

Report Summarizing Projects With Potential Ag Impacts

| Project Name       | Project Type                               | Location    | Project Description   | Summary of Ag Impacts  | Additional comments   |
|--------------------|--|-------------|---|--|---|
| Cate School        | Amendment                                  | Carpinteria | Private school site. Facilities reorganization including 5 new faculty houses adjacent to large orchard | Recommended 50 feet setback for faculty homes to minimize impact to orchard.   | Worked with staff and applicant. Applicant altered configuration of homes to incorporate setback and included a Right to Farm Ordinance notification. Project approved by Planning Commission.  |
| Bradley Ranch East | City of SM                                 | Santa Maria | New community on 2270 acres including up to 9500 homes and 8 new schools                                | Direct impacts to soils, onsite agriculture and adjacent ag. Potential growth inducing impacts and land use conflicts with residences and schools (traffic, vandalism, complaints, etc). | EIR Notice of Preparation response letter written to the City of SM outlining concerns and suggested EIR focus areas. City of Santa Maria project and ultimate decision to incorporate comments outside of County's control.            |
| Estancia La Serena | Conditional Use Permit                     | Carpinteria | Project converts lemon orchard to equestrian operation.   | Concerns about dust impact from horse track on nearby orchard. Track substance should be something other than soil.  | Writing condition letter to applicant stating concerns.   |
| Ethanol Project    | Development Permit, Conditional Use Permit | Santa Maria | Ethanol Plant   | Impacts to prime soils and onsite agriculture. However may be overall benefit to local ag industry.  | Project Planner presented project to AAC in Oct 2007. AAC expressed concerns with adjacent and onsite ag impacts; no local benefit to ag. Project currently in Environmental Review process.  |
| Fairview Gardens   | City of Goleta                             | Goleta      | Applicant seeks to legalize existing worker housing and infrastructure                                  | Letter sent to City Planner that stated food safety concerns and suggested not using reclaimed water for dust control. Also Right to Farm Ordinance notification suggested.              | Ag Comm contacted late in the process by City planner requesting input. Ultimate decision lies outside of the County. Ag Planning working with AAC and APCD to change language concerning use of reclaimed water on or near food crops. |

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| Green Heron Spring Condos | City of Carp            | Carpinteria | Annexation of a 3.87 acre site to develop 34 condominium units  | Project adjacent to ag operations (GH and packing shed). Recommended 100 foot setback and stated concerns about proximity of child play area to adjacent agriculture.   | Project incorporates a physical barriers and Right to Farm Ordinance notification but suggested setback distance or relocating child play were not incorporated into the project design. Project was approved by Carp City Council.  |
| Harley Davidson           | Development Plan Permit | Carpinteria | Development plan to expand existing retail business, hold special events, café, residence for employee  | Project site is near Greenhouses and heavily used intersection and freeway access point (Santa Claus Lane). Concerns with special events (including group rides) and expanded retail. Potential ag impacts from increased traffic | Written concerns provided to planner early in the process and during public meeting. Application still incomplete and awaiting traffic study.  |
| Higgins                   | Tentative Parcel Map    | Santa Ynez  | Applicant seeks to split a 10 acre lot into two 5 acre lots. Ultimately wants to place house on one lot | Initial concerns with adjacent vineyard. Considered limiting building envelope 100 ft from vineyard   | Subsequent discussion with planner decided not to incorporate setback. Sloping terrain and other constraints limit buildable areas on lot - away from vineyard.  |
| Hi-Mark Nursery           | Development Permit      | Carpinteria | Applicant seeking to legalize existing greenhouses and build two residential units.                     | Residences proposed adjacent to existing orchard and suggested physical barriers such as wall and/or landscaping.   | Ag Planning received project very late in process. Setback would require redesign of project. Ag Planner met with Staff and collectively decided to not ask for setback but incorporate fencing, screening and Right To Farm Ordinance notice to mitigate potential land use conflicts. Draft Initial Study being written. |
| Hinn                      | Development Permit      | Santa Maria | Applicant seeks permit to continue pallet operation. Onsite ag operation.                               | Food safety concerns with using reclaimed water for dust control  | Commentary provided to project planner and incorporated into incomplete letter. Working with APCD on changing standard dust control mitigation measures. Suggested language goes to AAC in Sept 2007.  |

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| Hourigan Residential Development | Rezone/Tract Map/Development Permit | Goleta      | A Rezone of a 5.88 acre property; subdivide into ten lots and a Final Development Plan for the development of seven new residential units              | Recommended 50 ft setback   | Worked with project representative, staff and applicant to adjust the location and propose an 50' setback from orchard and include Right To Farm ordinance notice. Project approved with setback by Planning Commission and Board of Supervisors.  |
| Mahoney Ranch                    | Tract Map                           | Santa Maria | Subdivision of 650 acres of the Mahoney Ranch; up to 1.405 residences; 6.340sq ft commercial area, park and school. Converts 319 acres of ag to non-ag | Wrote response to Draft EIR letter stating concerns with impact on prime soils, onsite and adjacent ag. Suggested 100 ft setback not sufficient. Draft EIR relying on outdated study.                     | Ag Planner and Ag Commissioner met with City planners regarding concerns. Recommended ag buffers and other suggested changes were incorporated into the final EIR circulated on Oct 2007. EIR still needs to be certified and project and ultimate decision to incorporate comments outside of County's control. |
| McCombs                          | Tentative Parcel Map                | Santa Ynez  | Lot Split of a 10.23 acre parcel into two parcels of roughly 5.12 and 5.11 acres each.   | Ag assessment indicates onsite ag not viable. Access to adjacent vineyard is through project site   | Staff report states adjacent ag will have continued access for farming. Project approved by Planning Commission.   |
| Rancho Encantado                 | Tentative Parcel Map                | Santa Ynez  | 3-Way Lot Split of 349 acres into 3 parcels of 122.94ac; 122.63ac;103.40ac each; walnut orchard  | Ag assessment concluded walnut orchard agriculturally viable before and after lot split. Suggested water sharing agreement, continued road easement for new parcels and restricting development envelope. | Water sharing agreement and easement were incorporated into Staff report. Staff could not find nexus for restricting building envelope and did not include mitigation. Project has yet to go to the Planning Commission.   |
| Richards                         | Conditional Use Permit              | Cuyama      | Open pit mining operation proposed.  | Concerns about impact from dust and increased traffic on adjacent ag operation  | Verbal and written commentary provided early on during the process. Project may take years to complete -Ag Planning to continue work with case planner as progresses.  |

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| Santa Ynez Valley Sports Foundation | Preapp, Conditional Use Permit | Buellton    | Applicant submitted a preapplication and project and seeking input from ag community. Proposal for a sports complex along Santa Rosa Rd. | Major concerns with impacts to onsite and adjacent ag. Project generally incompatible with agriculture because of traffic, vandalism, potential land use conflicts, and presence of prime soils. | Project presented to the AAC. Ag Planner commentary provided during through ag assessment memo, public meetings and Planning Commission Hearing. Applicant looking for alternate project site. |
| Stone Tentative Map                 | City of SM                     | Santa Maria | Commercial and retail development;   | Concerns about impacts to prime soil, onsite ag and adjacent ag. Suggested ag buffer and physical barriers to decrease land use conflicts.   | Comments submitted early in process and Ag Planning to work with City on mitigations although ultimate decision is outside of County control.  |
| Trabucco Special Events             | Conditional Use Permit         | Solvang     | Minor Conditional Use Permit for special events (wedding special events and fundraisier  | Prime soils on site. Recommended moving unpaved parking away from prime soils  | After consulting with soil scientist, withdrew suggested mitigation measure due to no impact on prime soils.   |