

ATTACHMENT 3.B:
CEQA CONSISTENCY ANALYSIS AND EXAMINATION OF
ENVIRONMENTAL EFFECTS DOCUMENT

TO: Board of Supervisors

FROM: Ben Singer, Planner
Development Review Division

DATE: January 11, 2022

RE: Decker Greenhouse Project
Case Nos. 21APL-00000-00028 & 19LUP-00000-00469
CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning

California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or site (15183 (a) and (b)(1-4)).

The Proposed Project consists of a new greenhouse within the AG-I-5 Zone District. The Santa Ynez Valley Community Plan (SYVCP) established the zoning for the greater Santa Ynez Valley area. The SYVCP EIR examined the potential environmental impacts associated with approval and buildout of the SYVCP. The Proposed Project, as described below, complies with the SYVCP requirements and allowed development density of the AG-I-5 Zone District. In addition, the applicant is proposing to use blackout curtains in the greenhouse between sunset and sunrise to ensure all potential lighting impacts do not occur. Therefore, Section 15183 is able to be relied upon to satisfy environmental review requirements as discussed in more detail below.

PROJECT DESCRIPTION

The proposed project is a request for a Land Use Permit (Case No. 19LUP-00000-00469) to allow the construction of a 15,648 square foot greenhouse that will be used for vegetable cultivation. The maximum height of the proposed greenhouse is 20 feet. The project includes the demolition/removal of 3,329 square feet of existing development consisting of greenhouses, sheds, and storage containers. A new fence is proposed around the greenhouse. Proposed grading is 3,200 cubic yards of cut and 3,106 cubic yards of fill. No tree or vegetation removal is proposed. Access would continue to be provided from an existing private driveway off of Fredensborg Canyon Road. Proposed parking includes 11 new spaces (1 ADA). Approximately six (6) full-time employees would be working from 8 a.m. through 5 p.m. Monday through Friday and occasional Saturdays. The proposed project includes a new private septic system and 3,930 square feet of new landscaping. Water to the new greenhouse will be provided by a new agricultural water well. Blackout curtains will be installed and used from sunset to sunrise while the grow lights are active. The greenhouse will also have a 46,741 kWh/year solar array mounted on the roof, which is exempt from Planning review. The project is located on a 5.24-acre parcel zoned AG-I-5 shown as APN

137-140-033 and addressed as 988 Fredensborg Canyon Road, Solvang, CA 93463, Third Supervisorial District.

BACKGROUND

The SYVCP was adopted and an EIR (Case No. 08EIR-00000-00004) was certified by the Board of Supervisors in 2009. The SYVCP EIR identified the following 15 areas of environmental impacts:

1. Land Use
2. Parks and Recreation
3. Public Services
4. Traffic and Circulation
5. Biological Resources
6. Air Quality
7. Fire Hazards
8. Noise
9. Water Resources and Wastewater Services
10. Seismic, Soil, and Landslide Hazards
11. Hydrology and Water Quality
12. Hazards and Hazardous Materials
13. Cultural Resources
14. Visual and Aesthetic Resources
15. Agricultural Resources and Open Space

Since the Plan's adoption, new development has taken place within the area regulated by the Plan, public facilities and services have expanded, and the population has increased.

CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site (15183.a-d). Such additional review can be done in an initial study or other analysis. In approving a project meeting the requirements of Section 15183 (b), the County's examination of environmental effects is limited to those which:

1. Are peculiar to the project or the parcel on which the project would be located. If an impact is not peculiar to the project or parcel then additional environmental review is not necessary based on that impact (15183.c). For the purposes of Section 15183, an environmental effect of a project shall not be considered peculiar if uniformly applied development policies or standards have been previously adopted with a finding that they will substantially mitigate that environmental effect when applied to future projects (15183.f). Moreover, these development policies and standards are not required to be part of the general plan or any community plan (15183.f, -.g). Additionally, an environmental effect shall not be considered peculiar to a project or parcel solely because no uniformly applied development policy is applicable to it (15183.h).

2. Were not analyzed as significant effects in the prior EIR. If an environmental impact was analyzed as a significant effect in the EIR, then additional environmental review is not necessary based on that impact.
3. Are potentially significant off-site and cumulative impacts which were not discussed in the prior EIR. If an off-site or cumulative environmental impact was adequately discussed in the prior EIR, then additional environmental review is not necessary based on that impact.
4. Are previously identified significant effects which are determined to have a more severe impact than previously discussed as a result of substantial new information which was not known at the time the EIR was certified. If an environmental impact that was identified in the EIR as significant will have a more severe effect due to a proposed project or new information, then additional environmental review is necessary. Therefore, if a previously identified significant effect will not have a more severe impact due to a proposed project or new information, additional environmental review is not necessary based on that impact.

The Project Impact Analysis below reviews each impact identified in the SYVCP EIR in three sections that encompass all criteria above as follows:

- The first section, Impacts Anticipated in the EIR, discusses the impacts anticipated in the EIR, which covers Criteria 2 and 3.
- The second section, Potential of More Severe Impacts Due to the Proposed Project, considers whether any more severe impacts could be caused by the Proposed Project, which covers Criteria 4.
- The third section, Impacts Peculiar to the Proposed Project or Parcel, discusses impacts peculiar to the Proposed Project or parcel, which covers Criteria 1.

CEQA GUIDELINES SECTION 15183 APPLICABILITY ANALYSIS

The proposed project is consistent with the development density established in the SYVCP and the applicable SYVCP policies and development standards, and thus Section 15183 is applicable.

The proposed project site is within the AG-I-5 Zone District, as shown on Figure 10 of the SYVCP (Attachment 4 to the Board Agenda Letter, dated September 14, 2021). The SYVCP changed the Land Use Designations and rezoned parcels within the Plan area. Prior to implementation of the SYVCP, the subject parcel was designated as A-I-5 and was within the AG-I-5 Zone District. The SYVCP retained the Land Use Designation and Zone District for the subject parcel and the surrounding parcels. The neighboring parcels to the west of the project site were proposed to be within an Urban Boundary, as shown on Figure 2-10 of the SYVCP EIR Volume 1 (Attachment 4 to the Board Agenda Letter, dated September 14, 2021), but this designation was ultimately not included in the adopted SYVCP, as shown of Figure 10 of the SYVCP. The purpose of the AG-I Zone District is to designate areas appropriate for agricultural use within Urban, Inner Rural, and Existing Developed Rural Neighborhood areas and to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity. The AG-I-5 Zone District allows for greenhouses of less than 20,000 square feet with the approval of a Land Use Permit. A greenhouse of 20,000 square feet or more, or a total gross floor area of structures on the lot equal to or in excess of 20,000 square feet, may be permitted with the approval of a

Development Plan. The proposed project includes a greenhouse of 15,648 square feet and would have a total gross floor area of less than 20,000 square feet. The presence and use of agricultural buildings, such as greenhouses, is allowed and expected on agriculturally zoned parcels. The proposed project is therefore consistent with the allowable development density established by the SYVCP for the project site, and CEQA Guidelines Section 15183 is applicable.

PEIR ANALYSIS OF SIGNIFICANT IMPACTS AND OFF-SITE AND CUMULATIVE IMPACTS

The SYVCP PEIR (08EIR-00000-00004) identified five levels of environmental impacts due to implementation of the SYVCP: unavoidable adverse impacts (Class I), significant impacts that can be mitigated to less than significant levels (Class II), less than significant impacts (Class III), beneficial impacts (Class IV), and no impact. The PEIR implemented mitigation measures to reduce environmental impacts to the extent feasible, but certain impacts remained Class I. Class I impacts were identified as likely to occur for the following issues:

- Land Use
- Public Services
- Biological Resources
- Air Quality
- Noise
- Water Resources and Wastewater Services
- Cultural Resources
- Visual and Aesthetic Resources
- Agricultural Resources.

The County Board of Supervisors made a Statement of Overriding Considerations to approve the SYVCP and accept the EIR despite the findings that the above-identified impacts were not fully mitigated (Attachment 7 to the Board Agenda Letter, dated September 14, 2021). The consideration of the impacts above also included the cumulative effects of the project Community Plan buildout, as detailed in the Statement of Overriding Considerations. Therefore, these effects, including off-site and cumulative effects, were analyzed as significant in the EIR and do not require further review pursuant to CEQA Guidelines Section 15183.b.

PROJECT IMPACT ANALYSIS

Prior Environmental Documentation: Development of the Santa Ynez Valley Community Plan area was completed under CEQA with a Program EIR (SYVCP EIR, 08EIR-00000-00004). The EIR provides analysis of the potential impacts resulting from buildout of the Community Plan. Each environmental impact section below addresses the previously analyzed and approved SYVCP, the proposed changes, and references to the previously adopted SYVCP EIR. The following is a discussion of impacts potentially peculiar to the project or the parcel on which the project would be located.

1. Land Use

Impacts Anticipated in the EIR: Section 4.1 of the EIR determined that implementation of the SYVCP could result in one Class I impact to land use, consisting of airport-related

compatibility conflicts with Sites A and B of the Affordable Housing Overlay District (AHOD). Five Class III impacts were also identified, regarding airport related compatibility, long-term compatibility with the Mixed Use Overlay, cumulative temporary construction compatibility, and other long-term cumulative compatibility conflicts. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to land use. The project site is not adjacent to or within an airport, a flight pathway, the AHOD, or the Mixed Use Overlay. Construction-related compatibility is discussed in further detail regarding air quality and noise below in Sections 6 and 8, respectively. The Proposed Project involves development within the inner-rural area, which is discussed in Section 4.1 of the EIR. The plan level compatibility will not be affected by development on a single parcel. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to land use peculiar to the Proposed Project or parcel will occur. Sections 35.21.030 and 35.21.050 of the County Land Use and Development Code (LUDC) provide development standards for the AG-I Zone District within the inland area. Section 35.42.140 of the LUDC provides development standards for the construction of greenhouses. These uniformly applied standards include height restrictions, setbacks, lot density, landscaping requirements, and parking requirements. The Proposed Project meets all of these standards, as discussed in Section 6.4 of the Planning Commission Staff Report dated July 28, 2020 (included as Attachment 4 of Attachment 5 to the Board Agenda Letter, dated September 14, 2021). The SYVCP also includes policies and development standards for general land use and land use specific to the inner-rural area. Policies and standards specific to the areas of traffic, air quality, and noise are discussed below. The Proposed Project complies with all other policies and standards laid out in the SYVCP. Additionally, the project site is surrounded on three sides by parcels with the same AG-I zone designation and on the fourth side by low-density residential zoned parcels within the City of Solvang. Therefore, further environmental review of impacts to land use is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

2. Parks and Recreation

Impacts Anticipated in the EIR: Section 4.2 of the EIR determined that implementation of the SYVCP would not result in any Class I impacts to parks and recreation. Two Class II impacts were identified related to effects resulting from additional recreational facilities and cumulative impacts from proposed recreational facilities. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to parks and recreation. The Proposed Project does not include any parks or recreational facilities, and will not impact, expand, or otherwise change any existing parks or recreational facilities. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to parks and recreation peculiar to the Proposed Project or parcel will occur. The Proposed Project does not include any parks or recreational facilities, and will not impact, expand, or otherwise change any existing parks or recreational facilities. The parcel does not contain or abut any parks or recreational facilities. Therefore, further environmental review of impacts to parks and recreation is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

3. Public Services

Impacts Anticipated in the EIR: Section 4.3 of the EIR determined that implementation of the SYVCP could result in four Class I impacts to public services, consisting of impacts to fire protection services resulting from plan buildout and rezones, impacts to solid waste resulting from plan buildout and rezones, cumulative impacts to fire protection services, and cumulative impacts to solid waste. Impacts specific to water and wastewater resources are addressed below in Section 9. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to public services. The Proposed Project is currently served by the County Fire Department, County Sheriff, Pacific Gas & Electric Company, a private wastewater treatment system, and a shared private water system. No new or increased public services will be required due to the Proposed Project. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to public services peculiar to the Proposed Project or parcel will occur. The Proposed Project will not require the expansion of fire or police services. Additionally, it will not increase the likelihood of fire or crime in the area. The Proposed Project also includes a new solar array, which will minimize any potential impact on the electrical service. Impacts specific to water and wastewater resources are addressed below in Section 9. Therefore, further environmental review of impacts to public services is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

4. Traffic and Circulation

Impacts Anticipated in the EIR: Section 4.4 of the EIR determined that implementation of the SYVCP would not result in any Class I impacts to traffic and circulation. Two Class II impacts were identified relating to the 10-year and 20-year buildout traffic conditions on the backbone roadway systems (larger regional roads). Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to traffic and circulation. The Proposed Project includes six new employees. This would result in approximately six new daily trips, which will not exceed the County's applicable threshold of significance as determined by the County Project-Level Vehicle Miles Traveled (VMT) Calculator. The subject parcel takes access off of Fredensborg Canyon Road. Fredensborg Canyon Road can be accessed from Highway 246 via either Atterdag Road or Alamo Pintado

Road and Viborg Road. Both of the access points are within the City of Solvang. Additionally, the Proposed Project includes designated bicycle storage and parking to reduce the number of trips associated with the operation. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to traffic and circulation peculiar to the Proposed Project or parcel will occur. The Proposed Project will not cause any impact that was not identified and considered in the EIR. Additionally, the Proposed Project complies with all policies and development standards contained within the SYVCP as relates to traffic and circulation. The Proposed Project was also reviewed by the County Public Works – Transportation Division, who did not apply any conditions or have concerns about potential traffic generation by the Proposed Project. Therefore, further environmental review of impacts to traffic and circulation is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

5. Biological Resources

Impacts Anticipated in the EIR: Section 4.5 of the EIR determined that implementation of the SYVCP could result in four Class I impacts to biological resources, consisting of impacts to sensitive habitat, special-status plants, special status animals, and wildlife corridors. The EIR also identified three Class II impacts related to the proposed Affordable Housing Overlay sites. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to biological resources. The subject parcel does not contain any sensitive habitat, special-status plants or animals, or wildlife corridors. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to biological resources peculiar to the Proposed Project or parcel will occur. The parcel does not contain any significant biological resources, and the Proposed Project will not impact biological resources on any neighboring parcels. The majority of the project site is previously disturbed soils and currently contains structures that are proposed for removal and unused grassland. Therefore, further environmental review of impacts to biological resources is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

6. Air Quality

Impacts Anticipated in the EIR: Section 4.6 of the EIR determined that implementation of the SYVCP could result in one Class I impact related to the Clean Air Plan (CAP) consistency. The EIR also identified four Class II impacts related to odor nuisance impacts, temporary construction emissions, cumulative odor nuisance impacts, and cumulative temporary construction emissions. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to air quality. The Proposed Project will involve approximately 6 new daily trips, which will not surpass the

emissions accounted for in the CAP for the SYVCP buildout. The Proposed Project includes odor control devices and will not create additional odor nuisance. Any emissions due to construction will be temporary in nature, consistent with the impacts identified in the EIR. Therefore, no impacts identified in the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to air quality peculiar to the Proposed Project or parcel will occur. The Proposed Project includes designated bicycle parking to reduce potential emissions, as well as odor control devices to reduce air quality impacts. Impacts due to construction were fully considered under the EIR, and the Proposed Project complies with all policies and development standards in the SYVCP related to air quality. Additionally, the project will meet all development standards as required by the Santa Barbara County Air Pollution Control District. Therefore, further environmental review of impacts to air quality is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

7. Fire Hazards

Impacts Anticipated in the EIR: Section 4.7 of the EIR determined that implementation of the SYVCP would not result in any Class I impacts related to fire hazards. Two Class II impacts were identified related to development within Wildland Fire Hazard Areas and cumulative impacts from development within wildland fire hazard areas. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to fire hazards. The Proposed Project will not increase demand on fire protection services, nor will it increase the risk or severity of fire hazards. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to fire hazards peculiar to the Proposed Project or parcel will occur. The parcel does not have any peculiar fire hazards. The Proposed Project is subject to the policies and development standards included in the SYVCP, as well as all relevant provisions of the Building Code and Fire Code. These policies and standards would significantly mitigate any impact of the proposed project. Therefore, further environmental review of impacts to fire hazards is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

8. Noise

Impacts Anticipated in the EIR: Section 4.8 of the EIR determined that implementation of the SYVCP could result in two Class I impacts related to traffic noise from the plan buildout and cumulative impacts from increased traffic noise. The EIR also identified two Class II impacts related to exposure to noise exceeding County standards and cumulative impacts from exposure to unacceptable noise levels. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to noise. The Proposed Project will involve approximately six new daily trips, which will not result in a significant increase in traffic noise. Additionally, the Proposed Project will not create noise in excess of 65 dba at the property line (the County's acceptable noise level). Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to noise peculiar to the Proposed Project or parcel will occur. Noise calculations are provided for the proposed project, and nothing will be in excess of 65 dba at any property line. Additionally, the Proposed Project complies with all policies and development standards in the SYVCP related to noise. The SYVCP EIR also fully considered cumulative noise impacts. Therefore, further environmental review of impacts to noise is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

9. Water Resources and Wastewater Services

Impacts Anticipated in the EIR: Section 4.9 of the EIR determined that implementation of the SYVCP could result in four Class I impacts related to increased demand from existing water sources, increased wastewater flows, cumulative water demand impacts, and cumulative wastewater impacts. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to water resources and wastewater services. The EIR states that an individual project would have a less than significant impact to water supply if it is developed in accordance with the SYVCP and does not exceed the significance threshold. The Proposed Project, including the new private well and wastewater treatment system, constitutes an individual project, and it will therefore have a less than significant impact to water supply as described in the SYVCP EIR. As discussed in Section 6.3 of the Planning Commission Staff Report dated July 28, 2020 (included as Attachment 4 of Attachment 5 to the Board Agenda Letter, dated September 14, 2021), the Proposed Project is consistent with all applicable goals and policies of, and will be developed in accordance with, the SYVCP. The water usage of the Proposed Project will be approximately 1,500 gallons per day, or 1.68 acre-feet per year. The applied threshold of significance for the Santa Ynez Uplands Basin is 61 acre-feet per year. A single wastewater treatment system constitutes a less than significant effect and does not have an applied significance threshold. The Proposed Project will not exceed the applied significance thresholds. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to water resources and wastewater services peculiar to the Proposed Project or parcel will occur. The parcel is not within any Special Problems Area and does not have a history of wastewater problems. A new well will be drilled to provide water for the Proposed Project. The Proposed Project, including the well, was reviewed by County Environmental Health Services (EHS) and met all of the policies and standards applied by EHS. The SYVCP EIR fully considered impacts to water sources due to plan buildout. Therefore, further environmental review of impacts to water

resources and wastewater services is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

10. Seismic, Soil, and Landslide Hazards

Impacts Anticipated in the EIR: Section 4.10 of the EIR determined that implementation of the SYVCP would not result in any Class I or Class II impacts related to seismic, soil, and landslide hazards. Several impacts were identified, but all were determined to be at most Class III. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to seismic, soil, and landslide hazards. The Proposed Project is not located near any landslide or seismic hazards and will not increase the likelihood or severity of such hazards. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to seismic, soil, and landslide hazards peculiar to the Proposed Project or parcel will occur. The parcel does not have any peculiar soil or seismic characteristics. The Proposed Project does not include grading on slopes greater than six percent. Any potential impacts related to the proposed grading will be mitigated through compliance with the policies and development standards included in the SYVCP and the County Grading Code. Adherence to these requirements will be ensured through the Grading Permit process. Therefore, further environmental review of impacts to seismic, soil, and landslide hazards is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

11. Hydrology and Water Quality

Impacts anticipated in the EIR: Section 4.11 of the EIR determined that implementation of the SYVCP would not result in any Class I impacts related to hydrology and water quality. Two Class II impacts were identified related to temporary water quality impacts and cumulative temporary water quality impacts. Impacts specific to water and wastewater resources are addressed above in Section 9. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to hydrology and water quality. The parcel is located approximately 500 feet from the nearest waterway, Adobe Canyon Creek. No drainages exist on the property, and the grading will not create additional erosion or sedimentation. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to hydrology and water quality peculiar to the Proposed Project or parcel will occur. The parcel is approximately 500 feet from the nearest waterway, Adobe Canyon Creek. No drainages exist on the property. County Flood Control reviewed the Proposed Project and provided a condition letter to ensure compliance with all applicable policies and development standards. The Proposed Project is also compliant with all development standards included in the SYVCP. Additionally, the EIR fully considered the cumulative impacts on hydrology and water quality associated with plan buildout.

Therefore, further environmental review of impacts to hydrology and water quality is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

12. Hazards and Hazardous Materials

Impacts Anticipated in the EIR: Section 4.12 of the EIR determined that implementation of the SYVCP would not result in any Class I or Class II impacts related to hazards and hazardous materials. Several impacts were identified, but all were determined to be at most Class III. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to hazards and hazardous materials. The Proposed Project will not utilize any hazardous materials for construction or operation. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts related to hazards and hazardous materials peculiar to the Proposed Project or parcel will occur. The parcel does not have any history of hazards or hazardous materials use. The Proposed Project does not include the use of any hazardous materials for construction or operation. Therefore, further environmental review of impacts related to hazards and hazardous materials is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

13. Cultural Resources

Impacts Anticipated in the EIR: Section 4.13 of the EIR determined that implementation of the SYVCP could result in one Class I impact to cultural resources, consisting of impacts on significant historical and archaeological resources resulting from plan buildout and rezones, the mixed-use overlay, and AHOD sites A and C. The EIR also identified one Class II impact consisting of impacts on significant historical and archaeological resources resulting from other policies, programs, and standards and AHOD sites B and D. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to cultural resources. The subject parcel does not contain any identified historical or archaeological resources. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to cultural resources peculiar to the Proposed Project or parcel will occur. The parcel does not contain any identified historical or archaeological resources, and the Proposed Project does not have the potential to impact cultural resources on any neighboring parcel. The majority of the project site is previously disturbed soils and currently contains structures that are proposed for removal and unused grassland. Additionally, the Proposed Project is conditioned to stop work upon the discovery of any historical or archaeological resources. Therefore, further environmental review of impacts to cultural resources is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

14. Visual and Aesthetic Resources

Impacts Anticipated in the EIR: Section 4.14 of the EIR determined that implementation of the SYVCP could result in two Class I impacts to visual and aesthetic resources, consisting of visual character changes due to plan buildout and rezones and cumulative visual character changes. Additionally, the EIR identified four Class II impacts, consisting of visual character changes due to other policies, alteration of scenic views, increased light and glare, and cumulative impacts to scenic views. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to visual and aesthetic resources. The parcel is not a “gateway parcel” as defined in the EIR. The project site does not contain any significant visual resources. The proposed greenhouse will have a maximum height of 20 feet, which is compliant with the Zone District. Additionally, the project site is surrounded on three sides by parcels with the same AG-I zone designation and on the fourth side by low-density residential zoned parcels within the City of Solvang. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to visual and aesthetic resources peculiar to the Proposed Project or parcel will occur. The parcel is not a “gateway parcel” or within a view shed corridor. The proposed greenhouse will have a maximum height of 20 feet and is not visible from any adjacent street. Landscaping is proposed to screen the greenhouse from the neighboring properties. The Applicant is proposing blackout curtains to sufficiently reduce any potential light pollution and prevent grow lights from being visible outside the greenhouse between sunset and sunrise. The Applicant agreed to have Condition No. 9 of Attachment 2 to the Board Agenda Letter, dated September 14, 2021 added to ensure the effectiveness of the blackout curtains and compliance with the lighting requirements of the SYVCP. Additionally, the EIR fully considered the impact of visual character changes due to the plan buildout, and the Board of Supervisors certified the EIR despite the findings that impacts were not fully mitigated with a Statement of Overriding Considerations, included as Attachment 6 to the Board Agenda Letter, dated September 14, 2021. Therefore, further environmental review of impacts to visual and aesthetic resources is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.

15. Agricultural Resources

Impacts Anticipated in the EIR: Section 4.15 of the EIR determined that implementation of the SYVCP could result in two Class I impacts to agricultural resources, consisting of conversion of agricultural lands due to plan buildout and rezones and cumulative conversion of agricultural lands. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The Proposed Project will not result in any increased severity of previously identified impacts related to agricultural resources. The subject parcel does not contain prime soils and is not identified as important farmland. Additionally, no agricultural land will be converted to another use due to the

Proposed Project. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to agricultural resources peculiar to the Proposed Project or parcel will occur. The parcel does not contain any prime soils and is not identified as important farmland. Additionally, the Proposed Project consists of the construction of a new greenhouse, which will improve the parcel's agricultural productivity and keeps the parcel as an agricultural land use. Therefore, further environmental review of impacts to agricultural resources is not required pursuant to CEQA Guidelines Sections 15183.b and 15183.f.