policy 3 / CLUP 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 Office of Historic Preservation and the State of California Native American Heritage Commission.</p> <p>LUE Historical And Archaeological Sites Policy 5 / CLUP Policy 10-5. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the protection of archaeological and cultural sites. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: HA-EGV-1.3, HA-EGV-2, HA-EGV-2.1 • Gaviota Coast Plan Policies: CS-1, CS-2 • Santa Ynez Valley Community Plan Policies: HA-SYV-1, HA-SYV-4 • Toro Canyon Community Plan Policies: HA-TC-1 • Goleta Community Plan Policies: HA-GV-1 	<p>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 agricultural 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 archaeological and cultural sites. In addition, all new buildings and structures, except farm stands smaller than 800 square feet, and campgrounds in the inland area would undergo permit review. CDPs would be required by the County for all new buildings and structures and campgrounds within the Coastal Zone except for farm stands smaller than 800 square feet.</p> <p>The EIR identifies several mitigation measures that will reduce potential impacts to archaeological and cultural sites. MM CTCR-1 requires that applicants for agricultural enterprise uses and related development preserve, restore, and renovate on-site historic structures consistent with the requirements of CEQA and the County Cultural Resources Guidelines, as applicable for the proposed use. Uses and development that involves the alteration to, or demolition of, buildings greater than 50 years of age require a Phase I survey and, if necessary, a Phase II significance assessment to identify appropriate preservation and restoration guidelines. Projects would additionally be required to adhere to the policies in the County Comprehensive Plan, Coastal Land Use Plan, Land Use and Development Code (LUDC), and Article II Coastal Zoning Ordinance (Article II) with regards to cultural, historic, or archaeological resources.</p> <p>MM CTCR-2 requires that agricultural enterprise uses and related development involving ground disturbance with heavy construction equipment be subject to a Phase I archaeological survey in compliance with the County Cultural Resources Guidelines, and a subsequent Phase II subsurface</p>

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	<p>testing and Phase III proposal as required based upon the results on of the preceding survey.</p> <p>MM CTCR-3 requires applicants/owners or their representatives for agricultural enterprise uses and related development involving ground disturbance to stop or redirect work immediately in the event archaeological remains are encountered, evaluate the significance of the find in compliance with the County Archaeological Guidelines, and conduct appropriate mitigation.</p> <p>MM CTCR-4 requires that if human remains are accidentally discovered or recognized during construction activities, no further disturbance shall occur until all necessary findings and actions have been taken in compliance with CEQA, State Health and Safety Code, and State Public Resources Code. These actions shall include identification of the remains, and, if the remains are determined to be of Native American descent, notification of the Native American Heritage Commission and consultation with the Most Likely Descendent.</p>
<p>LUE Visual Resource Policy 2 / CLUP 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.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the protection of visual resources. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: VIS-EGV-1.1, VIS-EGV-1.2, VIS-EGV-1.10 • Gaviota Coast Plan Policies: VIS-1, VIS-1a (Coastal), VIS-2, VIS-3, VIS-5, VIS-6, VIS-12, VIS-13, VIS-15, VIS-16, VIS-17 	<p>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 agricultural 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 that changes to the character of the surrounding natural environment would not be substantial. In addition, all new buildings and structures, except farm stands smaller than 800 square feet, would undergo County permit review to determine compliance with relevant plans and practices, and may be required to undergo design review and</p>

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<ul style="list-style-type: none"> • Orcutt Community Plan Policies: VIS-O-1, VIS-O-2 • Santa Ynez Valley Community Plan Policies: VIS-SYV-1, VIS-SYV-2, VIS-SYV-3 • Toro Canyon Community Plan Policies: VIS-TC-1, VIS-TC-2 	<p>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.</p>
<p>LUE Visual Resource Policy 4 / CLUP Policy 4-6: 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.</p>	<p>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 agricultural 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. Not all agriculturalists who participate in the agricultural enterprise 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. 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. Generally, 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.</p>
<p>CLUP Policy 2-11: All development, including agriculture, adjacent to areas 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,</p>	<p>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 agricultural 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</p>

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<p data-bbox="154 352 787 420">maintenance of natural vegetation, and control of runoff.</p>	<p data-bbox="808 352 1442 420">proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses.</p> <p data-bbox="808 441 1442 1428">As discussed further in Section 3.4 of the EIR, many of the uses enabled by the proposed Project would not involve any development and could 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. Implementation of mitigation measures MM BIO-1 and MM BIO-2 would reduce these potential impacts. MM BIO-1 and MM BIO-2 require standard setbacks of 100 feet from sensitive native habitats and locating new development at least six feet outside the canopy dripline of oak trees and other native trees. These measures have been incorporated into the ordinance amendment as required development standards. All agricultural enterprise uses, including those that would be exempt from a permit, must comply with these development standards. The standard also requires compliance with the setback most protective of the resource if the ordinance setback conflicts with a setback designated by the CLUP or a community plan.</p> <p data-bbox="808 1449 1442 1900">Where development is required, it would generally be sited within existing developed areas and/or would be at a small-enough scale 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, new buildings and structures and campgrounds would undergo review as a part of the CDP process that would identify any potential adverse effects on natural resources and wildlife, including riparian</p>

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	<p>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.</p>
<p>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 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.”</p>	<p>Consistent. Only limited areas along the Gaviota Coast and the Guadalupe area have the potential to locate new development on coastal bluffs. Many of the uses enabled by the proposed Project would not involve any development, and therefore would not be affected by bluff erosion. In the Coastal Zone, all development, including campgrounds, educational experiences and small-scale special events, but not farm stands less than 800 square feet, 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 requirements for geologic studies and reports</p>
<p>CLUP 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 to the bluff’s edge than the adjacent structures.</p>	<p>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 new buildings and structures, except for farm stands smaller than 800 square feet, would require a CDP. As part of the CDP review process, new buildings and structures and campgrounds 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.</p>
<p>CLUP Policy 7-29: Visitor-serving commercial recreational development in rural areas should be limited to low intensity uses, i.e., campgrounds, which are designed to protect and enhance visual resources, and minimize impacts on topography, habitats, and water resources.</p>	<p>Consistent. The proposed Project would enable and streamline the permitting for certain visitor-serving rural recreational uses including campgrounds, farmstays, guided tours and educational experiences, small-scale special events, horseback riding, hunting, and fishing. Each use is required to meet size and scale limits to qualify as a low intensity use. For</p>

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<p>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.</p>	<p>example, campgrounds are limited to 15 campsites on premises between 40 and 100 acres, , 20 campsites on premises between 100 and 320 acres, and 30 campsites on larger premises, with the potential to add one campsite for each additional 200 acres over 320 acres for a maximum of 60 campsites on larger premises (6,320 acres or larger). Similarly, farmstays would be established in existing principal dwellings or other accessory dwellings that are converted for that purpose, or be clustered with other structural development. Other uses, such as educational experiences and small-scale special events are limited to a maximum number of attendees per activity or event and a maximum number of activities or events per year.</p> <p>Due to the general small-scale of the various uses, they would not have noticeable effects on topography, habitats, or water resources. 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. In addition, all of these uses, except farm stands smaller than 800 square feet, would require a CDP or appealable CDP (e.g., for campgrounds of any size), which provides an additional opportunity to ensure these uses protect visual resources and minimize impacts on topography, habitats, and water resources on a project or site-specific basis. 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.</p>
<p>CLUP 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</p>	<p>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 agricultural 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. With</p>

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<p>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.</p> <p>CLUP 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.</p> <p>CLUP 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.</p> <p>CLUP Policy 9-10: Light recreation such as birdwatching or nature study and scientific and educational uses shall be permitted with appropriate controls to prevent adverse impacts.</p> <p>CLUP Policy 9-18: Development shall be sited and designed to protect native grassland areas.</p> <p>CLUP 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.</p> <p>CLUP 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.</p> <p>CLUP 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</p>	<p>the exception of farm stands of less than 800 square feet, all new buildings and structures would require a CDP and undergo review as a part of the CDP process.</p> <p>As discussed further in Section 3.4 of the EIR, many of the uses enabled by the proposed Project would not involve any development and would have no direct impacts to ESH. Where new structures are proposed, they would generally be sited within existing developed areas and/or would be at a small-enough scale such that ESH could be avoided.</p> <p>Exempt uses that do not involve any new structures or grading (e.g. small general composting, horseback riding on existing ranch roads or trails), must comply with these minimum setbacks and buffers as would any development or use that requires a CDP. Development that requires a CDP or appealable CDP would also undergo review by the County for compliance with these policies. This review would identify any potential adverse effects on natural resources including, critical bird habitat, wetlands, native grasslands, butterfly trees, oak trees, and streams. County permit review would ensure compliance with relevant plans, policies, and conditions of approval as well as compliance with the Clean Water Act (CWA), Migratory Bird Treaty Act (MBTA), requirements for Water Quality Control Plans, and NPDES Construction General Permit as applicable, to ensure protection of ESH.</p> <p>In addition, some of the proposed uses and related development could result in increased noise, lighting, etc. related to an increase in human presence (e.g., small-scale events, campgrounds, and/or farmstays) and other agricultural activities such as agricultural composting. Noise and other forms of human disturbance could result in indirect harassment and/or predation or injury to special-status species.</p> <p>Implementation of MM BIO-1 and MM BIO-2 help address these concerns. MM BIO-1 and MM BIO-2 require standard setbacks of 100 feet from sensitive native habitats and locating new development at least six feet outside the canopy dripline of oak trees and other native trees. These measures have been</p>

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<p>structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.</p> <p>CLUP 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.</p> <p>Community Plan Policies: The Gaviota Coast Plan contains similar policies regarding the preservation of ESH and biological resources in the coastal zone. These policies include:</p> <ul style="list-style-type: none"> Gaviota Coast Plan Policies: NS-2 (Coastal), NS-6, NS-7 (Coastal), NS-9 (Coastal), NS-12 (Coastal) 	<p>incorporated into the ordinance amendment as required development standards. All agricultural enterprise uses, including those that would be exempt from a permit, must comply with these development standards. The standard also requires compliance with the setback most protective of the resource if the ordinance setback conflicts with a setback designated by the CLUP or a community plan.</p>
Agricultural Element	
<p>Policy I.A: The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses...</p> <p>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.</p> <p>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.</p>	<p>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 agricultural processing, product preparation, and farm stand sales; and uses incidental to agriculture, such as rural recreational and agritourism uses. These uses are intended to support and 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.</p>

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<p>Policy II.B. Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass, thievery, vandalism, roaming dogs, etc., on all agricultural lands.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the preservation of agricultural operations and protection of agricultural lands including through the use of setbacks and buffers. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: LUA-EGV-1.2 • Gaviota Coast Plan Policies: AG-1.J • Goleta Valley Community Plan Policies: LUA GV-2 	<p>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 operations on project sites or adjacent properties. As described in Section 3.2 of the EIR, 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 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.</p> <p>Recommended mitigation measure MM AG-1, which would require the agricultural landowner to prepare an informational advisory to visitors regarding agricultural operations has been incorporated into a development standard required for the agritourism uses. Also, development standards have been incorporated into the ordinance amendments that require rural recreational uses avoid productive farmlands and setbacks/buffers of uses including campgrounds, farmstays, and small-scale special events from productive agricultural lands on adjacent agricultural premises. The proposed Project additionally includes a new overlay zone limiting agricultural enterprise uses in the historic productive food crop regions to the east and west of the City of Santa Maria and to the west of the City of Lompoc. This overlay zone will provide further protections for existing agriculture.</p>
<p>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.</p>	<p>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 agricultural processing, product preparation, and farm stand sales, and uses incidental to agriculture, such as rural recreational and agritourism uses. These</p>

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<p>GOAL III. Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding limitations on the conversion of agricultural lands and the preservation of agricultural use. These policies include:</p> <ul style="list-style-type: none"> • Gaviota Coast Plan Policies: AG-1.A, AG-1.B (Inland), AG-1.B (Coastal), AG-1.C, AG-1.D.1 • Orcutt Community Plan Policies: LUA-O-1 • Santa Ynez Valley Community Plan Policies: LUA-SYV-1, LUA-SYV-2 • Toro Canyon Plan Policies: LUA-TC-1, LUA-TC-2 	<p>uses support and encourage the retention of agricultural lands by supporting and enhancing the economic viability of agricultural operations.</p> <p>The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. A principal requirement for any of the proposed uses to be allowed is that the agricultural premises must be a working farm or ranch that produces agricultural products, which serves as the primary land use of the premises.</p> <p>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 such that it would not interfere with the primary agricultural uses.</p> <p>In addition, all new buildings and structures, except farm stands smaller than 800 square feet, 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 of the EIR, the proposed Project would not lead to urban development or urban influences on existing agricultural lands. Rather, newly enabled uses could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture.</p>
<p>Policy V.A. Santa Barbara County shall permit on-farm supportive installations for product handling and selling as prescribed in the Uniform Rules of the County’s Agricultural Preserve Program.</p> <p>Policy V.B. Santa Barbara County should allow areas for supportive agricultural services within reasonable distance and access to the farm user.</p> <p>Community Plan Policies: Community Plans contain similar policies regarding the provision of supportive</p>	<p>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 agricultural 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.</p>

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<p>agricultural uses, including agricultural tourism. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: LUA-EGV-2.1, LUA-EGV-2.4 (Inland) , • Gaviota Coast Plan Policies: AG-1.F 	<p>Small-scale agricultural processing uses and farm stand sales would directly support the production and marketing of the farm, while agritourism uses such as educational experiences and small-scale special events 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 of the EIR, the proposed Project could provide financial support for existing agricultural operations to help sustain participating farms and ranches in agriculture.</p>
Noise Element	
<p>Noise Element Policy 1: In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</p>	<p>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-sensitive uses 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.</p> <p>As described in Section 3.11 of the EIR, any projects involving new construction and grading 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.</p> <p>Operationally, many of the proposed uses would not generate noise exposures exceeding 65 dB affecting offsite sensitive receptors, and thus, not create new sources of construction noise.</p>

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	<p>Incidental food service at a winery tasting room would not generate substantial new activities or patronage as it would serve supplement and support existing wine tasting activities 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. Noise associated with these uses is also generally low and has a small footprint. For example, campgrounds must observe quiet hours and restrict the volume and use of amplified noise, generators, and other noise sources.</p> <p>However, some activities (in particular small-scale special events and educational experiences) might involve amplified sound. Therefore, mitigation measure MM NOI-1 has been incorporated as a development standard to limit outdoor amplified sound, especially during nighttime hours and when the use would be located adjacent to lands zoned for residential uses. Given the generally large size of agricultural properties and the large distances to offsite sensitive receptors, operational noise from events are not expected to result in disturbance to sensitive receptors.</p> <p>Supplemental agricultural uses such as 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.</p>
<p>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</p>	<p>Consistent. According to Noise Element Policy 2, noise-sensitive uses include transient lodging. 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 in close proximity to high noise-generating uses or sources. Within the</p>

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<p>and construction specifications are adequate to meet the prescribed interior noise standard.</p>	<p>rural lands of Santa Barbara County, high noise-generating uses are associated primarily along the U.S. Highway 101 corridor, where the Day-Night Average Sound Level might exceed 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.</p>
<p>Seismic Safety and Safety Element</p>	
<p>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.</p>	<p>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 agricultural 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 structural development or grading. Therefore, these uses would not have any effects related to geologic, soil, or seismic hazards. In addition, all new buildings and structures, except farm stands smaller than 800 square feet, would undergo permit review and be subject to existing County regulations regarding geologic hazards. This would include 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 substantial grading would need to obtain a Grading Permit to ensure that BMPs are implemented during construction to avoid negative geologic and soil impacts.</p>
<p>Seismic Safety and Safety Element Fire Goals, Policies, and Implementation Measures. The Seismic</p>	<p>Consistent. The proposed Project would enable a range of uses by creating a tiered permitting system</p>

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<p>Safety and Safety Element includes a variety of policies and implementation measures to decrease the threat from fire, including building standards, defensible space, access and evacuation, and adequate firefighting infrastructure.</p>	<p>and easing permitting standards for two types of low-level uses: uses that are directly supplemental to agriculture, such as agricultural 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. The proposed Project would also facilitate visitors to agricultural properties where they may be subject to increased risk from fire. All new buildings and structures, except farm stands smaller than 800 square feet, and campgrounds 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 County Building Code (Chapter 10 of the Santa Barbara County Code, and Chapter 15 (Fire Prevention) of the Santa Barbara County Code, to ensure that new development minimizes risks to life and property in areas of high fire hazard risk.</p> <p>In addition, implementation of MM WF-1 (Fire Prevention Plan), incorporated into the ordinance amendments as a required development standard (Fire Protection Plan), would require applicants to notify the Santa Barbara County Fire Department of plans for rural recreational uses that could introduce new wildfire ignition sources (e.g., campground fire rings) and incorporate fire safety requirements to mitigate risks based on the type and scale of the use proposed to include, as determined by the Fire Department, fire suppression, water storage, defensible space, and adequate emergency ingress and egress, among others.</p>
Open Space Element	
<p>The Open Space Element addresses open space for public health and safety, the managed production of resources, including agriculture, outdoor recreation and the preservation of natural resources.</p>	<p>Consistent. The proposed Project is located on lands zoned for agriculture, most of which are located within the Rural Areas of the County, which support substantial open space. The Project would support the continuation of agriculture as a viable economic use without affecting public health and safety. The uses and related development enabled by the</p>

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	<p>proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses, and would not affect open space. A principal requirement for any of the proposed uses to be allowed is that the agricultural premises must be a working farm or ranch that produces agricultural products, which serves as the primary land use of the premises. In addition, uses included in the proposed project would provide additional opportunity for outdoor recreation.</p>
Conservation Element	
<p>The Conservation Element contains numerous recommendations addressing water resources, ecological systems, mineral resources, agricultural resources, historic sites, archaeological sites, and conservation and energy.</p> <p>Community Plan Policies: Community Plans apply policies that implement Conservation Element goals surrounding the preservation of ecological systems and biological resources. These policies include:</p> <ul style="list-style-type: none"> • Eastern Goleta Valley Community Plan Policies: ECO-EGV-2.3, ECO-EGV-2.4 (Inland), ECO-EGV-2.5 (Inland), ECO-EGV-3.1, ECO-EGV-3.2, ECO-EGV-3.3, ECO-EGV-3.4, ECO-EGV-4.1 (Inland), ECO-EGV-4.2 (Inland), ECO-EGV-5.1, ECO-EGV-5.6, ECO-EGV-6.1, ECO-EGV-6.2, ECO-EGV-6.3, ECO-EGV-6.4 • Gaviota Coast Plan Policies: NS-2 (Inland), NS-6, NS-7 (Inland), NS-9 (Inland) • Orcutt Community Plan Policies: BIO-O-1, BIO-O-2 • Santa Ynez Valley Community Plan Policies: BIO-SYV-1, BIO-SYV-110, BIO-SYV-11, BIO-SYV-12 • Toro Canyon Community Plan Policies: BIO-TC-1, BIO-TC-2 (Inland), BIO-TC-7 (Inland), BIO-TC-9 (Inland), BIO-TC-11 (Inland), BIO-TC-12, BIO-TC-13, BIO-TC-14, BIO-TC-15 • Goleta Community Plan Policies: BIO-GV-1, BIO-GV-2, BIO-GV-3, BIO-GV-4, BIO-GV-5, BIO-GV-6, BIO-GV-7, BIO-GV-9, BIO-GV-10, 	<p>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 agricultural 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 thereby conserving agricultural resources.</p> <p>The proposed Project would not impact the conservation of other resources including ecological systems and biological resources. The uses and related development enabled by the proposed Project would be small-scale, secondary, and supplemental to existing agricultural uses. In the inland area of the county, all new uses that would involve new buildings or structures, except farm stands smaller than 800 square feet, and campgrounds of any size would undergo County permit review to determine compliance with relevant plans and practices, as well as other associated permit conditions.</p> <p>As discussed further in Section 3.4 of the EIR, many of the uses enabled by the proposed Project would not involve any development and would have no direct impacts to ESH. Where new structures are proposed, they would generally be sited within existing developed areas and/or would be at a small-enough scale such that ESH could be avoided.</p>

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<p>BIO-GV-13, BIO-GV-14, BIO-GV-15, BIO-GV-16, BIO-GV-17, BIO-GV-18, BIO-GV-22</p>	<p>Exempt uses that do not involve any new structures or grading (e.g. small general composting, horseback riding on existing ranch roads or trails), must comply with minimum setbacks and buffers. County permit review would ensure compliance with relevant plans, policies, and conditions of approval as well as compliance with the Clean Water Act (CWA), Migratory Bird Treaty Act (MBTA), requirements for Water Quality Control Plans, and NPDES Construction General Permit as applicable, to ensure protection of ESH.</p> <p>In addition, some of the proposed uses and related development could result in increased noise, lighting, etc. related to an increase in human presence (e.g., small-scale events, campgrounds, and/or farmstays) and other agricultural activities such as agricultural composting. Noise and other forms of human disturbance could result in indirect harassment and/or predation or injury to special-status species.</p> <p>Implementation of MM BIO-1 and MM BIO-2 help address these concerns. MM BIO-1 and MM BIO-2 require standard setbacks of 100 feet from sensitive native habitats and locating new development at least six feet outside the canopy dripline of oak trees and other native trees. These measures have been incorporated into the ordinance amendment as required development standards. All agricultural enterprise uses, including those that would be exempt from a permit, must comply with these development standards. The standard also requires compliance with the setback most protective of the resource if the ordinance setback conflicts with a setback designated by a community plan.</p> <p>Conservation of ecological (i.e., biological) resources is addressed by incorporating feasible mitigation measures MM-BIO-1 and MM-BIO-2 to protect sensitive species and native trees.</p>
Scenic Highways Element	
<p>The Scenic Highways Element contains several preservation measures for scenic highways and their designation to assist in preserving and enhancing the</p>	<p>Consistent. Three designated Scenic Highways traverse the rural areas of the County: U.S. Highway (US) 101 from the City of Goleta to the junction with</p>

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<p>most scenic areas along designated roadways within the County. The preservation measures within this Element include the regulation of land use to ensure that development in the scenic corridor will not conflict with the scenic objectives, a requirement for development plans for urban areas within the scenic corridors and overlays in rural areas, control of outdoor advertising, regulation of grading and landscaping, and design of structures and equipment.</p>	<p>State Route (SR) 1, SR 1 from its junction with US 101 to the City of Lompoc, and SR 154. These highways provide high-quality views of a rural agricultural landscape and open space. On the South Coast, a Critical Viewshed Corridor (CVC) Overlay applies to highly visible areas near US 101 within the Gaviota Coast Plan area. In the Santa Ynez Valley, the Design (D) Control Overlay applies to SR 154.</p> <p>As described in Section 3.1 of the EIR, many of the proposed uses that would be permitted under the proposed Project, such as educational experiences, farm and ranch 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).</p> <p>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 or small new structures, and would not create substantial visual changes. Larger projects that propose additional structural development or ground disturbance 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 the CVC and D overlays, as applicable, and with applicable aesthetic policies and design standards of the County’s Comprehensive Plan, CLUP, applicable community plans, and the LUDC and Article II CZO.</p>